

Regular Meeting Of Lansing City Council

Tony Benavides Lansing City Council Chambers
David C. Hollister Lansing City Hall
124 W. Michigan Avenue, 10th Floor
Lansing, Michigan



Agenda for December 15, 2025 at 7:00 PM

TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

Roll Call

Meditation and Pledge Of Allegiance

Approval of printed Council Proceedings

1. December 8, 2025

Consideration of Late Items (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

Tabled Items

Special Ceremonies and Presentations

2. Appointment; 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 (PEND-4192)
3. Appointment; Jeffrey Hank as a Business Representative member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029 (PEND-4255)
4. Appointment; Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028 (PEND-4271)

Comments by Council Members and the City Clerk

Community Event Announcements (Time, place, purpose, or definition of event – 1 minute limit)

Speaker Registration for Public Comment on Legislative Matters

Speakers at the meeting must sign up on BLUE form by the deadline announced by the City Clerk.

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link <https://events.gcc.teams.microsoft.com/event/4b1b1320-6d67-4330-8a17-68e40505074e@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

5. Orders to Make Safe or Demolish to the owners of 810 Beulah St. (PEND-4237)

Public Comment on Legislative Matters (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on BLUE form.)

Scheduled Public Hearings

6. Parks and Recreation Master Plan 2026-2030 (PEND-4234)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

7. Appointment; 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 (PEND-4192)
8. Appointment; Jeffrey Hank as a Business Representative member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029 (PEND-4255)
9. Appointment; Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028 (PEND-4271)
10. Social District; RBM Properties LCC, dba Grewal Hall, 224 S. Washington Sq. (PEND-4266)
11. Grant Acceptance; COPS Microgrant - Safer Lansing from the Department of Justice Office of Community Oriented Policing Services (PEND-4265)
12. Non-Profit Recognition; Stoopfest Inc. (PEND-4268)
13. Reappointment; Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029 (PEND-4256)

Resolutions for Action

14. Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC (PEND-4228)
15. Objecting to the transfer of all unsold tax reverted properties from the Ingham County Treasurer to the City of Lansing (PEND-4269)
16. Parks and Recreation Master Plan 2026-2030 (PEND-4234)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

Ordinances for Passage

17. Amending Chapter 812, Principal Shopping District, amend boundaries (PEND-4262)

18. Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage (PEND-4253)
19. Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd. (PEND-4249)
20. Amending Chapter 654, Noise Ordinance, applicability and enforcement (PEND-4245)

**Speaker Registration for Public Comment on City Government Related Matters
Reports of City Officers, Boards, and Commissions; Communications and
Petitions; and other City Related Matters** (Motion that all items be considered as being read in full and that the

proper referrals be made by the President)

Item(s) from the City Clerk re:

21. Minutes of Boards and Commissions placed on file in the Clerk's Office

Item(s) from the Mayor re:

22. Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028 (PEND-4270)
23. Appointment; Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027 (PEND-4010)
24. Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. (PEND-4276)
25. Setting a Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. (PEND-4277)
26. Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4281)
27. Setting a Public Hearing on Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4280)
28. SLU-2-2025, Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church (PEND-4279)
29. Setting a Public Hearing on SLU-2-2025, Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church (PEND-4278)
30. Grant Application; Transportation Economic Development Funds grant application for the Capital City Boulevard Reconstruction Project (PEND-4275)

Communications and Petitions

31. Claim Appeal; Claim #2203, Maria Fletcher for \$1,649 in trash fees at 1128 Hickory St. (PEND-4282)

Motion of Excused Absence

Remarks by Council Members

Remarks by the Mayor or Executive Assistant

Public Comment on City Government Related Matters (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

Adjournment

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

Chris Swope, City Clerk

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.

LANSING CITY COUNCIL MEETING

DATE & TIME: 12/15/2025 7:00 PM

Starting Time 700

REGULAR MEETING: X SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
CARTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
GARZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
HUSSAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
JACKSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
KOST	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
PEHLIVANOGLU	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
SPADAFORE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

MEDITATION IN MEMORY OF: _____

PLEDGE LED BY: _____

Adjournment Time _____

CHRIS SWOPE
LANSING CITY CLERK



**Official Proceedings of the City Council
City of Lansing
December 8, 2025**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Kost.

PRESENT: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Mayor Schor asked people to keep in mind the families of Judge Kristen Simmons and Stanley Jenkins, who've recently experienced a loss in their families, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Kost.

Approval of Printed Council Proceedings

By Vice President Carter

To approve the printed Council Proceedings of November 17, 2025

Motion Carried

Special Ceremonies

Appointment; Selina Mate as an At-Large member of the Historic District Commission for a term to expire June 30, 2027

Resolution #2025-286

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

WHEREAS, the Mayor has made the recommendation for 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 and 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.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Selina Mate as a member of the Historic District Commission.

Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC

Council Member Garza recognized Val and Kris Klein who spoke about Obsolete Property Rehabilitation Act District at 323-327 S. Washington Sq.

Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Council Member Garza recognized Aaron Thomas and Jesse Frageman who spoke about Payment in Lieu of Taxes at 5911 S. Waverly Rd.

Comments by Council Members and the City Clerk

Council Member Hussain reminded everyone that next 3rd Ward Constituent Contact Meeting won't be held until next year and thanked everyone who participated in the recent event held by the Lansing Southwest Action Group.

Council President Kost thanked everyone who attended the recent 1st Ward Constituent Contact Meeting.

Community Event Announcements

Nicklas Zande spoke about the upcoming Scott Woods Neighborhood meeting and the Ingham County Democratic Party Holiday Party Dinner.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Mayor’s Comments

Mayor Schor congratulated the Lansing Southwest Action Group for the recent Holiday event and thanked everyone who attended Old Town Krampus Nacht, the Big Red Ball Gala and the Suits and the City Holiday Party. He announced the Holiday Night of Lights being held in Francis Park. Mayor Schor addressed concerns about delays in the collection of yard waste and gave a reminder about the application deadline for the Neighborhoods in Bloom program. Finally, Mayor Schor wished Council President Kost a very happy birthday.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC

Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Amending Chapter 812, Section 812.01, to modify Principal Shopping District boundaries

Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage

Council Member Garza and Carter gave an overview of the public hearings.

Public Comment on Legislative Matters:

Jody Washington spoke in opposition to Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

James Lenon spoke in support of amending Chapter 812, Section 812.01, to modify Principal Shopping District boundaries.

Harry Hepler spoke in opposition to amending Chapter 812, Section 812.01, to modify Principal Shopping District boundaries.

Eric Hanna spoke in support of amending Chapter 812, Section 812.01, to modify Principal Shopping District boundaries.

Jason Kildea spoke in opposition to amending Chapter 812, Section 812.01, to modify Principal Shopping District boundaries.

Terry Terry spoke in support of amending Chapter 812, Section 812.01, to modify Principal Shopping District boundaries.

Joe Neller spoke on various Legislative matters.

Marcelo Olivarez spoke in support of Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage.

Rich Floyd spoke in support of Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage.

Brady Diller spoke in support of Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage.

Ivan Droste spoke on various Legislative matters.

Nicklas Zande spoke on various Legislative matters.

Clerk Swope acknowledged several written communications.

Legislative Matters

Referral of Public Hearings

Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC
Referred to the Committee on Development and Planning

Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.
Referred to the Committee on Development and Planning

Amending Chapter 812, Section 812.01, to modify Principal Shopping District boundaries
Referred to the Committee of the Whole

Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage
Referred to the Committee of the Whole

By Council Member Hussain to adopt a substitute for Grant Acceptance; Michigan State Police (MSP), Byrne Justice Assistance Grant (JAG) on the Consent Agenda.

Motion Carried

Consent Agenda

Motion Carried

By Vice President Carter to approve items 10,11, 12 (as substituted), 14, 15, 16, 17 on the Consent Agenda.

Motion Carried

Resolution #2025-287

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Police Department (LPD) submitted an application to the State of Michigan Department of Health and Human Services (MDHHS) for a Services-Training-Officers-Prosecutors (STOP) Violence Against Women grant; and

WHEREAS, LPD was informed SEPTEMBER 2025, that it has been approved to receive grant funding reimbursement of salaries and fringes; and

WHEREAS, the total grant compensation is \$236,103 of which \$177,077 is grant reimbursement funding, while \$59,026 is local match amount; and

WHEREAS, the local match amount is 25% of the total grant amount; and

WHEREAS, LPD plans to utilize the grant funds to fund two (2) positions – 1) a detective dedicated to investigating crimes related to domestic violence and stalking, and 2) a contracted crime analyst to support the investigations conducted by the grant detective; and

WHEREAS, the grant period is October 1, 2025 through September 30, 2026.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the \$236,103 grant from the Michigan Department of Health and Human Services.

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

Adopted as part of the Consent Agenda

Resolution #2025-288

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, Lansing Police Department's, Capital Area Response Effort (CARE) Unit provides advocacy to victims of intimate partner violence in Ingham County; and

WHEREAS, in July 2025, CARE submitted an application to the Michigan State Police (MSP) for a Byrne Justice Assistance Grant (JAG) which enhances the current \$164,897 Michigan Department of Health and Human Services grant recently submitted to Ways & Means Council; and

WHEREAS, on September 26, 2025, MSP informed the CARE Unit that its grant application was selected to receive grant funding; and

WHEREAS, the grant amount approved is \$107,096(due to federal funding delays, at this time the award is approximately 50% or \$53,548 with anticipation of modification explained in the award letter received; and

WHEREAS, there is no local match requirement; and

WHEREAS, the grant period is October 1, 2025 through September 30, 2026; and

WHEREAS, CARE plans to utilize the grant funds to 1) provide extensive victim assistance in the form of Emergency Hotel lodging/food/clothing, prepaid cell phones for victims without phone access, gas and grocery gift cards for victims, Office Consumables/Coordinator phone service, home security items, relocation assistance and housing application assistance for fleeing victims and process serving (\$56,096) and 2) hire a new contract employee (\$51,000 plus \$4,145 in unemployment/health insurance stipends) to oversee these new assistance services.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City council approves acceptance of the JAG grant from the Michigan State Police in the amount of \$107,096 for the period October 1, 2025, through September 30, 2026.

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

Adopted as part of the Consent Agenda

Resolution #2025-289

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, Lansing Police Department's, Capital Area Response Effort (CARE) Unit provides advocacy to victims of intimate partner violence in Ingham County; and

WHEREAS, in July 2025, CARE submitted an application to the Michigan State Police (MSP) for a Byrne Justice Assistance Grant (JAG) which enhances the current \$164,897 Michigan Department of Health and Human Services grant recently submitted to Ways & Means Council; and

WHEREAS, on September 26, 2025, MSP informed the CARE Unit that its grant application was selected to receive grant funding; and

WHEREAS, the grant amount approved is \$107,096 (due to federal funding delays) at this time the award is approximately 50% or \$53,548 with anticipation of modification explained in the award letter received; and

WHEREAS, there is no local match requirement; and

WHEREAS, the grant period is October 1, 2025 through September 30, 2026; and

WHEREAS, CARE plans to utilize the grant funds to 1) provide extensive victim assistance in the form of Emergency Hotel lodging/food/clothing, prepaid cell phones for victims without phone access, gas and grocery gift cards for victims, Office Consumables/Coordinator phone service, home security items, relocation assistance and housing application assistance for fleeing victims and process serving (\$51,951) and 2) hire a new contract employee (\$51,000 plus \$4,145 in unemployment/health insurance stipends) to oversee these new assistance services.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City council approves acceptance of the JAG grant from the Michigan State Police in the amount of \$107,096 for the period October 1, 2025, through September 30, 2026.

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

Adopted as part of the Consent Agenda

Resolution #2025-290

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

WHEREAS, Megan Broyls sought to eliminate a special assessment of \$550 for trash fees, on the property tax bill for 217 Rita Avenue, Lansing, MI 48910 (Tax ID #33-01-01-33-202-042); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on December 4, 2025, and denied the claim in the amount of \$550.

THEREFORE, BE IT RESOLVED, the City Council hereby denies the claim in the amount of \$550 for trash fees on the property tax bill for 217 Rita Avenue, Lansing, MI 48910 (Tax ID #33-01-01-33-202-042).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

Adopted as part of the Consent Agenda

Resolution #2025-291

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at , 5210 S. WASHINGTON, 33-01-05-05-227-221, LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JUNE 25th, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31st, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 02nd, 2025 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on November 10, 2025 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5210 S. WASHINGTON, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, December 8, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Adopted as part of the Consent Agenda

Resolution #2025-292

By the Committee on Public Safety

Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at , 6255 MARYWOOD AVENUE, 33-01-05-08-227-091, Lot 31 Marywood, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 07th, 2022; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31st, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 02nd, 2025 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on November 10, 2025 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 6255 MARYWOOD AVENUE, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, December 8, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Adopted as part of the Consent Agenda

Resolution #2025-293

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at , 509 BAKER, 33-01-01-21-427-057, W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JUNE 23rd, 2023; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31st, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 02nd, 2025 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on November 10, 2025 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 509 BAKER, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, December 8, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-294

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

WHEREAS, Dale Schrader sought to eliminate a special assessment of \$1,516 for red tag fees, on the property tax bill for 1119 N. Seymour Avenue, (33-01-01-09-329-171); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on December 4, 2025, and denied the claim in the amount of \$1,516.

THEREFORE, BE IT RESOLVED, the City Council hereby denies the claim in the amount of \$1,516 for red tag fees on the property tax bill for 1119 N. Seymour Avenue (33-01-01-09-329-171).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

By Council Member Brown to adopt the resolution

By Council Member Kost to amend the resolution to grant the claim

Motion Failed

The question being the motion to adopt the resolution as reported from committee

Motion Carried by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Jackson, Spadafore
Nays: Council Members Hussain, Kost, Pehlivanoglu

Resolution #2025-295

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 810 Beulah St, 33-01-01-22-304-031, Lot 30 Clarks SUB, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on OCTOBER 28TH, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31ST, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 29TH, 2025; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, December 15, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 810 Beulah St, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

By Council Member Pehlivanoglu

Motion Carried

Resolution #2025-296

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at , 906 PROSPECT STREET, 33-01-01-15-311-252, LOT 4 ALSO N ½ OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on AUGUST 02ND, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31ST, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 02ND, 2025 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on November 10, 2025 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 906 PROSPECT STREET, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, December 8, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

By Council Member Pehlivanoglu

Motion Carried

Resolution #2025-297

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.

By Council Member Garza

Motion Carried

Resolution #2025-298

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.

By Council Member Garza

Motion Carried

Resolution #2025-299

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.

By Council Member Garza

Motion Carried

Resolution #2025-300

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

City of Lansing
Counties of Ingham and Eaton, State of Michigan

A RESOLUTION ENACTED UNDER THE PROVISIONS OF ACT 94, PUBLIC ACTS OF MICHIGAN, 1933, AS AMENDED, AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM REVENUE BONDS FOR THE PURPOSES OF PAYING FOR IMPROVEMENTS TO THE SYSTEM, AND PAYING COSTS RELATING THERETO; AUTHORIZING DETERMINATION OF STANDING AND PRIORITY OF LIEN WITH RESPECT TO OUTSTANDING SEWAGE DISPOSAL SYSTEM REVENUE BONDS OF THE CITY ISSUED UNDER CITY ORDINANCE NO. 29-A, AS AMENDED AND SUPPLEMENTED; PROVIDING FOR RETIREMENT AND SECURITY OF THE BONDS HEREIN AUTHORIZED; AND PROVIDING FOR OTHER MATTERS RELATIVE THERETO.

WHEREAS, the City of Lansing, Counties of Ingham and Eaton, State of Michigan (the "**City**") by Ordinance No. 29-A, as amended and supplemented by Ordinance Nos. 31-A, 32-A, 33-A, 35-A, 838, 873, 993, 0544, 2010-423 and 2012-269, and by Resolution Nos. 2021-264, 2022-317, 2023-335 and 2025-006 (collectively, the "**Outstanding Bond Ordinances**") has provided for the issuance by the City of Sewage Disposal System Revenue Bonds; and

WHEREAS, the State of Michigan Department of Environment, Great Lakes, and Energy ("**EGLE**"), through its Administrative Consent Order #ACO-05153 (the "**Consent Order**") dated December 12, 2019, ordered the City to abate raw sewage overflows from its sewerage collection system; and

WHEREAS, EGLE and the City have agreed to implement the City's Wet Weather Control Plan, as amended (the "**Wet Weather Control Plan**"), in compliance with the Consent Order;

WHEREAS, it is now deemed necessary by the City Council of the City (the "**Council**") to equip, improve, rehabilitate, acquire, construct and install certain improvements to the City's Sewage Disposal System (the "**System**"), including but not limited to sanitary sewer overflow remediation, together with any appurtenances and attachments thereto and any related site acquisitions or improvements (the "**2026 SRF Improvements**") in compliance with the plans approved under the Consent Order and according to the Wet Weather Control Plan; and

WHEREAS, Act 94, Public Acts of Michigan, 1933, as amended ("**Act 94**"), authorizes the Council to issue bonds under Act 94 without submitting the proposition to the voters of the City for approval and without publishing a notice of intent when the bonds are issued to comply with an order or permit requirement of a state or federal agency of competent jurisdiction to prevent or limit pollution of the environment; and

WHEREAS, the City intends to finance construction and acquisition of the 2026 SRF Improvements through issuance of sewage disposal system revenue bonds (the "**2026 SRF Bonds**"), and to sell the 2026 SRF Bonds to the Michigan Finance Authority (the "**Authority**"); and

WHEREAS, Section 19 of Ordinance No. 29-A authorizes the issuance of revenue bonds of equal standing and priority of lien with the Outstanding Senior Lien Bonds authorized by the Outstanding Bond Ordinances as follows:

(a) For subsequent repairs, extensions, enlargements and improvements to the System or for the purpose of refunding part of any Bonds then outstanding and paying costs of issuing such Additional Bonds including deposits which may be required to be made to the Bond Reserve Account. Bonds for such purposes shall not be issued pursuant to this subparagraph (a) unless the average actual or augmented Net Revenues of the System for the then last two (2) preceding twelve month operating years or the actual or augmented Net Revenues for the last preceding twelve month operating year, if the same shall be lower than the average, shall be equal to at least one hundred thirty (130%) percent of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Bonds and on the Additional Bonds then being issued. If the Additional Bonds are to be issued in whole or in part for refunding outstanding Bonds the maximum annual principal and interest requirements shall be determined by deducting from the principal and interest requirements for each operating year the annual principal and interest requirements of any Bonds to be refunded from the proceeds of the Additional Bonds. For purposes of this subparagraph (a) the City may elect to use as the last preceding operating year any operating year ending not more than sixteen months from the date of delivery of the Additional Bonds and as the next to the last preceding operating year, any operating year ending not more than twenty-eight months from the date of delivery of the Additional Bonds. If the System rates, fees or charges shall be increased at or prior to the time of authorizing the Additional Bonds, the Net Revenues for each of the two preceding operating years shall be augmented by an amount reflecting the effect of the increase had the System's billings during such operating years been at the increased rates. In addition, the actual Net Revenues for each of the two preceding operating years may be augmented by the estimated increase in Net Revenues to accrue as a result of the acquisition of the repairs, extensions, enlargements and improvements to said System to be paid for in whole or in part from the proceeds of the Additional Bonds to be issued. In addition, the actual Net Revenues may be augmented by an amount equal to the investment income representing interest on investments estimated to be received each operating year from the addition to the Bond Reserve Account to be funded from the proceeds of the Additional Bonds being issued. Determination by the Council as to existence of conditions permitting the issuance of Additional Bonds shall be conclusive. No Additional Bonds of equal standing as to the Net Revenues of the System shall be issued pursuant to the authorization contained in this subparagraph if the City shall then be in default in making its required payments to the Operation and Maintenance Fund or the Redemption Fund;

WHEREAS, the City has met or will meet all the conditions and requirements of Section 19 of Ordinance No. 29-A for the issuance of the proposed 2026 SRF Bonds as bonds of equal standing and priority of lien with the Outstanding Senior Lien Bonds issued pursuant to the Outstanding Bond Ordinances,

or such 2026 SRF Bonds will be issued on a subordinate, junior lien basis to the Outstanding Senior Lien Bonds and on equal standing and priority of lien with the Outstanding Junior Lien Bonds; and

WHEREAS, all things necessary to the authorization and issuance of the 2026 SRF Bonds under the Constitution and laws of the State of Michigan, particularly Act 94, the Charter and ordinances of the City, and the Outstanding Bond Ordinances, have been done or will be done, and the Council is now empowered and desires to authorize the issuance and sale of the 2026 SRF Bonds; and

WHEREAS, the Council wishes to authorize the Authorized Officers (as defined herein) to finalize the terms of the issuance and sale of the 2026 SRF Bonds without further resolution of the Council.

NOW, THEREFORE, THE CITY OF LANSING RESOLVES:

Section 1. Definitions. All terms not defined herein shall have the meanings set forth in the Outstanding Bond Ordinances and whenever used in this Resolution, except when otherwise indicated by the context, the following terms shall have the following meanings:

(a) "2026 SRF Construction Fund" means the 2026 SRF Construction Fund established pursuant to Section 10 of this Resolution for the deposit of the proceeds of the 2026 SRF Bonds for the purpose of constructing and acquiring the 2026 SRF Improvements.

(b) "2026 SRF Improvements" means the following improvements to the System: equipping, improving, rehabilitating, acquiring, constructing and installing certain improvements to the City's Sewage Disposal System, including but not limited to sanitary sewer overflow remediation, together with any appurtenances and attachments thereto and any related site acquisitions or improvements as required under the Consent Order and evidenced in the Wet Weather Control Plan.

(c) "2026 SRF Bonds" means the Sewage Disposal System SRF Revenue Bonds, Series 2025 authorized by Section 5 of this Resolution for the purpose of paying for the 2026 SRF Improvements and paying the costs of issuing the 2026 SRF Bonds.

(d) "Authority" means the Michigan Finance Authority.

(e) "Authorized Officer" means any one of the following officials of the City: the Mayor, the Deputy Mayor, the Finance Director or the Chief Strategy Officer.

(f) "Bond Reserve Requirement" means the lesser of (1) maximum annual debt service due on the Outstanding Senior Lien Bonds (including the 2026 SRF Bonds, if applicable), (2) 125% of the average annual debt service on Outstanding Senior Lien Bonds, or (3) 10% of the original aggregate face amount of each series of bonds currently outstanding, reduced by the net original issue discount, if any.

(g) "Junior Lien Bonds" means any bonds issued on a subordinate basis to any of the City's Outstanding Senior Lien Bonds and on a parity basis with the City's Outstanding Junior Lien Bonds.

(h) "Outstanding Junior Lien Bonds" means the City's Sewage Disposal System Revenue Bonds (SRF Project #5005-24) (Junior Lien), Series 2022, Sewage Disposal System Revenue Bonds (SRF Project #5005-25) (Junior Lien), Series 2023 Sewage Disposal System Revenue Bonds (SRF Project #5005-26) (Junior Lien), Series 2024 and Sewage Disposal System Revenue Bonds (SRF Project #5005-27) (Junior Lien), Series 2025.

(i) "Outstanding Senior Lien Bonds" means any bonds currently outstanding under the Outstanding Bond Ordinances, which have not been paid or defeased, payable on a priority basis over the City's Outstanding Junior Lien Bonds or any additional Junior Lien Bonds.

(j) "Outstanding Bond Ordinances" means Ordinance No. 29-A, as amended and supplemented by Ordinance Nos. 30-A, 31-A, 32-A, 33-A, 35-A, 838, 873, 993, 0544, 2010-423 and 2012-269 and by Resolution Nos. 2021-264, 2022-317, 2023-335 and 2025-006.

(k) "Senior Lien Bonds" means any bonds issued pursuant to Section 19 of Ordinance 29-A and on a parity basis with the City's Outstanding Senior Lien Bonds.

(l) "SRF Program" means the State of Michigan Revolving Fund Program.

Section 2. Conditions Permitting Issuance of Additional Bonds. Pursuant to Section 19 of Ordinance 29-A, if the 2026 SRF Bonds will be of equal standing and priority of lien to the Outstanding Senior Lien Bonds, the Council hereby determines that the 2026 SRF Bonds will be issued within the following parameters:

(a) the average actual or augmented Net Revenues of the System for two consecutive preceding twelve-month operating years ending not more than twenty-eight months from the date of delivery of the 2026 SRF Bonds are equal to at least 130% of the maximum amount of principal and interest thereafter maturing in any operating year on the then Outstanding Senior Lien Bonds and the 2026 SRF Bonds, as required by Section 19(a) of Ordinance No. 29-A; and

(b) the City is not in default in making its required payments to the Operation and Maintenance Fund or the Redemption Fund established by Ordinance No. 29-A.

As applicable, an Authorized Officer shall determine that the conditions of the Outstanding Bond Ordinances including Section 19 of Ordinance 29-A for the issuance of the 2026 SRF Bonds as Senior Lien Bonds have been met.

If the 2026 SRF Bonds will be issued as Junior Lien Bonds, the 2026 SRF Bonds will otherwise be issued pursuant to the requirements of State of Michigan law, the Outstanding Ordinances and specifically the projected annual Net Revenues of the System after payment of the Outstanding Senior Lien Bonds will be at least 1.0x the annual principal and interest due on the 2026 SRF Bonds and any other Outstanding Junior Lien Bonds.

An Authorized Officer is authorized to direct the creation of such accounts and subaccounts within the Funds created by Ordinance 29-A, including but not limited to for the purposes of setting aside Revenues each month as described in Section 13 of Ordinance 29-A for the purpose of paying principal and interest on the 2026 SRF Bonds issued as Junior Lien Bonds, after Revenues have been allocated as required for the Outstanding Senior Lien Bonds.

Section 3. Necessity of 2026 SRF Improvements. It is hereby determined to be necessary for the public health and welfare of the City to proceed to acquire and construct the 2026 SRF Improvements in accordance with approved plans and specifications.

Section 4. Cost and Useful Life of 2026 SRF Improvements. The cost of the improvements to support the City's Wet Weather Control Plan (including the 2026 SRF Improvements) is estimated not to exceed 40 Million Dollars (\$40,000,000) including the payment of incidental expenses as specified in Section 5 of this Resolution, which estimate of cost is hereby approved and confirmed, and the period of usefulness of the 2026 SRF Improvements is estimated to be not less than thirty (30) years.

Section 5. Payment of Costs of 2026 SRF Improvements and Authorization of 2026 SRF Bonds. It is hereby determined that the City shall borrow the sum of not-to-exceed 40 Million Dollars (\$40,000,000) as finally determined by an Authorized Officer upon the sale of thereof, and the 2026 SRF Bonds shall be issued pursuant to the provisions of Act 94 to pay the cost of acquiring and constructing the 2026 SRF Improvements, including the payment of engineering, legal, financial, bond insurance, underwriter's discount and other expenses incident thereto and incident to the issuance and sale of the 2026 SRF Bonds. The balance of the cost of the 2026 SRF Improvements, if any, will be paid from other funds of the City legally available therefor.

The 2026 SRF Bonds shall be designated as the SEWAGE DISPOSAL SYSTEM REVENUE BONDS (SRF PROJECT #5005-28) [(JUNIOR LIEN)], SERIES 2026, with such modifications as may be approved by an Authorized Officer, and, unless required by the Authority and as authorized by Act 94, shall not be a general obligation of the City, but be revenue bonds, payable solely out of the Net Revenues of the System. The 2026 SRF Bonds may constitute an Additional Bond as defined in the Outstanding Bond Ordinances, having equal standing and priority of lien as to the Net Revenues of the System with the Outstanding Senior Lien Bonds, or the 2026 SRF Bonds may be issued as Junior Lien Bonds, as determined by an Authorized Officer.

Section 6. Year of Sale. If the 2026 SRF Bonds, or any series thereof, are not sold or delivered in calendar year 2026, then references to the name of the bonds, funds and accounts approved by this Resolution may be changed to reflect the year in which such bonds will be sold or delivered.

Section 7. 2026 SRF Bond Details. The 2026 SRF Bonds shall be issued in the form of one or more fully-registered, nonconvertible bonds, dated as of the date of delivery, payable in annual principal installments in the amounts and on the dates as determined by the order of the EGLE and approved by the Authority and the Authorized Officer, provided that the final payment on the 2026 SRF Bonds shall occur within the period of usefulness of the 2026 SRF Improvements as set forth in Section 4 of this Resolution. Final determination of the principal amount and the payment dates and amounts of principal installments of the 2026 SRF Bonds shall be evidenced by execution of a Purchase Contract (the "**Purchase Contract**") between the City and the Authority providing for sale of the 2026 SRF Bonds, and the Authorized Officer is authorized and directed to execute and deliver the Purchase Contract.

The 2026 SRF Bonds shall bear interest at a rate or rates to be determined by the Authorized Officer at the time of execution of the Purchase Contract, but in any event not exceeding the maximum amount permitted by law, payable semiannually on the dates as determined in the Purchase Contract. In addition, if required by the Authority, the 2026 SRF Bonds will bear additional interest, under the terms required by the Authority, in the event of a default by the City in the payment of principal or interest on the 2026 SRF Bonds when due. The 2026 SRF Bonds principal amount is expected to be drawn down by the City periodically, and interest on each installment of the principal amount shall accrue from the date such principal installment is drawn down by the City. Principal installments of the 2026 SRF Bonds will be subject to prepayment prior to maturity as permitted by the Authority and approved by the Authorized Officer.

The Mayor and City Clerk are authorized to execute the 2026 SRF Bonds by manual or facsimile signature. If required, at least one signature on the 2026 SRF Bonds shall be a manual signature. The 2026 SRF Bonds shall have the facsimile corporate seal of the City printed or impressed thereon. The 2026 SRF Bonds may be transferred by the bondholder as provided in the 2025 SRF Bonds as executed.

Section 8. State Revenue Sharing Pledge. If required by the Authority, as additional security for repayment of the 2026 SRF Bonds, the Council agrees to pledge the state revenue sharing payments that the City is eligible to receive from the State of Michigan under Act 140, Public Acts of Michigan, 1971, as amended, to the Authority as purchaser and holder of the 2026 SRF Bonds. The Authorized Officer is authorized to execute and deliver a revenue sharing pledge agreement between the City and the Authority.

Section 9. Applicability of the Outstanding Bond Ordinances. Except to the extent supplemented or otherwise provided in this Resolution (such as if the 2026 SRF Bonds are issued on a subordinate basis to the Outstanding Bonds), the provisions and covenants provided in the Outstanding Bond Ordinances shall apply to the 2026 SRF Bonds issued pursuant to provisions of this Resolution, such provisions of said Ordinances being made applicable to the 2026 SRF Bonds herein authorized, the same as though said 2026 SRF Bonds were originally authorized and issued as a part of the Outstanding Bonds issued pursuant to the Outstanding Bond Ordinances.

Section 10. 2026 SRF Bond Proceeds. The proceeds of the sale of the 2026 SRF Bonds as received by the City shall be deposited in an account separate from other money of the City and held in a bank or banks qualified to act as depository of the proceeds of sale under the provisions of Section 15 of Act 94 designated "2026 SRF Project Construction Fund" (the "**2026 SRF Construction Fund**"). Moneys in the 2026 SRF Construction Fund shall be applied solely in payment of the cost of the 2026 SRF Improvements including any engineering, legal and other expenses incident thereto and to the costs of issuance of the 2026 SRF Bonds. Any balance remaining in the 2026 SRF Construction Fund after completion of the 2026 SRF Improvements may be used for any other improvements to the System if such use is permitted by state law and will not cause the interest on the 2026 SRF Bonds to be included in gross income for federal income tax purposes within the meaning of the Internal Revenue Code. Any remaining balance shall be paid into the Redemption Fund and used as permitted by state law.

Section 11. Bond Reserve Requirement. The City hereby covenants and agrees with the holders of the Bonds that, if an Authorized Officer determines that the 2026 SRF Bonds shall have equal standing and priority of lien with the Outstanding Bonds, the City shall maintain on deposit in the

Bond Reserve Account an amount not less than the Bond Reserve Requirement. If at any time there is any excess in the Bond Reserve Account over the Bond Reserve Requirement, such excess may be transferred to such fund or account as the City shall direct.

Section 12. Bond Form. The 2026 SRF Bonds shall be in substantially the following form subject to changes, including references to additional security, as may be required by the Authority:

[Form of Bond To Be Completed After Bond Sale]
United States of America
State of Michigan
Counties of Ingham and Eaton

CITY OF LANSING
SEWAGE DISPOSAL SYSTEM
REVENUE BOND (SRF PROJECT #5005-28) [(JUNIOR LIEN)], SERIES 2026

Interest Rate

Date of Maturity

___%

[Month 1, 20__]

Registered Owner: Michigan Finance Authority

Principal Amount: _____ Dollars (\$ _____)

Date of Original Issue: _____, 2026

The CITY OF LANSING, Counties of Ingham and Eaton, State of Michigan (the "City"), for value received, acknowledges itself to owe, and for value received hereby promises to pay, but only out of the hereinafter described Net Revenues of the City's Sewage Disposal System (hereinafter defined), to the Michigan Finance Authority (the "Authority") the principal amount of this Bond or so much thereof as shall have been advanced to the City pursuant to a Purchase Contract between the City and the Authority and a Supplemental Agreement by and among the City, the Authority and the State of Michigan acting through the Department of Environment, Great Lakes, and Energy. During the time funds are being drawn down by the City under this Bond, the Authority will periodically provide the City a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the City of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this Bond.

The Principal Amount shall be payable on the dates and in the annual principal installment amounts set forth on Schedule I attached hereto and made a part hereof, as Schedule I may be adjusted if less than \$[amount] is disbursed to the City. Interest is first payable on [April 1, 202_/October 1, 202_] and semiannually thereafter, and principal is payable on the first day of [April/October] commencing [April 1, 202_/October 1, 202_] (as identified in the Purchase Contract) and annually thereafter.

The Bond is subject to prepayment by the City prior to maturity only with the prior written consent of the Authority and on such terms as may be required by the Authority.

Notwithstanding any other provision of this Bond, as long as the Authority is the owner of this Bond, (a) this Bond is payable as to principal, premium, if any, and interest at U.S. Bank Trust Company, National Association or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository"); (b) the City agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this bond shall be given by the City and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent (2%) above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this Bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the City's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this Bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the City shall and hereby agrees to pay on demand only the City's pro rata share (as determined by the Authority) of such deficiency as additional interest on this Bond.

For prompt payment of principal and interest on this Bond, the City has irrevocably pledged the revenues of its Sewage Disposal System, including all appurtenances, extensions and improvements thereto (the "System"), after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory lien thereon is hereby recognized and created. [This Bond is of [equal][junior] standing and priority of lien as to the Net Revenues of the System with the _____.]

[This Bond is one of a series of bonds aggregating the principal sum of \$ _____, issued pursuant to Ordinance No. 29-A, as amended and supplemented by Ordinance Nos. 30-A, 31-A, 35-A, 838, 873, 993, 0544, 2010-423, Ordinance No. 2012-269, and Resolution Nos. 2021-264, 2022-317, 2023-335, 2025-006 and Resolution No. 2025-_____, each duly adopted by the City Council of the City, and under and in full compliance with the

Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan 1933, as amended for the purposes of constructing and acquiring improvements to the System, and refunding certain outstanding sewage disposal system revenue bonds of the City.]

For a complete statement of the revenues from which and the conditions under which this Bond is payable, a statement of the conditions under which additional bonds of equal standing may thereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the above-described Ordinances. Copies of the Ordinances are on file at the office of the City Clerk and reference is made to the Ordinances and any and all supplements thereto and modifications and amendments thereof, if any, and to Act 94 for a more complete description of the pledges and covenants securing the bonds, the nature, extend and manner of enforcement of such pledges, the rights and remedies of the registered owners of the bonds with respect thereto and the terms and conditions upon which the bonds are issued and may be issued thereunder. To the extent and in the manner permitted by the terms of the Ordinances, the provisions of the Ordinances or any resolution or agreement amendatory thereof or supplemental thereto, may be modified or amended by the City, except in specified cases, only with the written consent of the registered owners of at least fifty-one percent (51%) of the principal amount of the bonds then outstanding.

[THIS BOND IS A SELF-LIQUIDATING BOND AND IS NOT A GENERAL OBLIGATION OF THE CITY AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN ANY CONSTITUTIONAL, STATUTORY OR CHARTER LIMITATION, AND IS PAYABLE BOTH AS TO PRINCIPAL AND INTEREST, SOLELY FROM THE NET REVENUES OF THE SYSTEM AND CERTAIN FUNDS AND ACCOUNTS ESTABLISHED UNDER THE ORDINANCES. THE PRINCIPAL AND INTEREST ON THIS BOND ARE SECURED BY THE STATUTORY [FIRST][JUNIOR] LIEN HEREINBEFORE DESCRIBED.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law.

IN WITNESS WHEREOF, the City of Lansing, Counties of Ingham and Eaton, State of Michigan, by authority of its City Council, has caused this bond to be signed for and on its behalf and in its name by the manual or facsimile signatures of the Mayor and Clerk of the City, and the official seal of the City or a facsimile thereof to be impressed or printed hereon, all as of the Date of Original Issue.

CITY OF LANSING
Counties of Ingham and Eaton
State of Michigan

By _____
Its Mayor

(SEAL)

Countersigned:

By _____
Its City Clerk

[FORM OF SCHEDULE I]

Name of Issuer: CITY OF LANSING
EGLE Project No.: 5005-28

EGLE Approved Amt: \$ _____ SCHEDULE I

Based on the schedule provided below unless revised as provided in this paragraph, repayment of principal of the Bond shall be made until the full amount advanced to the City is repaid. In the event the Order of Approval issued by the Department of Environment, Great Lakes, and Energy (the "Order") approves a principal amount of assistance less than the amount of the Bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the City and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order, or (2) that less than the principal amount of assistance approved by the Order is disbursed to the City by the Authority, the Authority shall prepare a new payment schedule which shall be effective upon receipt by the City.

	Amount of Principal
_____ Due Date _____	_____ Installment _____

Interest on the bond shall accrue on principal disbursed by the Authority to the City from the date principal is disbursed, until paid, at the rate of _____% per annum, payable [date], and semi-annually thereafter.

The City agrees that it will deposit with U.S. Bank Trust Company National Association, or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository") payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. In the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment.

Section 13. Reimbursement; Non-Arbitrage Covenant. The City declares that it reasonably expects to make advances of funds to make the 2026 SRF Improvements. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. §1.150-2 pursuant to the Internal Revenue Code of 1986, as amended (the “Code”):

(a) As of the date hereof, the City reasonably expects to reimburse the City for the expenditures described in (b) below with proceeds of debt to be incurred by the City.

(b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the 2026 SRF Improvements which were or will be paid subsequent to sixty (60) days prior to the date hereof.

The City covenants and agrees with the holders of the 2026 SRF Bonds that as long as any of the 2026 SRF Bonds remain outstanding and unpaid as to either principal or interest, the City shall not invest, reinvest or accumulate any moneys deemed to be proceeds of the 2026 SRF Bonds pursuant to the Code in such a manner as to cause the 2026 SRF Bonds to be “arbitrage bonds” within the meaning of the Code. The City hereby covenants that, to the extent permitted by law, it will take all actions within its control and that it shall not fail to take any action as may be necessary to maintain the exemption of interest on the 2026 SRF Bonds from gross income for federal income tax purposes, including but not limited to, actions relating to the rebate of arbitrage earnings, if applicable, and the expenditure and investment of bond proceeds and moneys deemed to be bond proceeds, all as more fully set forth in the Non-Arbitrage and Tax Compliance Certificate to be delivered by the City with the 2026 SRF Bonds.

Section 14. Municipal Advisor. The City hereby confirms PFM Financial Advisors LLC, as Municipal Advisor for the 2026 SRF Bonds.

Section 15. Negotiated Sale; Application to EGLE and Authority. The Council has considered the option of selling the 2026 SRF Bonds through a competitive sale and a negotiated sale and determines that it is in the best interest of the City to negotiate the sale of the 2026 SRF Bonds to the Authority because the State Revolving Fund financing program provides significant savings to the City compared to a competitive sale in the municipal bond market. The Authorized Officer and the City’s Director of Public Works are authorized to apply to the Authority and to EGLE for placement of the 2026 SRF Bonds with the Authority. The actions taken by the Authorized Officer and the Director of Public Works with respect to the 2026 SRF Bonds prior to the adoption of this Resolution are ratified and confirmed. The Authorized Officer is authorized to sell the 2026 SRF Bonds to the Authority and to execute and deliver the Purchase Contract, the Supplemental Agreement and the Issuer’s Certificate in the forms provided by the Authority. The Authorized Officer and the Director of Public Works are further authorized to execute and deliver such contracts, documents and certificates as are necessary or advisable to qualify the 2026 SRF Bonds for the State Revolving Fund program.

Section 16. Bond Counsel. The City hereby appoints Dykema Gossett PLLC as Bond Counsel with respect to the 2026 SRF Bonds notwithstanding Dykema’s occasional representation of the Authority in other unrelated transactions.

Section 17. Other Actions. The officers, administrators, agents and attorneys of the City are authorized and directed to take all other actions necessary and to facilitate issuance, sale, and delivery of the 2026 SRF Bonds, and to execute and deliver all other agreements, documents, and certificates and to take all other actions necessary or convenient to complete the issuance and delivery of the 2026 SRF Bonds in accordance with this Resolution, and to pay costs of issuance including Bond Counsel fees, Municipal Advisor fees, filing fees with State Treasury, costs of printing the 2026 SRF Bonds, and any other costs necessary to accomplish sale and delivery of the 2026 SRF Bonds. The Authorized Officer is authorized to determine final bond details for the 2026 SRF Bonds, to the extent necessary or convenient to complete the transactions authorized by this Resolution, to exercise the authority and make determinations authorized pursuant to Section 7a(1)(c) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters.

Section 18. Rates and Charges. Rates shall be fixed and revised from time to time by the Council so as to produce amounts that are sufficient to pay the expenses of administration and the costs of operation and maintenance of the System, to provide an amount of revenues adequate for the payment of principal of and interest on the SRF 2026 Bonds, reserve, replacement and improvement requirements, if any, and to otherwise comply with all requirements and covenants provided herein; and such that are reasonably expected to yield annual Net Revenues of the System to maintain compliance with Section 19 of Ordinance No. 29-A for any then Outstanding Senior Lien Bonds and equal to at least 100% of the average annual principal and interest thereafter maturing in any fiscal year on the then Outstanding Junior Lien Bonds; and promptly upon any material change in the circumstances which were not contemplated at the time such rates and charges were most recently reviewed, but not less frequently than once in each fiscal year, review the rates and charges for its services and promptly revise such rates and charges as necessary to comply with the foregoing requirement. The rates and charges for all services and facilities rendered by the System shall be reasonable and just, taking into consideration the costs and value of the System, the cost of maintaining, repairing, and operating the System, and the amounts necessary for the retirement of all SRF 2026 Bonds and interest accruing on all SRF 2025 Bonds, and there shall be charged such rates and charges as shall be adequate to meet the requirement of this and the preceding sections.

Section 19. No Free Service. No free service shall be furnished by the System to the City or to any individual, firm or corporation, public or private, or to any agency or instrumentality.

Section 20. Defeasance. In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional or mandatory redemption, the principal of, premium, if any, and interest on any of the 2026 SRF bonds, shall be deposited in trust, this Resolution shall be defeased with respect to such Bonds (the “**Defeased Bonds**”), and the owners of the Defeased Bonds shall have no further rights under this Resolution except to receive payment of the principal of, premium, if any, and interest on the

bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange bonds as provided herein. Defeased Bonds shall be treated as if they have been redeemed for all purposes under this Resolution.

Section 21. Fiscal Year of System. The fiscal year for operating the System shall coincide with the fiscal year of the City.

Section 22. Repeal, Savings Clause. All ordinances, resolutions of orders, or parts thereof, in conflict with the provisions of this Resolution are repealed.

Section 23. Severability; Paragraph Headings, and Conflict. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity of such action, paragraph, clause or provision shall not affect any of the other provisions of this Resolution. The paragraph headings in this Resolution are furnished for convenience of reference only and shall not be considered to a part of this Resolution.

Section 24. Publication and Recordation. This Resolution shall be published in full in the Lansing City Pulse, a newspaper of general circulation in the City of Lansing, qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the City and such recording authenticated by the signatures of the President of the Council and the City Clerk.

Section 26. Effective Date. As provided in Act 94, this Resolution shall be effective upon its adoption.

Passed and adopted by the City of Lansing, Counties of Ingham and Eaton, State of Michigan, on December 8, 2025.

By Council Member Hussain

Motion Carried

Resolution #2025-301

By Council Member Pehlivanoglu
Resolved by the City Council of the City of Lansing

WHEREAS, Lansing City Council is committed to identifying and addressing issues related to fostering trust between the police and the communities they serve; and

WHEREAS, Michigan Senate Bills 508, 509, and 510 were introduced in August 2025, and seek to address issues related to immigration enforcement and clearly identifiable police operations; and

WHEREAS, Michigan Senate Bill 508 would prohibit immigration enforcement actions in certain sensitive locations without a court order or an imminent danger to public safety; and

WHEREAS, Michigan Senate Bill 509 would prohibit a government entity from providing an individual's identifying information without a court-issued warrant, under certain circumstances; and

WHEREAS, Michigan Senate Bill 510 would prohibit a law enforcement officer from wearing a mask or personal disguise while interacting with a member of the public in performance of the officer's duties, except under specified circumstances and further requires appropriate uniforms be worn during police operations; and

WHEREAS, the City of Lansing's Police Department policies and procedures already contain many of these requirements, above and beyond what is currently required by state law.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council supports the proposed legislation contained in Michigan Senate Bills 508, 509, and 510.

BE IT FINALLY RESOLVED, that the Lansing City Clerk shall send copies of this resolution to the Lansing delegations of both the Michigan State House and Senate, as well as Governor Gretchen Whitmer.

By Council Member Pehlivanoglu

Motion Carried

Reports From Council Committees

Ordinances for Introduction

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

Resolution #2025-302

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, 10th 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

By Council Member Garza

Motion Carried

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

Resolution #2025-303

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, 10th 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

By Council Member Garza

Motion Carried

Ordinances for Passage

Passage of Ordinance

An ordinance of the City of Lansing, Michigan, to amend Chapter 294 of the Lansing Codified Ordinances Section 294.02 (k) to encourage the retention of the top official of the Fire Department and Police Department by extending eligibility for retirement service credits for those officials up to 30 years, and to correct internal cross-references without any substantive revisions.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore
Nays: None

By Council Member Garza to give the Ordinance immediate effect

Motion Carried

Ordinance #1344

An ordinance of the City of Lansing, Michigan, to amend Chapter 294 of the Lansing Codified Ordinances Section 294.02 (k) to encourage the retention of the top official of the Fire Department and Police Department by extending eligibility for retirement service credits for those officials up to 30 years, and to correct internal cross-references without any substantive revisions.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 294, Section 294.02, Subsection (k) of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

(k) *Retirement Allowance.*
(1) *Generally.*

A. A police officer whose membership commenced before August 1, 2014, and who retires, shall receive a retirement allowance equal to the sum of 3.2 percent of his or her final average compensation multiplied by the number of years, and fraction of a year, of credited service not to exceed 25 years, **unless qualified under subsection (k)(1)E.** In addition to the limitation in the prior sentence, a police officer’s retirement allowance shall also not exceed the following:

- the retirement allowance for a police supervisory division member who separates from city employment on or after July 16, 2015 and prior to July 14, 2019, shall not exceed 115 percent of the member's base wage; the retirement allowance for a police supervisory division member who separates from city employment on or after July 15, 2019, shall not exceed 110 percent of the member's base wage; the retirement allowance for a police nonsupervisory division member who retires on or after July 1, 2015, shall not exceed 110 percent of the member's base wage.
- B. A police officer whose membership commenced on or after August 1, 2014, and who retires, shall receive a retirement allowance equal to the sum of 2.5 percent of his or her final average compensation multiplied by the number of years, and fraction of a year, of his or her credited service not to exceed 25 years, **unless qualified under subsection (k)(1)E**, except that the retirement allowance shall not exceed 110 percent of the member's base wage.
- C. A firefighter whose membership commenced before May 20, 2014, and who retires, shall receive a retirement allowance equal to the sum of 3.2 percent of his or her final average compensation multiplied by the number of years, and fraction of a year, of his or her credited service, not to exceed 25 years, **unless qualified under subsection (k)(1)E**, except that for a member who separates from City employment on or after October 1, 2014, the retirement allowance shall not exceed 110 percent of the member's base wage.
- D. A firefighter whose membership commenced on or after May 20, 2014, and who retires, shall receive a retirement allowance equal to the sum of 2.5 percent of his or her final average compensation, multiplied by the number of years, and fraction of a year, of his or her credited service, not to exceed 25 years, **unless qualified under subsection (k)(1)E**, except that the retirement allowance shall not exceed 110 percent of the member's base wage.
- E. If a member of the retirement system, who is currently employed by the City, is promoted to the top official of either the Fire Department or Police Department then the member's credited service may exceed 25 years, but not more than 30 years, except that the retirement allowance shall not exceed 110 percent of the member's base wage.**
- EF. If a retiree dies before he or she has received in retirement allowance payments an aggregate amount equal to his or her accumulated contributions standing to his or her credit in the employees' savings fund at the time of his or her retirement and does not have a beneficiary who will receive a retirement allowance under this chapter, the difference between his or her accumulated contributions and the aggregate amount of retirement allowance payments received by him or her shall be paid from the retirement reserve fund to such person or persons as the retiree has nominated by written designation, duly executed and filed with the Board of Trustees. If there is no such designated person or persons surviving the retiree, such difference, if any, shall be paid to the retiree's legal representative. No benefits shall be paid under this section on account of the death of a retiree if a retirement allowance becomes payable under subsections (k)(3) and (k)(4) hereof on account of his or her death.
- (2) *Deferred allowance.* Should any member, who has ten or more years of credited service, leave the employ of the City before becoming eligible to retire as provided in section (i) hereof for any reason except his or her discharge, retirement or death, he or she shall be entitled to a retirement allowance, as provided in subsection (k)(1) hereof pursuant to its provisions in force at the time he or she left City employment, provided that he or she does not withdraw his or her accumulated contributions from the employees' savings fund. His or her retirement allowance shall begin the first day of the calendar month next following the month in which his or her written application on the approved form for the same is filed with the Board of Trustees, within 30 days before, on or after his or her attainment of age 55.
- (3) *Retirement options.*
- A. A police officer member, within 30 days prior to retirement, may select one of the following four survivor election options by making an election on a form agreed upon by the collective bargaining unit for which the employee is a member and the City:
- Option I.* Under this option, the member at retirement shall receive the full retirement allowance as provided in subsection(k)(1)A. and upon the retiree's death, his or her surviving spouse, who was his or her legally married spouse at the time of retirement, shall receive a retirement allowance equal to 50 percent of the retiree's retirement allowance until the spouse's death.
- Option II.* Under this option, the member at retirement shall receive 93 percent of the full retirement allowance as provided in subsection (k)(1)A. and upon the retiree's death, his or her surviving spouse, who was his or her legally married spouse at the time of retirement, shall receive a retirement allowance equal to 75 percent of the retiree's retirement allowance until the spouse's death.
- Option III.* Under this option, the member at retirement shall receive 86 percent of the full retirement allowance as provided in subsection (k)(1)A. and upon the retiree's death, his or her surviving spouse, who was his or her legally married spouse at the time of retirement, shall receive a retirement allowance equal to 86 percent of the retiree's retirement allowance until the spouse's death.
- Option IV.* Non-spousal beneficiary. A member may select a reduced pension naming a parent, brother, sister, child or grandchild as beneficiary. The reduced pension shall be actuarially determined based on the age of the member and the beneficiary at the time of retirement, and shall not be actuarially more costly than Option I. For this option to be made and take effect, the member who is married must first have filed with the Board a voluntary written spousal relinquishment of beneficiary agreement on a form approved by the Board that has been duly and voluntarily executed by the member's spouse.
- B. A firefighter member, within 30 days prior to retirement, may select one of the following four survivor election options by making an election on a form agreed upon by the Collective Bargaining Unit for which the employee is a member and the City:
- Option I.* Under this option, the member at retirement shall receive the full retirement allowance as provided in subsection (k)(1)B. and upon the retiree's death, his or her surviving spouse, who was his or her legally married spouse at the time of retirement, shall receive a retirement allowance equal to 50 percent of the retiree's retirement allowance until the spouse's death.
- Option II.* Under this option, the member at retirement shall receive 93 percent of the full retirement allowance as provided in subsection (k)(1)B. and upon the retiree's death, his and her surviving spouse, who was his or her legally married spouse at the time of retirement, shall receive a retirement allowance equal to 75 percent of the retiree's retirement allowance until the spouse's death.

Option III. Under this option, the member at retirement shall receive 86 percent of the full retirement allowance as provided in subsection (k)(1)B. and upon the retiree's death, his or her surviving spouse, who was his or her legally married spouse at the time of retirement, shall receive retirement allowance equal to 86 percent of the retiree's retirement allowance until the member's spouse's death.

Option IV. Non-spousal beneficiary. A member may select a reduced pension naming a parent, brother, sister, child or grandchild as beneficiary. The reduced pension shall be actuarially determined based on the age of the employee and the beneficiary at the time of retirement, and shall not be actuarially more costly than Option 1 above. For this option to be made and take effect, the member who is married must first have filed with the Board a voluntarily written spousal relinquishment of beneficiary agreement on a form approved by the Board that has been duly and voluntarily executed by the member's spouse. Regardless of the indicated beneficiary, retiree health care shall be passed on only to the member's spouse.

If the non-spousal beneficiary is a minor child, health care shall be available until the age of 19 or up to the age of 25 if the nonspousal beneficiary is unmarried and is a full-time student for at least five months of the year.

C. If a retiree who retired under subsection (i)(1) hereof dies prior to the earlier of his or her attainment of age 55 or the date upon which he or she would have achieved 25 years of credited service but for the disability, his or her widow or widower, who was his or her legally married spouse at the time of his or her retirement, shall receive a retirement allowance computed according to subsection (k)(1) hereof. In computing the retirement allowance, the retiree's credited service shall be increased to include the period he or she was in receipt of a disability retirement allowance provided in subsection (i)(3) hereof, and his or her final average compensation shall be recomputed using the monthly rates of compensation as of the date of his or her death for the rank or ranks held by him or her during the period used in computing his or her final average compensation at the time of his or her retirement. For Fire Department employees, if the employee incurred the disability while "acting" at a higher rank, the final average compensation of the employee shall be based upon the pay he or she would have received in the "acting" rank for the applicable service period. The widow or widower retirement allowance shall not be less than 20 percent of the retiree's recomputed final average compensation and shall be subject to subsection (k)(3)C. hereof.

D. No retirement allowance shall be paid thereunder on account of the death of a retiree if any retirement allowance is paid or payable under subsection (n) hereof on account of his or her death. Any retirement allowance payable under this section shall be subject to subsection (o) hereof.

(4) *Allowance for spouse of deceased member.* If a member, who has ten or more years of credited service, dies on or after the effective date of this revised chapter (September 1, 1966) while in the employ of the City, and leaves a widow or widower, the widow or widower shall receive a retirement allowance equal to one-half of the members accrued retirement allowance computed according to subsection (k)(1) hereof in the same manner in all respects as if the member had retired the day preceding the date of his or her death, notwithstanding that he or she might not have satisfied the applicable provisions of subsection (1) hereof. However, the widow or widowers retirement allowance shall not be less than 20 percent of the member's final average compensation and shall be subject to subsection (o) hereof. No retirement allowance shall be paid or payable under this section on account of the death of a member if any retirement allowance is paid or payable under subsection (n) hereof on account of his or her death.

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

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

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

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters

By Vice President Carter that all items be considered as being read in full and that President Kost make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office

Placed on File

Buy-Sell Agreement, 229 S. Cedar St., Deep Green Technologies USA LLC, updated 11/14/2025

Referred to the Referred to the Committee of the Whole

Non-Profit Recognition; Stoopfest Inc.

Referred to the Committee Referred to the Committee of the Whole

Board of Water and Light Annual Audit for Fiscal Year Ending June 30, 2025

Referred to the Committee of the Whole

Item(s) from the Mayor re:

Appointment; 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

Referred to the Committee on Development and Planning

Appointment; Jeffrey Hank as a Business Representative member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029

Referred to the Committee on Development and Planning

Appointment; Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028

Referred to the Committee on Development and Planning

Reappointment; Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029

Referred to the Committee of the Whole

Social District; RBM Properties LCC, dba Grewal Hall, 224 S. Washington Sq.

Referred to the Committee of the Whole

Objecting to the transfer of all unsold tax reverted properties from the Ingham County Treasurer to the City of Lansing

Referred to the Committee on Development and Planning

Grant Acceptance; COPS Microgrant - Safer Lansing from the Department of Justice Office of Community Oriented Policing Services.

Referred to the Committee of the Whole

Sole Source Purchase; Police Department notification of Bear Training Solutions Inc. as the vendor for KBT Insert Training Doors for Breach Training

Referred to the Committee on Ways and Means and to the Internal Auditor

Sole Source Purchase; Parks and Recreation Department notification of LimnoTech as the vendor for Great Bubble Barrier system for the Grand River

Referred to the Committee on Ways and Means and to the Internal Auditor

• Communications and Petitions, and Other City Related Matters:

Notice from the Michigan Liquor Control Commission; Sital Kaur, LLC, 533 S. Chestnut St, request for Transfer ownership escrowed 2025 SDD License only with Sunday Sales Permit (PM) for the SDD License – Spirits, from 3520 Okemos Rd, Suite 5, Okemos to 533 S. Chestnut St, Lansing, to be held with existing SDM License; Transfer governmental unit under MCL 436.1531(22) from Meridian Twp to Lansing City (RID # RQ- 2509-11486)

Placed on File

Communication from Marisol Erickson in regard to the ModPods for unhoused persons

Placed on File

Communication from Denise Backlund in regard to the ModPods for unhoused persons

Placed on File

Remarks by Council Members

No remarks by Council Members.

Remarks by the Mayor Or Executive Assistant

No remarks by the Mayor.

Public Comment on City Government Related Matters

Joseph Helder spoke about the ModPods for unhoused persons.

Ivan Droste spoke about data centers.

Ted Wilsons spoke about the ModPods for unhoused persons.

Ariana Brown spoke about various City matters.

Nadia Sellers spoke about Code Compliance.

Carner spoke about various City matters.

Michael Mercer spoke about various City matters.

Darren spoke about the ModPods for unhoused persons.

Juanito Web spoke about the ModPods for unhoused persons.

Adjourned Time 9:08 P.M.

Chris Swope, City Clerk

Resolution #2025-304

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

WHEREAS, the Mayor has made the recommendation for 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 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 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.

Resolution #2025-305

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

WHEREAS, the Mayor has made the recommendation for 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, 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.

Resolution #2025-306

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

WHEREAS, the Mayor has made the recommendation for 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, the Mayor's office 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.



Chris Swope

Lansing City Clerk

NOTICE

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 810 Beulah St., Lansing MI 48910

Hearing Date and Time: Monday, December 15, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforestated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131

www.lansingmi.gov/clerk city.clerk@lansingmi.gov

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 - 0006</p>
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Matter of the building/structure at 810 BEULAH STREET which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539.
5. The building/structure has been substantially destroyed by:
- Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$18,700.00
7. The cost to repair the building or structure to make it safe is \$81,642.18
8. The real estate is described as follows:

Parcel Number: 33-01-01-22-304-031

LOT 30 CLARKS SUB

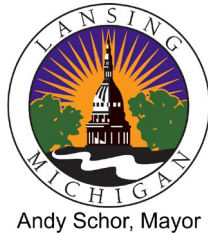
IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 9-29-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **810 Beulah St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 810 Beulah St**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
Lot 30, Clark's Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 5 of Plats, Page 17, Ingham County Records.
 - **Parcel #:** 33-01-01-22-304-031

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	810 Beulah St
PARCEL NUMBER:	33-01-01-22-304-031

LISTED TAXPAYER:	Stefan & Tamara Farrell
INTERESTED PARTIES:	
SEV INFORMATION:	\$18,700.00
LAND VALUE:	\$5,600.00
BUILDING VALUE:	
LOT SIZE:	33x99

LEGAL DESCRIPTION:	LOT 30 CLARKS SUB
---------------------------	-------------------

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/29/2025

HOUSING CODE VIOLATION LTR:	10/28/2022
ORIGINAL RED TAG DATE:	10/28/2022
ZONING:	
ESTIMATE OF REPAIRS:	\$81,642.18
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Stefan & Tamara Farrell	PO Box 244 Dewitt MI 48820	

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on Legislative Matters Registration

The City of Lansing welcomes and encourages public comment relating to City Legislative Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.

Legislative matters consist of the following items on the agenda: **public hearings, resolutions, ordinances for introduction, and ordinances for passage.** The public may comment for up to three minutes*.

Agenda Item Number(s) or Description(s) 6 P+R master plan

Name (print) Loretta Stanaway E-Mail (optional) _____

Address (street, city, zip) 546 Armstrong Rd

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns _____

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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Agenda Item Number(s) or Description(s) 19

Name (print) Ivan Droste E-Mail (optional) _____

Address (street, city, zip) 2018 Rossiter Pl. Lansing, MI 48911

Company or organization represented, etc. (if applicable) _____

Signature Ivan Droste Pronouns He/Him

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Agenda Item Number(s) or Description(s) Pinebrook Mayor

Name (print) Carver E-Mail (optional) _____

Address (street, city, zip) Lansing

Company or organization represented, etc. (if applicable) _____

Signature Carver Pronouns Any

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Agenda Item Number(s) or Description(s) 19 - Prebore Manor PILOT
Name (print) Aaron Thomas E-Mail (optional) _____
Address (street, city, zip) 11750 Wilshire Blvd. LA, CA 90025
Company or organization represented, etc. (if applicable) Standard Communities
Signature [Handwritten Signature] Pronouns He/Him

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Agenda Item Number(s) or Description(s) PILOT

Name (print) Jody Washington E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature _____

Pronouns _____

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Agenda Item Number(s) or Description(s) 15

Name (print) Alan Fox E-Mail (optional) afox@lansing-mi.org

Address (street, city, zip) 2323 Darby Dr Lansing 48906

Company or organization represented, etc. (if applicable) Lansing County Treasurer

Signature [Handwritten Signature] Pronouns He/His

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Chris Swope, Lansing City Clerk, MiPMC / MMC

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Council members,

First, thank you for your dedication to our great city. The Old Town Commercial Association (OTCA), has worked for nearly 30 years to help revitalize Old Town. Since its inception alongside the Principal Shopping District (PSD), Old Town has gone from a 90% vacancy rate to a less than 5% vacancy rate. We are now a destination for all of Lansing.

We have made this transition with minimal resources. Currently, only a small portion of what most would consider to be Old Town is paying an assessment that helps to provide things like public trash pickup, seasonal and holiday décor, business support, marketing and promotions. We would like to extend our impact outside of our small core. Areas supported with a PSD demonstrate significant growth and value for the community. As such, I am in support of expanding the PSD assessment into new areas to help continue Old Town's growth and revitalization.

Signed,

Paul Gentilozzi
1223 Turner St.
Lansing, Mi 48906

Tiesha King
Thrift Witch
329 Chavez
Lansing, MI 48906

Casey & Whitney Sorrow
Odd Nodd Art Supply
317 E César E Chávez
Lansing, MI 48906

Jennifer Hinze
Polka Dots
1207 Turner St
Lansing, MI 48906

Ben Dowd
Lansing Pride
502 E Cesar E Chavez
Suite 115
Lansing, MI 48906

Brad Case
Brad Case Agency- Farm Bureau
200 E Cesar E Chavez Ave
Lansing, MI 48906

Alissa Sweet
Sweet custom jewelry
226 e Cesar e Chavez
Lansing, MI 48906

Eric Hanna
Michigan Community Capital
502 E Cesar E Chavez Ave Suite A
Lansing, MI 48906

Summer Schriener
Grace Boutique & Bad Annies
509-513 E. Cesar Chavez Ave
Lansing, MI 48906

Karen Stefl
KSKS Holdings,
LLC 921 N Washington Ave
Lansing, MI 48906

Karen Stefl
Render Studios,
921 N Washington Ave 48906
Lansing, MI 48906

Chad Jordan
Cravings Popcorn
1221 Turner Rd.
Lansing, MI 48906

Bradly's HG
319 E. Cesar E. Chavez Ave.
Lansing, MI 48906

Birch Rak Clothier
319 E. Cesar E. Chavez Ave.
Lansing, MI 48906

Elyse Ribbins
Chengdu Teahouse
100 E César E. Chávez Ave
Lansing, MI 48906

Beth Herendeen
Twiggies
117 E. Cesar E. Chavez Ave.
Lansing, MI 48906

Doug Meeks
C2M2 Enterprises LLC,
517, 521, 523 E. Cesar E Chavez Ave.
Lansing, MI 48906

Kirbay Preuss
Preuss Pets
1127 N Cedar St,
Lansing, MI 48906

Chad and Nicole Cottom
Spin Bicycle Shop
206 E Cesar E Chavez Ave
Lansing, MI 48906

Chad and Nicole Cottom
Gemini House
303 - 305 E. Cesar E Chavez Ave
Lansing, Mi 48906

GiantMouse
1131 N. Washington Ave.
Lansing, Mi 48906

Sarah Arredonda
Katalyst Gallery LLC
1214 Turner Street
Lansing, MI 48906

Jamie Schriener
1216 Apt. A Turner St.
Lansing, Mi 48906

Dale Schrader
1101 N. Seymour Ave
Lansing, Mi 48906

Council members,

Thank you for your continued dedication to our great city and to the ongoing revitalization of Old Town. I am writing on behalf of GiantMouse, a growing business proudly operating in the heart of the district. GiantMouse recently opened our first physical showroom in Old Town, and we were thrilled to welcome more than four hundred unique visitors during our grand opening celebration. Many of these guests traveled from across the country, and several from outside the United States, which speaks to both Old Town's appeal and the national and international reach of our brand.

Our business continues to expand, invest, and grow, and we are committed to being part of Old Town for the long term. GiantMouse is a stable and growing company, and we actively support local events and organizations throughout the year. We are already seeing the economic and cultural ripple effects of welcoming visitors, partners, and customers into the district, and we believe strongly in Old Town's continued potential.

The Old Town Commercial Association has helped transform this neighborhood from a ninety percent vacancy rate to less than five percent today. That transformation is an extraordinary achievement and an example of what sustained investment can accomplish. However, only a portion of what most people consider to be Old Town currently contributes to the Principal Shopping District assessment. The PSD provides critical funding for things like marketing, public upkeep, seasonal décor, and business support, and expanding it would allow more of Old Town to participate in and benefit from these resources.

As Old Town continues to grow, the PSD will play a key role in ensuring that our district remains vibrant, welcoming, and successful for businesses, residents, and visitors alike. GiantMouse is proud to be part of this community, and we fully support expanding the Principal Shopping District assessment into additional areas to continue Old Town's momentum.

Signed,

Collin Tarr, Director of Marketing

GiantMouse, LLC.

1131 N Washington Ave. Lansing, MI 48906

From: Nmahlow2012 <nmahlow2012@gmail.com>
Sent: Sunday, December 14, 2025 10:14 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] PILOT for Pine Brook Manor 5911 S. Waverly

Our city must stop issuing these PILOTs. As Lansing residents, we continue to see our taxes go up, yet there is ongoing effort to approve these PILOTs. As a taxpayer, I do not support this and hope you will deny this request. This may not be in my ward, but it is a part of my city.

Thank you

--

Nancy Mahlow

From: Nmahlow2012 <nmahlow2012@gmail.com>

Sent: Sunday, December 14, 2025 11:39 PM

To: City Council <City.Council@lansingmi.gov>

Cc: HRCS CommunityEvents <HRCS.CommunityEvents@lansingmi.gov>; Coleman, Kim <Kim.Coleman@lansingmi.gov>; HRCS General <HRCSGeneral@lansingmi.gov>

Subject: [EXTERNAL] Sale of Property and Suggestions For Mod Pods

Data Center

Before you tonight on the agenda is the consideration to sell

1. Against Act-7-2025, the sale of Lot 49, 200 block S. Cedar (PEND4276)
2. Against the rezoning of Z-2-2025 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar - Conditional Rezoning from DT-3 Urban Core to IND-1 Industrial.

Our state legislators are considering a temporary halt to the construction of data centers within our Michigan cities. Many of our surrounding cities have and continue to deny the request of these data centers, and you should too. The lack of proper information, such as environmental impact, noise, contamination issues, air quality, creation of jobs, and the list goes on. This data center request is right near the heart of our downtown, where our city has approved millions of dollars for improvement and growth, and it will be located in a neighborhood that is already struggling to improve.

Why is this on a fast track? I'm sure you are aware of the other cities that have denied the request for a Data Center within their boundaries.

I respectfully ask that you deny these requests and listen to the many residents of our city.

Mod Pods

Presently, there is a temporary halt on the decision on where these Mod Pods should be placed. It has been clearly stated that all of our parks are off-limits. As citizens, we voted to support a mileage for our park system, and that does not include destroying them. If you look around our city, there are vacant lots, empty buildings, and large parking lots that should be considered.

Turner North Development, LLC
1452 Randolph Street, Suite 300
Detroit, MI 48226

December 12, 2025

Mr. Eric Hanna
President & Chief Executive Officer
Michigan Community Capital
100 S. Washington Square, Suite 100
Lansing, MI 48933

Dear Mr. Hanna,

I am writing to express my strong support for the Old Town Commercial Association's (OTCA) proposed expansion of the Principal Shopping District (PSD) boundaries in Lansing's Old Town. Based on a thorough review of the OTCA's Case for Support, recent impact materials, and the proposed boundary expansion, I believe this initiative represents a thoughtful, equitable, and strategically aligned investment in one of Michigan's most successful and resilient Main Street districts.

Old Town's evolution over the past three decades is a clear demonstration of the power of sustained place-based economic development. Once characterized by high vacancy and limited foot traffic, Old Town today supports more than 50 retail storefronts, nearly 300,000 annual visitors, and a growing pipeline of mixed-use and residential investment. The OTCA has been instrumental in this transformation through coordinated marketing, business support, historic preservation, placemaking, and community programming that consistently deliver measurable economic and social returns.

The proposed PSD boundary expansion is both reasonable and necessary. The current Zone B assessment remitted to the OTCA (approximately \$32,000 annually) does not reflect the scale of services being delivered nor the geographic area that already identifies as part of Old Town. Expanding the boundaries to include additional commercial parcels that directly benefit from OTCA programming ensures greater fairness, long-term organizational sustainability, and enhanced service delivery, while preserving critical exemptions for residential properties of four units or fewer.

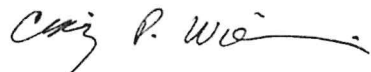
Equally important, the financial impact on affected property owners is modest and proportionate. Parcels transitioning from Zone C to Zone B will experience an average annual increase of approximately \$126, while newly assessed parcels will average approximately \$687 per year—an investment that is small relative to the demonstrated gains in property value, business performance, public realm quality, and district visibility that OTCA has consistently delivered.

Turner North Development, LLC
1452 Randolph Street, Suite 300
Detroit, MI 48226

From a Michigan Main Street and community capital perspective, this proposal aligns squarely with best practices. Old Town is a Master-Level Main Street community with a proven track record of leveraging modest public and private investments into substantial economic impact. Recent data highlights over \$105 million in private reinvestment to date, continued façade and building improvements, new business formation, and strong volunteer and civic engagement—all indicators of a healthy, scalable district model.

For these reasons, I strongly support the Old Town Commercial Association's PSD boundary expansion and thank you for your continued leadership in advancing community-based economic development across Michigan.

Sincerely,

A handwritten signature in black ink that reads "Craig P. Willian". The signature is written in a cursive style with a long horizontal flourish at the end.

Craig P. Willian

Blue

2025 DISPOSITION OF TAX-FORECLOSED PROPERTY IN THE CITY OF LANSING

	TOTAL FORECLOSED	LAND BANK RIGHT OF FIRST REFUSAL	SOLD AT AUCTION	CITY TO ACCEPT OR REJECT TO LAND BANK
RESIDENTIAL STRUCTURES	30	3	27	
COMMERCIAL STRUCTURES	1		1	
DEMOLITION-READY STRUCTURES	3			3
VACANT LOTS	21		16	5
TOTAL	55	3	44	8

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at City Hall, Tony Benavides Lansing City Council Chambers located at 124 W. Michigan Avenue, on Monday, Decemember 15, 2025 at 7:00 p.m. for the purpose of receiving public input for the 2026-2030 Parks 5-Year Master Plan.

For more information, please call Parks and Recreation Department 517-483-4277. These documents are available for review at the City Clerk's Office or at any of the community centers listed below during regular office hours.

Foster Community Center: 200 N. Foster Ave., Lansing, MI 48912
Gier Community Center: 2400 Hall St., Lansing, MI 48906
Schmidt Community Center: 5825 Wise Rd., Lansing, MI 48911
Letts Community Center: 1220 W. Kalamazoo St., Lansing, MI 48915

The draft plan is also available online at www.lansingmi.gov/clerk under the heading of Documents Placed on File.

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., the day of the hearing, at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope



Chris Swope
Lansing City Clerk

December 12, 2025

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

My office has received and placed on file this document:

5 Year Parks Master Plan (2026 – 2030) Draft

This document is available for review at the office of the City Clerk or at <https://mi-lansing3.civicplus.pro/227/Public-Notices-Documents-on-File>.

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Resolution #2025-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, in order to be eligible to receive grant funds from the Michigan Department of Natural Resources (MDNR) a five (5) year parks recreation plan, meeting their plan content criteria, has to be on file with the MDNR; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030; and

WHEREAS, the most recent Five-Year Plan expires on December 31, 2025.

WHEREAS, the Department of Natural Resources and Environment requires a public hearing before the local legislative body regarding the Five-Year Plan; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030, at its meeting on October 8, 2025 and moved that the Draft Master Plan be forwarded to the Mayor; and

WHEREAS, the Mayor forwarded the Draft Master Plan 2026-2030 to the City Council; and

WHEREAS, the City Council Committee of the Whole has reviewed the Draft Master Plan; and

WHEREAS, amendments to the Master Plan may be made by the City Council only after a public hearing is held.

WHEREAS, a public hearing has been held on December 15, 2025 and public comment received regarding the Draft 2026-2030 Parks and Recreation Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Parks and Recreation Master Plan 2026–2030 and capital improvements scheduled for grants.

BE IT FINALLY RESOLVED that the Parks and Recreation Department is to forward the Parks and Recreation Master Plan 2026-2030 to the MDNR for review and approval.

Resolution #2025-###

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

WHEREAS, the Mayor has made the recommendation for 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 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 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.

Resolution #2025-###

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

WHEREAS, the Mayor has made the recommendation for 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, 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.

Resolution #2025-###

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

WHEREAS, the Mayor has made the recommendation for 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, the Mayor's office 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.

Resolution #2025-307

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, in Resolution 2021-093, the City of Lansing established three Social Districts within the City, the Downtown Social District, the REO Town Social District, and the Old Town Social District; and

WHEREAS, RBM Properties LLC, DBA Grewal Hall at 224, 224 S. Washington Sq., Lansing MI 48933 is located within the previously established commons area of the Downtown Social District; and

WHEREAS, the Committee of the Whole reviewed the request with affirmative action taken; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from RBM Properties LLC, DBA Grewal Hall at 224, 224 S. Washington Sq., Lansing MI 48933 to be added as a qualified licensee to the Downtown Social District.

BE IT FINALLY RESOLVED, the City Clerk shall notify the Michigan Liquor Control Commission of the addition of the above entity as qualified licensees who may apply for a social district permit.

Resolution #2025-308

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Police Department (LPD) applied to the Department of Justice (COPS) for funds to be dedicated to replicate the “2025 LPD Safe Summer” Initiative; and

WHEREAS, LPD was informed September 10, 2025, that it has been approved to receive grant funding reimbursement of salaries and fringes; and

WHEREAS, the total grant compensation is \$175,000 of which \$17,500 is dedicated to admin costs, while \$157,500 is dedicated to enforcement and engagement; and

WHEREAS, there is no local match; and

WHEREAS, LPD plans to utilize the grant funds to fund dedicated patrol officers during the high-volume call and high crime periods of the year (May-October). The officers are assigned to areas and tasks associated with weekly crime data, crime patterns and special requests for police attention; and

WHEREAS, the grant period is October 1, 2025 through September 30, 2027.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the \$175,000 grant from the Department of Justice (COPS).

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

Resolution #2025-309

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, Stoopfest Inc. has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103a ; and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization; and

WHEREAS, the Stoopfest Inc. is annual music festival held within the City of Lansing.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Stoopfest Inc as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the Stoopfest Inc of 3118 Sablain Parkway Drive.

Resolution #2025-310

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the reappointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029; and

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

WHEREAS, the Committee of the Whole met on December 15, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029.

Resolution #2025-311

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.

Resolution #2025-312

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 Treasurer 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
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
33-01-01-09-430-401	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

Resolution #2025-313

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, in order to be eligible to receive grant funds from the Michigan Department of Natural Resources (MDNR) a five (5) year parks recreation plan, meeting their plan content criteria, has to be on file with the MDNR; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030; and

WHEREAS, the most recent Five-Year Plan expires on December 31, 2025.

WHEREAS, the Department of Natural Resources and Environment requires a public hearing before the local legislative body regarding the Five-Year Plan; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030, at its meeting on October 8, 2025 and moved that the Draft Master Plan be forwarded to the Mayor; and

WHEREAS, the Mayor forwarded the Draft Master Plan 2026-2030 to the City Council; and

WHEREAS, the City Council Committee of the Whole has reviewed the Draft Master Plan; and

WHEREAS, amendments to the Master Plan may be made by the City Council only after a public hearing is held.

WHEREAS, a public hearing has been held on December 15, 2025 and public comment received regarding the Draft 2026-2030 Parks and Recreation Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Parks and Recreation Master Plan 2026–2030 and capital improvements scheduled for grants.

BE IT FINALLY RESOLVED that the Parks and Recreation Department is to forward the Parks and Recreation Master Plan 2026-2030 to the MDNR for review and approval.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

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

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

Ordinance #1345

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 812, Section 812.01 of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

812.01. - Definitions.

As used in this chapter:

Principal Shopping District means the area of the City with the following boundary, including parcels having frontage on the boundary: Beginning at the intersection of the West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street (the "Point of Beginning"), proceeding North along S. Capitol Avenue right-of-way line to the center line of W. Washtenaw Street, west along the center line of W. Washtenaw Street to the center line of Townsend Street, north along the center line of Townsend Street to the center line of W. Allegan Street, then east along the W. Allegan Street center line to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to the center line of W. Saginaw Street, ~~east along the W. Saginaw Street center line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center line of N. Cedar Street, south along the N. Cedar Street center line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line west along the W. Saginaw Street center line to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way-line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue,~~

south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along Saginaw Avenue to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, east along the E. Shiawassee Street center line to the west right-of-way line of the ~~Conrail~~**CSX railway** right-of-way, south along the ~~Conrail~~**CSX railway** right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, then west along E. Kalamazoo Street center line to the center line of S. Larch Street, then south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the point of beginning.

Right-of-way means any land falling between property lines, including streets and sidewalks.

Temporary encroachment means any object placed in the right-of-way, such as a table, chair, display rack, surface level sign, or pushcart.

Zone A means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the center line of W. Shiawassee Street and the center line of N. Capitol Avenue (the "Point of Beginning - A"), proceeding east along the center line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center line of E. Michigan Avenue, west along the center line of E. Michigan Avenue to the center line of S. Cedar Street, south along the S. Cedar Street center line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center line to the center line of Museum Drive, northwesterly along the center line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center line of the Grand River, southeasterly along the center of the Grand River to the center line of E. Kalamazoo Street, continuing along the center line of E. Kalamazoo Street to the center line of Grand Avenue, south along the Grand Avenue center line to the center line of W. Lenawee Street, west along the W. Lenawee Street center line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the center line of W. Washtenaw Street to the center line of Townsend Street, north along the center line of Townsend Street to the center line of W. Allegan Street, then east along the W. Allegan Street center line of W. Allegan Street to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to the point of beginning - A.

Zone B means the area of the Principal Shopping District, commonly known as "~~old town~~**Old Town**," with the following boundary: Beginning at the intersection of the west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue (the "Point of Beginning - B"), proceeding east along the W. Grand River right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center line of N. Cedar Street, south along the N. Cedar Street center line to the center line of E. Maple Street, west along E. Maple Street center line (as aligned) to the west right-of-way line of N. Washington Avenue,

~~north along the N. Washington Avenue right-of-way line~~ **center line N. Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B")**, proceeding west along the center line of W. Saginaw Street to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way-line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along the Saginaw Avenue centerline to the point of beginning - B.

Zone C North means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the center line of N. Capitol Avenue and the center line of W. Shiawassee Street (the "Point of Beginning - C North"), proceeding north along the N. Capitol Avenue center line to the center line of W. Saginaw Street, east along the W. Saginaw Street center line to ~~west right-of-way line of N. Washington Avenue,~~ north along the ~~N. Washington Avenue right-of-way line to the center line of E. Maple Street,~~ east along E. Maple Street (as aligned) center line to the center line of N. Cedar Street, north along the ~~N. Cedar Street center line to the south right-of-way line of E. Grand River Avenue,~~ east along the ~~E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street,~~ south along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, west along the E. Shiawassee Street center line to the point of beginning - C North.

Zone C South means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center line of W. Lenawee Street (the "Point of Beginning - C South"), proceeding east along the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue center line to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center of the Grand River, northwesterly along the center line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center line of Museum Drive, southeasterly along the center line of Museum Drive to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center line of S. Cedar Street, north along the Cedar Street center line to the center line of E. Michigan Avenue, east along the E. Michigan Avenue center line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. Larch

Street right-of-way line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center line to the center line of S. Larch Street, south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the point of beginning - C South.

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

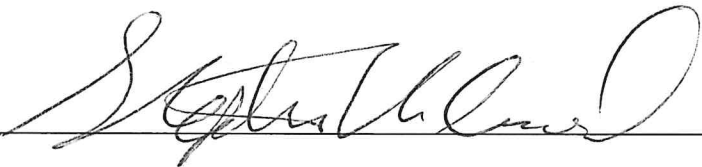
Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

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

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-408 – City of Lansing, Summary of Adopted Ordinance #1345** – was published Tuesday, December 23, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 23rd day of December 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on December 23, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
SUMMARY OF
ADOPTED ORDINANCE # 1345**

Lansing City Council adopted an Ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

Effective date: Upon publication

Notice: The full text of this Ordinance is available for review at the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan. A copy of the full text of this Ordinance may be obtained from the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan at a fee determined by City Council.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#25-408

PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

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

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

Ordinance #1346

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 1460.51, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.51 Tenant Relocation Fee

(a) Fee Responsibility

The owner or party in interest whose name appears on the City's real property tax assessment records for a rental premises shall be responsible for and pay to the City the tenant relocation fee, as provided in subsection (b), in the event of all the following:

- (1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or structure governed by the regulations and requirements of this Chapter 1460 must vacate the rental premises for their health and safety as a result of the rental premises being declared unsafe and uninhabitable;
- (2) At the time it is vacated, the rental structure is legally inhabited pursuant to this Chapter 1460;
- (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord does not have a valid insurance policy in place that covers tenants' relocation costs in a sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24 hours of the request of the insurance policy and coverage in acceptable form to the Manager of Code Compliance; and
- (4) The City provides, at the City's initial cost and expense, immediate temporary replacement relocation housing for the tenant or tenants.

(b) Tenant Relocation Fee

The tenant relocation fee shall be the total sum expended by the City to pay for temporary replacement relocation housing for any and all tenants relocated under subsection (a), except that the fee reimbursement amount shall not be greater than an amount per day to be set by resolution of Council, shall not be for more than 30 days, and shall not exceed the amount the City actually pays for the housing.

(c) Collection

Upon final determination of the tenant relocation fee, the City department responsible for arranging the payment for the temporary replacement relocation housing shall report the amount of the payment to the City Treasurer who shall bill the owner or party in interest by first class mail at the address shown on the City Assessor's records. The full payment of the tenant relocation fee shall be due and payable within 30 days of the mailing. Any portion of the tenant relocation fee remaining unpaid after 30 days from the date of billing shall be a debt subject to collection as provided by law. The owner or interested party shall also be in default to the City until the full amount has been paid.

(d) Exemption

The owner or party in interest may be exempted from collection of a tenant relocation fee under subsection (c) if, within 10 days after a rental premises is vacated as described in subsection (a), the owner or party in interest demonstrates to the Office of Code Compliance, with review by the Office of the City Attorney, by clear and convincing evidence in writing that the conditions that caused the rental premises being declared unsafe and uninhabitable were directly attributable to the tenant or tenants.

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

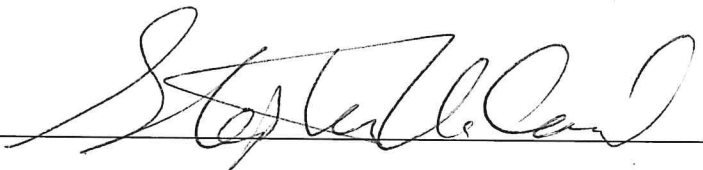
Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

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

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-409 – City of Lansing, Summary of Adopted Ordinance #1346** – was published Tuesday, December 23, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 23rd day of December 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on December 23, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
SUMMARY OF
ADOPTED ORDINANCE # 1346**

Lansing City Council adopted an Ordinance of the City of Lansing, Michigan, to amend Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

Effective date: Upon publication

Notice: The full text of this Ordinance is available for review at the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan. A copy of the full text of this Ordinance may be obtained from the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan at a fee determined by City Council.

Chris Swope, Lansing City Clerk, MMC/MIPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#25-409

PASSAGE OF ORDINANCE

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").

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

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

Ordinance #1347

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 twenty (20) 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 twenty (20) 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, 2046. 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.

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-407 – City of Lansing, Summary of Adopted Ordinance #1347** – was published Tuesday, December 23, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 23rd day of December 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on December 23, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
SUMMARY OF
ADOPTED ORDINANCE # 1347**

Lansing City Council adopted an Ordinance of the City of Lansing, Michigan, to add 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").

Effective date: Upon publication

Notice: The full text of this Ordinance is available for review at the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan. A copy of the full text of this Ordinance may be obtained from the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan at a fee determined by City Council.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing’s regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day.

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

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

ORDINANCE NO. _____

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An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing’s regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 654, Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

654.01. - Findings of fact. – This section to remain unchanged

654.02. - Scope.

This Chapter shall apply to the control of all sound originating ~~nonindustrial property within the City. This chapter shall not and is not intended to exclude industrial property or operations from the application of any other ordinances of the City.~~ **in the City of Lansing. However, industrial noise generated from an industrial property shall be exempt from the requirements and prohibitions of this Chapter. If non-industrial activity or business occurs on an industrial property, the requirements and prohibitions of this Chapter shall apply.**

654.03. - Definitions.

1 ~~All terminology used in this chapter, not defined in this section, shall be in conformity with~~
2 ~~applicable publications of the American National Standards Institute (A.N.S.I) or its successor~~
3 ~~body. As used in this eChapter:~~

4 ~~*A-weighted sound level* means the sound pressure level, in decibels, as measured on a sound~~
5 ~~level meter using the A-weighting network. The level so read is designated dBA.~~

6 ~~*Construction* means any site preparation, assembly, erection, substantial repair, alteration or~~
7 ~~similar action, but excludes demolition for or of public right of ways, structures, utilities or~~
8 ~~similar property.~~

9 ~~*Decibel (dB)* means a unit for measuring the volume of sound, equal to twenty times the~~
10 ~~logarithm to the base ten of the ratio of the pressure of the sound measured to the reference~~
11 ~~pressure, which is twenty micropascals.~~

12 ~~*Demolition* means any dismantling, intentional destruction or removal of structures, utilities,~~
13 ~~public or private right-of-way surfaces or similar property.~~

14 ~~*Emergency* means any occurrence of a set of circumstances involving actual or imminent~~
15 ~~physical trauma or property damage which demands immediate attention.~~

16 ~~*Emergency work* means any work performed for the purpose of preventing or alleviating the~~
17 ~~physical trauma of property damage threatened or caused by an emergency.~~

18 ~~*Gross vehicle weight rating (GVWR)* means the value specified by the manufacturer as the~~
19 ~~recommended maximum loaded weight of a single motor vehicle. In cases where trailers and~~
20 ~~tractors are separable, the gross combination weight rating (GCWR), which is the value specified~~
21 ~~by the manufacturer as the recommended maximum loaded weight of the combination vehicle,~~
22 ~~shall be used.~~

1 ~~Industrial property means land, land improvements, buildings, structures, other real property and~~
2 ~~machinery, equipment and fixtures, or any part thereof, whether completed or in the process of~~
3 ~~construction, comprising an integrated whole, the primary purpose and use of which is the~~
4 ~~manufacture of goods or materials or the processing of goods and materials by physical or~~
5 ~~chemical change, and includes agricultural processing facilities. "Industrial property" includes~~
6 ~~facilities related to the manufacturing operation and under the same ownership or control,~~
7 ~~provided that such property is contiguous to the manufacturing operation. Such property shall~~
8 ~~include, but not be limited to, office, engineering research and development, warehousing or~~
9 ~~parts distribution facilities.~~ **any area designated as IND-1 or INST-1 Zoning District,**
10 **pursuant to the Zoning Code or upon any plan or district map promulgated thereunder or**
11 **comparable zoning designation that permits the same uses.**

12 ~~Manufacture of goods or materials or processing of goods or materials means any type of~~
13 ~~operation that would be controlled by an entity included in the classifications provided by~~
14 ~~Division D, Manufacturing, of the Standard Classification Manual of 1972, published by the~~
15 ~~United States Office of Management and Budget, regardless of whether or not the entity~~
16 ~~conducting such an operation is included therein.~~

17 ~~Motor carrier vehicle engaged means any vehicle for which regulations apply pursuant to~~
18 ~~Section 18 of the Federal Noise Control Act of 1972 (P.L. 92-574), as amended, pertaining to~~
19 ~~motor carriers engaged in interstate commerce.~~

20 ~~Motor vehicle means any vehicle which is propelled or drawn on land by a motor, such as, but~~
21 ~~not limited to, passenger cars, trucks, truck-trailers, campers, go-carts, snowmobiles, amphibious~~
22 ~~craft on land, dune buggies, all-terrain vehicles or racing vehicles, but not including motorcycles.~~

1 *Motorcycle* means an unenclosed motor vehicle having a saddle or seat for the use of the
2 operator and two or three wheels in contact with the ground, including, but not limited to, motor
3 scooters, minibikes and motor propelled bicycles.

4 *Muffler or sound dissipative device* means a device for abating the sound of escaping gases of an
5 internal combustion engine.

6 *Noise* means any sound which annoys or disturbs humans or which causes or tends to cause an
7 adverse psychological or physiological effect on humans.

8 *Noise disturbance* means any sound which endangers or injures the safety or health of humans or
9 animals, annoys or disturbs a reasonable person of normal sensitivities or endangers or injures
10 personal or real property.

11 *Noise sensitive zone* means any area where a school, hospital, house of worship, day care center,
12 nursing home, public library, senior citizen center, residence or court is located, or an area of
13 potential noise disturbance.

14 *Person* means any individual, association, partnership or corporation and includes any officer,
15 employee, department, agency or instrumentality of a state or any political subdivision of a state.

16 ***Plainly audible* means any sound that can be detected by an individual using his or her**
17 **hearing faculties. The enforcing officer need not determine the title of a specific sound,**
18 **specific words, or the performing artist, and the detection of the rhythmic bass component**
19 **of music is sufficient to constitute a plainly audible sound.**

20 *Public right-of-way* means any street, avenue, boulevard, highway, sidewalk, path, alley or
21 similar place which is owned or controlled by a governmental entity.

1 *Public space* means any real property or structures thereon which are owned or controlled by a
2 governmental entity.

3 *Real property* means an imaginary line along the ground surface, and its vertical extension,
4 which line separates the real property owned by one person from that owned by another person,
5 but not including intra-building real property divisions.

6 *Recreational ~~motor~~-vehicle* means any motor vehicle or motorcycle which is intended for
7 recreational use or which is being used for recreational purposes, except snowmobiles.
8 Recreational purposes include utilization of such a motor vehicle or motorcycle in competitive
9 events even if engaged in professionally or for compensation.

10 *Residential area* means any area designated as ~~an A, A-1, B, C, DM-1, DM-2, DM-3 or DM-4~~
11 **R-1, R-2, R-3, MFR, R-MX, R-AR** Zoning District, pursuant to the Zoning Code or upon any
12 plan or district map promulgated thereunder **or comparable zoning designation that permits**
13 **the same uses.**

14 *~~RMS sound pressure~~* means ~~the square root of the time averaged square of the sound pressure,~~
15 ~~denoted PRMS.~~

16 *Sound* means an oscillation in pressure, particle displacement, particle velocity or other physical
17 parameter, in a medium with internal forces that causes compression and rarefaction of that
18 medium. The description of sound may include any characteristic of such sound, including
19 duration, intensity and frequency.

20 *~~Sound level~~* means ~~the weighted sound pressure level obtained by the use of a sound level meter~~
21 ~~and frequency weighting network, such as A, B or C, as specified in American National~~
22 ~~Standards Institute Specifications For Sound Level Meters (A.N.S.I. SI.4-1971), or the latest~~

1 ~~approved revision thereof. If the frequency weighting employed is not indicated, the A-weighting~~
2 ~~shall apply.~~

3 ~~*Sound level meter* means an instrument which includes a microphone, amplifier, RMS detector,~~
4 ~~integrator or time average, output meter and weighting networks used to measure sound pressure~~
5 ~~levels.~~

6 ~~*Sound pressure* means the instantaneous difference between the actual pressure and the average~~
7 ~~or barometric pressure at a given point in space, as produced by sound energy.~~

8 ~~*Sound pressure level* means twenty times the logarithm to the base ten of the ratio of the RMS~~
9 ~~sound pressure to the reference pressure of twenty micropascals. The sound pressure level is~~
10 ~~denoted L_p or SPL and is expressed in decibels.~~

11 ~~*Weekday* means any day, Monday through Friday, which is not a legal holiday.~~

12 ~~*654.04. - Duties and responsibilities of departments. This section to remain unchanged*~~

13 ~~*654.05. - Motor vehicles.*~~

14 ~~*(a) On Public Right of Ways.* No person shall operate or cause to be operated a public or private~~
15 ~~motor vehicle or motorcycle on a public right of way at any time in such a manner that the sound~~
16 ~~level emitted by the motor vehicle or motorcycle exceeds the level set forth in the following~~
17 ~~table:~~

18 ~~Sound Level in dBA (measured at 50 feet or 15 meters)~~

	Speed Limit	Speed Limit	Stationary
	35 mph or less	over 35 mph	run-up
Motor carrier vehicle engaged in interstate	86	90	88

commerce of GVWR or GCWR of 8,500 lbs. or more			
All other motor vehicles of GVWR or GCWR of 8,500 lbs. or more	86	90	—
Any motorcycle	82	86	—
Any other motor vehicle or any combination of vehicles towed	76	82	—

1 -

2 ~~(b) *Standing Vehicles.* No person shall operate or permit the operation of any motor vehicle,~~
3 ~~motorcycle or auxiliary equipment attached to such a vehicle for longer than five minutes in any~~
4 ~~hour while the vehicle is stationary, for reasons other than traffic congestion, on a public right of~~
5 ~~way or public space within 150 feet (forty six meters) of a residential area or designated noise~~
6 ~~sensitive zone, between 8:00 p.m. and 8:00 a.m. of the following day.~~

7 ~~(c) *Recreational Vehicles Operating Off Public Right of Ways.*~~

8 ~~(1) Except as permitted in paragraph (c)(2) hereof, no person shall operate or cause to be~~
9 ~~operated any recreational motor vehicle or motorcycle off a public right of way in such a manner~~
10 ~~that the sound level emitted therefrom exceeds the limits set forth in the following table at a~~
11 ~~distance of fifty feet (fifteen meters) or more from the path of the vehicle when operated in a~~
12 ~~public space or at or across the boundary of private property when operated on private property.~~
13 ~~This subsection shall apply to all recreational motor vehicles, whether or not duly licensed and~~
14 ~~registered.~~

Vehicle Type	Sound Level, dBA
Motorcycle	Unit manufactured before 1975, 86 dBA
	Unit manufactured after 1975, 84 dBA
Any other vehicle	Unit manufactured before 1975, 86 dBA
	Unit manufactured after 1975, 80 dBA

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(1) The following non-exhaustive list of acts, and the causing thereof, are hereby declared to be violations of this Section:

- (a) The sounding of any horn or signal device on any motor vehicle, motorcycle, recreational vehicle, or other self-propelled vehicle so as to create any loud or harsh sound plainly audible within any dwelling unit or residence, except as permitted by the Motor Vehicle Code, Act 300 of 1949.**
- (b) The discharge into the open air of the exhaust of any motor vehicle, motorcycle, recreational vehicle, or other self-propelled vehicle, except through a muffler or other device which effectively prevents loud or explosive noises therefrom.**
- (c) The use or operation of any device or equipment that artificially creates a loud or explosive noise.**
- (d) Between the hours of 7:00 a.m. and 11:00 p.m.: The use or operation of an electronically amplified sound system in or about any motor vehicle, motorcycle, or recreational vehicle, whether parked or in motion, in such a manner as to be plainly audible at a distance greater than fifty (50) feet from the motor vehicle, motorcycle, or recreational vehicle.**

1 **(e) Between 11:00 p.m. and 7:00 a.m. of the following day: The use or operation of**
2 **an electronically amplified sound system in or about any motor vehicle,**
3 **motorcycle, or recreational vehicle, whether parked or in motion, in such a**
4 **manner as to be plainly audible at a distance greater than thirty (30) feet from**
5 **the motor vehicle, motorcycle, or recreational vehicle.**

6 **(f) *Motor Vehicle Repairs and Testing.* Repairing, rebuilding, modifying or testing**
7 **any motor vehicle, motorcycle or motorboat in such a manner as to cause a noise**
8 **disturbance across a residential real property boundary.**

9 (2) Permits for motor vehicle racing events may be obtained from the City according to
10 procedures and criteria set forth in Sections 654.10 and 654.11.

11 **(3) In a prosecution for a violation of 654.05(1), proof that the particular motor vehicle**
12 **described in the citation, complaint, or warrant was used in the violation, together with**
13 **proof that the defendant named in the citation, complaint, or warrant was the registered**
14 **owner of the motor vehicle at the time of the violations, constitutes in evidence a**
15 **presumption that the registered owner of the motor vehicle was the person who operated or**
16 **controlled the motor vehicle when the noise violation occurred.**

17 654.06. - *Railroads. This section to remain unchanged.*

18 654.07. - Prohibited noises generally.

19 No person shall make, or continue, cause or permit to be made, verbally or mechanically, any
20 unnecessary noise disturbance. Noncommercial public speaking and public assembly activities
21 conducted on any public space or public right of way shall be exempt from this section, except as
22 otherwise provided herein.

1 The following acts, and the causing thereof, are hereby declared to be violations of this section:

2 (a) *Sound Production and Reproduction Systems.* ~~The playing, using or operating, or permitting~~
3 ~~the playing, using or operating, of any television, or radio receiving set, musical instrument,~~
4 ~~phonograph, or other machine or device for producing, reproducing or amplifying sound in such~~
5 ~~a manner as to create a noise disturbance, or at any time with a louder volume than is necessary~~
6 ~~for convenient hearing for the persons who are in the room, chamber, vehicle or other place in~~
7 ~~which such an instrument, machine, set or device is operated and who are voluntary listeners~~
8 ~~thereto. The operation of any such television, or radio receiving set, instrument, phonograph,~~
9 ~~machine or device between 11:00 p.m. and 7:00 a.m. of the following day in such a manner as to~~
10 ~~be plainly audible at a distance of fifty feet the building, structure, vehicle or other place in~~
11 ~~which it is located shall be prima facie evidence of a violation of this section. This subsection~~
12 ~~shall not apply to noncommercial speech.~~

13 **(1) Between 7:00 a.m. and 11:00 p.m.: The playing, using, operating, or permitting**
14 **the playing, using, or operating, of any television, radio receiving set, musical instrument,**
15 **phonograph, loudspeaker, public address system, or other machine or device for**
16 **producing, reproducing or amplifying sound in such a manner or with such volume as to**
17 **be plainly audible from a distance of one hundred (100) feet from the property line where**
18 **the sound is originating.**

19 **(2) Between 11:00 p.m. and 7:00 a.m. of the following day: The playing, using, or**
20 **operating, or permitting the playing, using, or operating, of any television, radio receiving**
21 **set, musical instrument, phonograph, loudspeaker, public address system, or other**
22 **machine or device for producing, reproducing or amplifying sound in such a manner or**

1 with such volume as to be plainly audible from a distance of thirty (30) feet from the
2 property line where the sound is originating.

3 (3) In a multi-unit residential dwelling, the playing, using, operating, or permitting
4 the playing, using, or operating of any television, radio receiving set, musical instrument,
5 phonograph, loudspeaker, public address system, or other machine or device for
6 producing, reproducing or amplifying sound in such a manner or with such volume so as to
7 be plainly audible for a period of time in excess of fifteen (15) consecutive minutes in any
8 dwelling unit which is not the source of the sound between the hours of 11:00 p.m. and 7:00
9 a.m. of the following day.

10 ~~(b) Loudspeakers; Public Address Systems.~~

11 ~~(1) The using or operating for any noncommercial purpose of any loudspeaker, public~~
12 ~~address system, musical instrument or similar device between 10:00 p.m. and 8:00 a.m. of the~~
13 ~~following day, such that the sound therefrom creates a noise disturbance across a residential real~~
14 ~~property boundary; or~~

15 ~~(2) The using or operating for any commercial purpose of any loudspeaker, public~~
16 ~~address system or similar device so as to be audible in residential areas or in a noise sensitive~~
17 ~~zone.~~

18 ~~(eb) Street Sales.~~ Offering for sale or selling anything by shouting or outcry within any
19 residential area of the City, except in connection with auction sales;

20 ~~(dc) Animals and Birds.~~ Owing, possessing or harboring any bird or other animal which
21 frequently or for continued duration makes sounds which create a noise disturbance across a
22 residential real property boundary or within a noise sensitive zone;

1 ~~(ed)~~ *Loading and Unloading.* Loading, unloading, opening, closing or other handling of boxes,
2 crates, containers, building materials or similar objects between ~~10:00 p.m.~~ **8:00 p.m.** and 7:00
3 a.m. of the following day in such a manner as to cause a noise disturbance across a residential
4 property boundary or within a noise sensitive zone;

5 ~~(f)~~ *Motor Vehicle Repairs and Testing.* ~~Repairing, rebuilding, modifying or testing any motor~~
6 ~~vehicle, motorcycle or motorboat in such a manner as to cause a noise disturbance across a~~
7 ~~residential real property boundary;~~

8 ~~(ge)~~ *Construction.* Operating or permitting the operation of any tools or equipment used in
9 construction, drilling or demolition work between 8:00 p.m. and 7:00 a.m. of the following day
10 on weekdays, or at any time on weekends or holidays, such that the sound therefrom creates a
11 noise disturbance across a residential real property boundary or within a noise sensitive zone,
12 except for emergency work of public service utilities or by a temporary or special permit issued
13 pursuant to Section 654.10 or 654.11;

14 ~~(hf)~~ *Places of Public Entertainment.* ~~Operating, or playing, or permitting the operation or playing~~
15 ~~of any radio, television, phonograph, drum, musical instrument, sound amplifier or similar~~
16 ~~device which produces, reproduces or amplifies sound in any place of public entertainment so as~~
17 ~~to produce a maximum sound level of fifty-five dBA on a residential real property boundary~~

18 **(1) Between 7:00 a.m. and 11:00 p.m.: Operating, playing, or permitting the**
19 **operation or playing of any radio, television, phonograph, drum, musical instrument,**
20 **sound amplifier or similar device which produces, reproduces or amplifies sound in any**
21 **place of public entertainment so as to be plainly audible at a distance of five hundred (500)**
22 **feet from the place of public entertainment**

1 **(2) Between 11:00 p.m. and 7:00 a.m. of the following day: Operating, playing, or**
2 **permitting the operation or playing of any radio, television, phonograph, drum, musical**
3 **instrument, sound amplifier or similar device which produces, reproduces or amplifies**
4 **sound in any place of public entertainment so as to be plainly audible at a distance of one**
5 **hundred (100) feet from the place of public entertainment.**

6 ~~(ig)~~ *Domestic Power Tools.* Operating or permitting the operation of any mechanically powered
7 saw, drill, sander, grinder, lawn or garden tool or similar device used in residential areas between
8 8:00 p.m. and 8:00 a.m. of the following day so as to cause a noise disturbance across a
9 residential real property boundary;

10 ~~(jh)~~ *Burglar Alarms.* Sounding or permitting the sounding of any burglar alarm or other alarm or
11 any safety or warning device on any building or motor vehicle, unless such burglar alarm
12 terminates its operation within fifteen minutes of its being activated. ~~Any vehicle upon which a~~
13 ~~burglar alarm has been installed shall prominently display the telephone number at which~~
14 ~~communication may be made with the owner of such motor vehicle.~~ All burglar alarms which
15 emit a sound which is clearly audible at any residential property line shall be equipped and
16 required to automatically shut off the sound not later than fifteen minutes after it has begun.

17 ~~(ki)~~ *Air Conditioning and Air Handling Devices.* The operation of air conditioning, air handling
18 devices, refrigeration devices or other compressors ~~causing a continuous sound level in excess of~~
19 ~~fifty five dBA measured at any property line in residential areas. This subsection shall not apply~~
20 ~~if the sound from the air conditioner or air handling device produces less than a three dBA~~
21 ~~increase in the sound level that exists in the absence of such sound. so as to be plainly audible~~

1 **from a distance of three hundred (300) feet away from the air conditioner, air handling**
2 **device, refrigeration device, or other compressor.**

3 **(j) Knowingly permit a minor under his or her guardianship, custody, or control to violate**
4 **any noise regulation contained in this Chapter.**

5 654.08. - Exceptions to Chapter.

6 The following activities and uses shall be exempt from the noise level regulations established by
7 this chapter:

8 (a) Noises of public or governmental safety signals, warning devices and emergency relief valves
9 when used as intended for warnings in case of emergency or danger or when tested, and noises of
10 fire alarms;

11 (b) Noises resulting from any authorized police, fire or emergency vehicle when responding to
12 an emergency call or acting in a time of emergency;

13 (c) Noises resulting from emergency work. ~~Emergency work shall be work which is necessary to~~
14 ~~restore property to a safe condition following a public calamity or accident, or work required to~~
15 ~~protect persons or property from an imminent exposure to danger.~~

16 (d) Any noise resulting from activities of a temporary duration, permitted by law and for which a
17 temporary or special permit has been granted in accordance with Section 654.10 or 654.11;

18 (e) Any aircraft operated in conformity with or pursuant to Federal law, Federal air regulations
19 and air traffic control instruction and used pursuant to and within the duly adopted Federal air
20 regulations;

21 (f) Noise from ~~church bells, chimes or churches~~ **religious institutions conducting religious**
22 **activity or services**, except between 12:00 midnight and 6:00 a.m.;

- 1 (g) Noise from construction activity, except such noise as is specifically prohibited by this
- 2 chapter;
- 3 (h) Noise resulting from the repair of public utilities;
- 4 (i) Noise resulting from the operation of snow removal equipment when being used for or in
- 5 connection with snow removal; ~~and~~
- 6 (j) Noise resulting from a City sponsored cultural, ethnic or community activity open to the
- 7 public.; **and**
- 8 **(k) Noise from publicly owned facilities, and public or private school property.**

9 *654.09. - Limitation of responsibility. This section to remain unchanged*

10 *654.10. - Temporary permits. This section to remain unchanged*

11 *654.11. - Special permits. This section to remain unchanged*

12 *654.12. - Regulations. This section to remain unchanged*

13 **~~654.13. - Additional violations.~~**

14 ~~Except as provided in Section 654.08, no person shall:~~

15 ~~(a) Make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise~~
16 ~~or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health,~~
17 ~~peace or safety of others within the City;~~

18 ~~(b) Discharge the exhaust of any steam engine, stationary internal combustion engine, motor boat~~
19 ~~or motor vehicle into the open air, except through a muffler or other device which will~~
20 ~~effectively prevent loud or explosive noises;~~

1 ~~(c) Use any drum, loudspeaker or other instrument or device for the purpose of attracting~~
2 ~~attention, by the creation of noise, to any performance, show or sale or display of merchandise;~~
3 ~~or~~

4 ~~(d) Knowingly permit a minor under his or her guardianship, custody or control to violate any~~
5 ~~noise regulation contained in this chapter.~~

6 ~~654.14.~~ **654.13** - Remedies cumulative.

7 No provision of this chapter shall be construed to impair any common law, statutory or other
8 cause of action, or legal remedy therefrom, of any person, for injury or damage arising from a
9 violation of any of the provisions of this chapter or of any other law.

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

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

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



Chris Swope
Lansing City Clerk

December 12, 2025

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](https://www.lansingmi.gov/agendas-minutes)

BOARD NAME

DATE OF MEETING

Board of Ethics

November 12, 2025

Board of Public Service

November 13, 2025

Board of Zoning Appeals

April 10, 2025
August 14, 2025
October 9, 2025

Park Board

October 8, 2025

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

517-483-4131 ☐ 517-377-0068 FAX

www.lansingmi.gov/clerk ☐ city.clerk@lansingmi.gov

Resolution #2026-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the reappointment of Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028.

Resolution #2026-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027.

Resolution #2026-###

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

Act-7-2025, Sale of Real Property, Lot 49, 200 Block S Cedar Street

WHEREAS, the City of Lansing is the owner of three parcels of real property commonly known as 'Lot 49' and 'Lot 49a' (the "Property") located along the 200 block of South Cedar Street, Lansing, Michigan and legally described as:

PID # 33-01-01-16-427-122

S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT,
ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51

PID # 33-01-01-16-427-082

LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND
S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG
PLAT

PID # 33-01-01-16-427-051

S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT; and

WHEREAS, sale of the Property is in the best interest of the City, the Property is not necessary for City operations, and the City will no longer incur the expenses associated with maintenance of the property; and

WHEREAS, in March 2023 the Property was appraised at One Million Four Hundred Fifty Thousand Dollars (\$1,450,000.00); and

WHEREAS, Deep Green Technologies USA LLC has submitted a request to purchase in the amount of One Million Four Hundred Thousand Dollars (\$1,400,000.00), subject to the terms of the sale agreement, the proceeds of which will go to the Parking Enterprise Fund; and

WHEREAS, the sale agreement was placed on file with the Clerk's Office November 14, 2025; and

WHEREAS, on December 2, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted 5-2 to recommend approval of Act-7-2025, Sale of Real Property, Lot 49, 200 Block South Cedar Street with the following recommended conditions:

1. All exterior mechanical equipment, including roof-mounted equipment and any proposed or future back-up generators, shall be screened behind a ten-foot tall masonry screen wall and utilize noise-dampening materials or methods to mitigate noise pollution stemming from site operations; and

2. Site operations shall not produce any nuisance impacts including noise, vibration, or fumes, on neighboring residential 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-7-2025, and approves the sale of the Property legally described as:

PID # 33-01-01-16-427-122

S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT,
ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51

and

PID # 33-01-01-16-427-082

LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND
S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG
PLAT

and

PID # 33-01-01-16-427-051

S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT

For the sum of One Million Four Hundred Thousand Dollars (\$1,400,000.00), to Deep Green Technologies USA LLC.

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.



Chris Swope
Lansing City Clerk

December 12, 2025

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

My office has received and placed on file this document:

Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. Background Materialst

This document is available for review at the office of the City Clerk or at <https://mi-lansing3.civicplus.pro/227/Public-Notices-Documents-on-File>.

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Resolution #2026-###

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, _____ at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the sale of three parcels of City property to Deep Green Technologies USA LLC:

Act-7-2025, Lot 49, 200 block S Cedar St, Sale of Real Property

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Act-7-2025, Lot 49, 200 block S Cedar St., Sale of Real Property

The Lansing City Council will hold a public hearing on Monday, , 2025 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Act-7-2025 a request to sell three parcels of real property, to Deep Green Technologies USA LLC. The sale agreement is on file with the City Clerk for public review.

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, 2024 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope



Chris Swope
Lansing City Clerk

December 12, 2025

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

My office has received and placed on file this document:

Z-2-2025; 220 S. Larch St. and 3 adjoining parcels., Conditional Rezoning for Deep Green Technologies Data Center Background Materials

This document is available for review at the office of the City Clerk or at <https://mi-lansing3.civicplus.pro/227/Public-Notices-Documents-on-File>.

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF FOUR PARCELS 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 properties described as follows:

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-051
Addresses: 0 S Cedar St.
Legal Descriptions: S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-082
Addresses: 0 S Cedar St.
Legal Descriptions: LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-122
Addresses: 0 E Kalamazoo St.
Legal Descriptions: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-192
Addresses: 220 S Larch St.
Legal Descriptions: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

with the condition that the use of the property shall be restricted to a data center and its supporting facilities which shall run with the land and be binding upon all future owners thereof.

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 14th day after enactment.

**Z-2-2025, 200 blocks of S Cedar St. and S Larch St.
Rezoning from DT-3 “Downtown Core” to IND-1 “Industrial”**

This is a request to rezone parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street from “DT-3” Urban Core to “IND-1” Industrial with the condition that the use of the property will be restricted to a data center and its supporting facilities. The purpose of the rezoning is to permit a 24-megawatt data center that combines computing capacity with an approach to carbon-neutral heat recovery for sustainable technology and clean energy innovation. The Board of Water & Light will be providing power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL’s hot water system, reducing natural gas demand for the system and carbon emissions.

The staff recommendation is to approve the rezoning based upon a finding that the proposed data center will be consistent with the intent and purpose of the zoning ordinance and the master plan, as described in the staff report.

At the public hearing held by the Planning Commission on November 4, 2025, the applicant’s representatives and three other individuals spoke in favor, and 16 individuals spoke in opposition to the request.

At its meeting held on December 2, 2025, a motion to approve the request failed by a vote of 3-4.

From: Dr. Chris Sovey <chris@healthyconsumerpt.com>
Sent: Thursday, November 6, 2025 8:19 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Proposed Data Center In Lansing

Hello Ms. Stachowiak,

My name is Dr. Chris Sovey. I'm writing as a Lansing resident to express serious concern about the proposed downtown Deep Green data center project recently featured in *Lansing City Pulse*. While I understand the appeal of economic development, I believe this project presents significant environmental and community risks that must be fully reviewed before any approval or rezoning is granted.

My primary concerns include:

1. Water Usage and Supply Risk

- Data centers use substantial amounts of water for cooling — often millions of gallons annually per megawatt of power demand.
- Lansing's municipal water system already supports residential, commercial, and industrial users; additional draw could strain infrastructure and raise long-term costs for residents.
- Public transparency is needed regarding the projected annual water consumption, source (potable vs. non-potable), and potential impact on local supply or aquifer levels.

2. Thermal and Chemical Discharge

- Cooling systems generate heated and mineral-laden discharge ("blowdown") that can affect local water bodies if not properly managed.
- The city should require full environmental disclosure and a plan for closed-loop or reclaimed-water systems before approval.

3. Energy Consumption and Air Quality

- AI-grade data centers are among the most energy-intensive facilities per square foot.
- Lansing's grid would need to accommodate constant 24/7 load; if fossil-fuel backup generators are included, emissions and noise could harm local air quality and nearby neighborhoods.

4. Transparency and Community Oversight

- Most data-center operators do not publicly disclose real-time data on water and energy use.
- Any approval should include strict public reporting requirements for water withdrawal, discharge quality, and energy sourcing.

5. Land Use and Neighborhood Impact

- A facility of this scale changes the character of the downtown corridor.
- Increased traffic, waste heat, and noise from cooling towers could degrade nearby property values and quality of life.

6. Precedent and Environmental Justice

- Once a heavy-infrastructure use is approved downtown, it sets a precedent for similar high-impact facilities in the urban core rather than industrial zones.
- Residents in older neighborhoods near downtown already face environmental burdens — this project risks compounding them.

I respectfully request:

- That no site plan or rezoning be approved until a full environmental impact study is completed.
- That all projected water, energy, and emissions data be made public.
- That residents be given adequate notice and opportunity for input before any final vote.

I would appreciate being informed of upcoming public hearings related to this project.

Lansing deserves development that supports long-term sustainability without compromising public resources or neighborhood well-being.

Thank you for your attention to these concerns.

--

Chris Sovey, DPT, RN, BSN

<http://www.healthyconsumerpt.com>

<http://www.youtube.com/sovchr>

<http://www.facebook.com/hconsumerpt>

Phone: 517-245-1445

Fax: [833-352-3618](tel:833-352-3618)

THE MAJORITY OF AMERICANS SUPPORT:



Universal Background Checks¹



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THESE ARE NOT EXTREME IDEAS.
THIS IS OUR COMMON GROUND.

Print FREE at SignsofJustice.com/mail

GRAND RAPIDS MI 493

As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.

Do not allow Data Centers to endanger our environment & our Great Lakes.

They are bad for communities
Do Not sell out to Big Tech

AI will Fail.

48933-160510

-Rathrune

RECEIVED
DEC -1 2025
City of Lansing
Lansing City Council
City Hall
124 W. Michigan Ave
Lansing, MI 48933

Print FREE at SignsofJustice.com/mail

GRAND RAPIDS MI 493

As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.

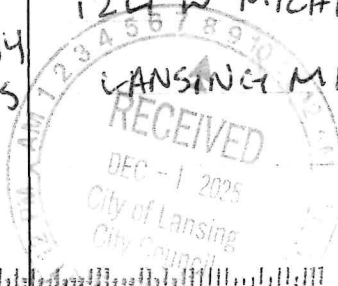
15 jobs, destroying our environment, and making Lansing unlivable. Financially is not worth keeping up with technology when it means allowing companies to erect a data center that will destroy our city.

48933-160510



1775

LANSING CITY COUNCIL
124 W MICHIGAN AVE
LANSING MI 48933



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GRAND RAPIDS MI 493

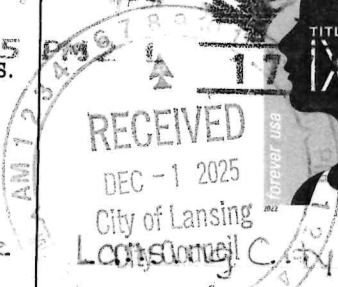
As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.

Do NOT allow the Deep Green data Center to pass! Communities across the globe are grossly impacted by AI data Centers in the most negative ways. Not every drop of minuscule prosperity needs to be drained from our communities for the sake of a hazardous food, padding millionaire & billionaire pockets and will only affect Every Person

48933-160510



1775



LANSING CITY COUNCIL
Lansing City Council
City Hall
124 W. Michigan Ave
Lansing, MI 48933



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GRAND RAPIDS MI 493

26 NOV 2025 PM 4

As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.

NO DATA CENTER
in Stadium District

We don't want it!

**RESISTING. PERSISTING.
INSISTING ON CHANGE.**



City Council
City Hall
124 W. Michigan Ave
Lansing, MI 48933

Print FREE at: SignsofJustice.com/mail



From: Sunny <faithsaeerah@protonmail.com>
Sent: Wednesday, November 5, 2025 1:48 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] NO to Deep Green Data Center

Hello,

I am unable to make the zoning meeting tonight and wanted to write about the proposed Deep Green data center in downtown Lansing. I am a homeowner and urban farmer in Lansing and am writing to express my strong disagreement for the building and running of this data center in our community. Across the United States communities have been feeling the negative effects of data centers including excessive water and energy usage and the prioritization of corporations over residents. Globally, we are already hurtling past climate tipping points which the proliferation of AI has contributed to. We need to be consuming fewer resources as a community and a nation, and prioritizing investments in actually sustainable solutions, not just ones that are so-called "carbon neutral." An MSU professor Doug Bessette said "A data center will never be sustainable. It will always require more energy to run than it could ever produce. So they're arguing that it's sustainable because it's almost carbon-netural and they're prodcing heat the BWL needs anyway--well, yeah, but you also have to power the data center." The number of jobs this data center would bring in no way outweighs the negatives that data centers have been seen to bring to communities across the nation. Please do not rezone the proposed area, where myself and many of my loved ones live and grow food close to, from urban core to industrial.

Thank you,

Faith Bradley

From: Henry Fessler <fesslerhenry@gmail.com>
Sent: Wednesday, November 5, 2025 1:43 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Expressing Disapproval of Redistricting for a Data Center

Hello Ms. Stachowiak,

My name is Henry, and I live in Ward 1 over by Sparrow. Today, you will be discussing redistricting to allow Deep Green to build a data center in downtown Lansing. I wanted to write to express my disapproval for this project.

While Deep Green and BWL make promises about the center being a positive impact on our electricity grid that will lower prices, that isn't how I've seen these projects play out in other communities. Atlanta communities can track 70% of price increases back to data centers, and Carnegie Mellon found data centers could drive 8% or even 25% rate increases.

When nearly half of Michigan is spending 10% of their income on energy, we as a community can't afford to be anything less than completely confident in our initiatives.

Deep Green, even in name, is promoting this center as a green initiative, but it could majorly set back our climate initiatives as well. I and many of your constituents don't buy that these centers are a foregone conclusion. These centers take energy to make heat, just like we do today. Without plans to power the center in a clean way, this heat isn't free. We'll pay for it with environmental and health outcomes.

I'm firmly against this redistricting, and I hope you will consider pushing back against it.

Thank you for hearing the opinions of your residents.
Henry

From: Janice Heebsh <janice.ebeling@gmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Absolutely No Data Center in Lansing.

Good Afternoon,

I am writing you as a resident of East Lansing-in support of my neighbors in Lansing- to oppose the zoning approval for the proposed data center on Kalamazoo Avenue.

As people struggle with their bills, and winter comes, the news of a new possible data center is chilling. While the news and the BWL cites the cost savings and the wattage surplus they are capable of, this will be a devastating blow for those struggling to afford and keep the electricity on in their own homes.

Nationwide, data centers cause the cost of electricity to increase 5% on average, and some locations experienced an appalling 257% increase to their bills. While Lansing struggles to house, feed and warm their constituents, approval of the data center sends the message that the people of Lansing and neighboring cities' are expected to carry more burdens for corporate interests benefit.

Data centers are fed though either a powerful burden on electricity or a powerful drain on water to cool their equipment. The promise of 50 jobs is not significant enough to compensate for the environmental impact, the impact on resident's pockets, and the impact on neighboring cities.

Additionally, data centers are not industries that produce high impact products. They are a repository of information on internet users who do not have rights to their privacy. Approving this when thousands of people in Lansing are homeless, and going hungry as winter sets in is ghoulis.

If the city truly wishes for more "High Tech" and "Environmentally Green" jobs and industry in their city, they should welcome solar, wind and battery technology factories whose products promise a renewable and energy-independent future for Lansing, and Michigan as a whole, and whose pollution is offset by large volumes of quality jobs.

Thank you for hearing me out, and I look forward to your response

Janice Heebsh



November 5, 2025

Lansing City Planning Commission
Neighborhood Empowerment Center
600 W Maple Street
Lansing MI 48906

RE: Support for Item 4 B Z 2 2025 Conditional Rezoning 200 Blocks of S Cedar and S Larch Streets

Dear Chair and Members of the Planning Commission:

On behalf of the Lansing Regional Chamber of Commerce, I write to express strong support for Item 4 B Z 2 2025, the request to conditionally rezone the property located in the 200 blocks of South Cedar Street and South Larch Street from “DT 3” Downtown Core to “IND 1” Industrial.

As the leading regional voice for the business community and a long-standing partner in Lansing’s economic growth, the Chamber is committed to advancing opportunities that strengthen our economy, create jobs, and support the continued vitality of our capital city. Deep Green’s proposed development represents a major investment in Lansing’s future and aligns directly with our region’s strategic focus on innovation, sustainability, and advanced technology infrastructure.

This 120-million-dollar project transforms underutilized city owned land into a productive, revenue generating, high value use that will support economic growth for decades to come. What is today a surface parking lot generating no property tax revenue will become a world class data center facility that brings meaningful economic activity, local business opportunities, and new jobs to our region.

The scale and design of the project will fit well with adjacent properties including the Lansing Board of Water and Light water conditioning plant located across the street. Several similar uses, such as the existing solar array and two vehicle service centers that surround the site, establish a compatible context for this development. In addition, this is a conditional zoning request, ensuring that if the property ever changes ownership, the only permitted use will remain as a data center. This provides long term certainty and alignment with the community’s vision for the corridor.

Deep Green’s sustainable model, including the ability to reuse waste heat to support nearby buildings, represents one of the most forward thinking and environmentally responsible data center approaches in the country. This development builds on the Lansing Board of Water and Light’s legacy of innovative, sustainable energy investments and complements ongoing corridor revitalization efforts that extend from REO Town into the Stadium District and downtown core.



LANSING REGIONAL CHAMBER

*We Work Relentlessly to Help Businesses **Connect, Grow and Thrive.***

As we look toward the future, communities that lead in digital infrastructure, energy innovation, and sustainable technology will be positioned to attract the next generation of employers and talent. This project strengthens our competitive position, supports the development of an innovation corridor, and sets the stage for continued high tech investment.

For these reasons, I respectfully encourage your support of this conditional rezoning request. This project reflects forward looking economic development that benefits both the business community and Lansing residents, and it advances our shared goal of building a strong, vibrant, and innovative regional economy.

Thank you for your consideration and for your continued service to the City of Lansing.

Sincerely,

Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

From: Maggie McConnaha <maggiemcconnaha@gmail.com>
Sent: Wednesday, November 5, 2025 2:37 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data center

Dear Lansing City Council,

I do not want a data center in Lansing, no matter how "green" it is! This is absolutely not where our energy should be going.

I am positive you all can come up with a more prosocial use of that space that would be environmentally friendly, create more than 50 jobs (honestly, that's not that many), and make use of this incredible surplus of energy BWL has. Keep Lansing OUT of this AI bubble. We do not need any of that nonsense. We need housing, green spaces, safe spaces for our children, and places to access affordable healthcare.

I propose that space instead be developed into a literacy-focused garden, a la Bookworm Gardens in Sheboygan, WI. Please contact me at 920-698-0830 if you'd like to work with me on this idea.

All the best,
Maggie McConnaha
Ingham County Resident

From: Maggie McConnaha <maggiemcconnaha@gmail.com>
Sent: Wednesday, November 5, 2025 2:31 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Dear Ms. Stachowiak,

I do **not** want a data center in Lansing, no matter how "green" it is!

All the best,
Maggie McConnaha
Ingham County resident

From: Marcie Alling <marciejalling@gmail.com>

Sent: Tuesday, November 18, 2025 1:32 PM

To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>

Subject: [EXTERNAL] Comments to Lansing Planning Commission: Conditional Rezoning of Proposed Data Center

Good afternoon -

I'm writing in strong support of Deep Green Technologies, LLC's proposed new data center and I urge the Lansing Planning Commission to approve the necessary conditional rezoning. The project offers so many benefits including offering a highly appropriate re-use of this particular property given its location and surroundings. From everything I've read and heard about the project, this seems to be a data center proposed to be "done right." In fact, it could well serve as an exemplar for other urban areas that might be considering data centers. It's also exciting to know that Lansing will be welcoming a new international business partner.

I'll be unable to attend the December meeting when the vote will be taken, so I would appreciate having my email shared with the LPC members prior to the meeting. Thank you for the opportunity to offer public comment.

Sincerely,
Marcie Alling

From: Mercuri Rose <therapy@mercurirose.com>
Sent: Wednesday, November 5, 2025 2:08 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] No to the data center

Do not allow the data center to be built. I am deeply concerned about the economic and environmental impact this data center will have on my community. The fact that the press wasn't released about this until right before the zoning meeting tonight I think only speaks to the fact that this will not be an action in the interest of Lansing residents or it wouldn't have been kept from the press so long.

Our license plates literally say water winter wonder land... how can we allow for data center to be built when it will evaporate away the very water we say we love. Absolutely not.

Also the cost! I cannot have my electric bill increase over 200% in the next 5yrs. You think we have a housing crisis in our city now? Just think what that inflation will do to families already struggling.

Just no!



Bloomberg.com
https://www.bloomberg.com



AI Data Centers Are Sending Power Bills Soaring

Sep 29, 2025 — Wholesale electricity costs as much as 267% more than it did five years ago in areas near data centers. That's being passed on to customers.



CNN
https://www.cnn.com



Is AI really making electricity bills higher? Here's what the experts say

Oct 17, 2025 — A Bloomberg News analysis found that areas near data centers saw an increase in electricity costs of as much as 267% compared to five years ago.



PBS
https://www.pbs.org



How data center power demand could help lower electricity prices

7 days ago — The latest Consumer Price Index shows that the average electric bill went up more than 5% from September 2024 to September 2025.



The Equation - Union of Concerned Scientists
https://blog.ucs.org



Data Centers Are Already Increasing Your Energy Bills. We Have the Receipts.

Sep 29, 2025 — Electric bills are going up around the country and some of those increases are due to an outdated practice that requires consumers to pay ...

Q energy rates go up for residents due to data center

Wishing you a gentle day,
Mercuri Rose LLC, LMSW-C

[they/ them/ theirs](#)

Website: firstplanettherapy.com

Email: therapy@mercurirose.com

Cell: 517-295-3723 (text preferred)

Address: 2450 Delhi Commerce Dr, Ste 6, Holt, MI 48842

From: Morgan Doherty <morganddoherty@proton.me>
Sent: Wednesday, November 5, 2025 12:15 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] public comment against Deep Green data center

Hello, I am a 40-year Lansing resident with expertise in community sustainability, writing to express my strong disagreement with the proposed Deep Green data center in downtown Lansing. This data centers entagles Lansing further with the unethical and unsustainable AI bubble that is further devastating not only our environment, but the social and intellectual fabric of our communities.

We need to be consuming fewer resources across the board. As MSU professor Doug Bessette said, “A data center will never be sustainable. It will always require more energy to run than it could ever produce. So they’re arguing that it’s sustainable because it’s almost carbon-neutral and they’re producing heat the BWL needs anyway — well, yeah, but you also have to power the data center.” Lansing will be failing its delicate and failing ecosystems, and the human and non-human citizens that rely on it, if we allow this proposed development to be built in our city.

Yours,

Morgan Doherty
423 N Francis
Ward 1

From: Savage, Spencer <savage27@msu.edu>
Sent: Wednesday, November 5, 2025 2:10 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Deep Green data center

Hello-

I am a Lansing resident who would like to express concern and disagreement over the proposed Deep Green data center in downtown Lansing. While I am a proponent of diversifying the Lansing economy, I believe in doing so through investing in people and the future, not through a short term boost from an international company.

The amount of resources needed for a data center is not possible to be self-sufficient due to the amount of energy necessary, and the Midwest's precious water supply needs to be protected and used for sustaining communities, not used on short term, untested AI strategies for a quick profit that will not benefit the long term community.

Please reconsider this project and look towards more environmentally and socially sustainable uses for our city planning.

Thanks,
spencer savage
Ward 1

From: Stephanie Swart <slswart@gmail.com>
Sent: Wednesday, November 5, 2025 4:24 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Lansing Planning Commission, Data Center

Hi Susan,

I am a resident and work in the city of Lansing. I rely on LBWL for power and water. I understand that not only do you have a surplus, but are also considering starting a data center in Lansing.

I am wholeheartedly against this idea. I would rather LBWL use its surplus to assist local citizens by lowering their rates or offering relief to those with shutoff notices. I do not want a data center in my community using our power, taking resources that could be distributed locally, and destroying the environment.

I am sure LBWL has done their research and understand the enormous amounts of water and energy data centers require. Not to mention that the benefits tend to go out of state while directly impacting the local population <https://www.smithsonianmag.com/science-nature/with-ai-on-the-rise-what-will-be-the-environmental-impacts-of-data-centers-180987379/>. This is not something that I want my payments to support.

Thank you for your consideration.

Stephanie Swart
1706 Osborn Road, 48915

From: Steve Japinga <sjapinga@lansingchamber.org>
Sent: Wednesday, November 5, 2025 11:01 AM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Cc: tdaman@lansingchamber.org; Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>; Schor, Andy <Schor.Andy@lansingmi.gov>
Subject: [EXTERNAL] Letter of Support – Item 4 B Z 2 2025 (Deep Green Rezoning)

Dear Administrator Stachowiak and Members of the Lansing City Planning Commission, On behalf of the Lansing Regional Chamber of Commerce, please find the attached letter expressing our strong support for Item 4 B Z 2 2025 regarding the conditional rezoning of the 200 blocks of South Cedar Street and South Larch Street to accommodate the Deep Green data center project.

As outlined in our letter, this investment represents a significant economic and technological opportunity for our city, converting underutilized land into a high value, sustainable, and future focused development that aligns with Lansing’s long term growth strategy. Deep Green’s proposal strengthens our innovation and clean technology profile, supports local job creation, and enhances the energy resiliency and competitiveness of the region.

We respectfully encourage your support of this rezoning request and appreciate your thoughtful consideration of this important project for our community.

Please do not hesitate to reach out if you have any questions or would like additional information.

Thank you for your time and continued service to the City of Lansing.

Steve Japinga

Senior Vice President, Public Affairs

www.lansingchamber.org

[Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

From: Tashmica Torok <tashmicatorok@gmail.com>
Sent: Wednesday, November 5, 2025 1:16 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Hi Susan,

I'm not sure where we are in the zoning process for the new data center but I'd like to share that I'd rather LBWL use its surplus to assist local citizens by lowering their rates or offering relief to those with shutoff notices. I do not want a data center in my community using our power, taking resources that could be distributed locally, and destroying the environment.

Can you share more about the timing and process?

Please let me know if this message should be forwarded elsewhere.

Thank you so much,

Tashmica Torok
Healing Justice Consultant

tashmicatorok@gmail.com
<https://linktr.ee/tashmica>

From: Tiffany Harmon <tifferinah@hotmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Kalamazoo Ave Data Center

No! Absolutely not. I am directly downwind of this proposed data center and I and the citizens of Lansing do NOT WANT THIS, nor will we BENEFIT from this! I OWN my home and I pay taxes to live peacefully! Could lower my power rates? The direct translation for could = won't! Look at the comment section of every article on Facebook about this since the news hit this morning. Overwhelming NO. It could create 50 jobs? Again, could. Those jobs will be temporary because these centers are operated remotely.

Sue, have you done any research on data centers? The communities that allow this to happen regret their decisions. People are suffering negative health effects, lowered property values, water resources and utility grids strained. The noise that these centers create can cause a host of problems physically and mentally for neighbors. The people who live here will have to pay for the maintenance of strained grids. That won't save us anything.

Here are some links to information on why this should not be happening in our city and in our neighborhood!!

Look what what is happening in Memphis!

<https://www.politico.com/news/2025/05/06/elon-musk-xai-memphis-gas-turbines-air-pollution-permits-00317582>

Check the comments!!

<https://www.reddit.com/r/lansing/s/fHhpLo1M1n>

<https://www.pbs.org/video/americas-ai-data-center-boom-and-its-unseen-toll-uzcbcb/>

<https://www.bbc.com/news/articles/c93dnnxewdvo>

<https://arstechnica.com/health/2025/02/big-tech-data-center-buildouts-have-led-to-5-4-billion-in-public-health-costs/>

https://youtu.be/t-8TDOFqkQA?si=u_i30qlE_hIDkJOo

These are just a few examples out of THOUSANDS! You are just going to push this project through without any research or insight as to how this will affect our local community? The BWL says they will benefit so you are going to shove this down everyone's throats? The actual human beings that live in this city and will be affected by this don't even have a chance to come in and oppose it because it hits the news the same day as the planning meeting! Weird coincidence!

Shame on you.

From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, November 5, 2025 12:38 PM
To: city.council@lansingmi.gov
Subject: Regarding Data Centers Proposing to Locate in Mid-Michigan

Message for Lansing City Council, regarding any proposed data centers.

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I am attaching some background materials regarding these issues.

You will find additional relevant information in these web sites:

- [Community Benefits Planning and Community Benefits Agreements](#)
- [Community Resilience Hubs](#)
- [Community Solar](#)
- [Energy Equity](#) (energy democracy, energy citizenship, community-based energy, energy communities)
- [Geospatial Energy Mapper](#) program ("GEM"), previously known as the [Energy Zones Mapping Tool](#).
- [Virtual Power Plants](#)

As always, I am available upon request to provide additional resources for the City.

Tom Stanton, 216 Huron St., Lansing 48915

From: Steve Japinga <sjapinga@lansingchamber.org>
Sent: Wednesday, November 5, 2025 11:01 AM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Cc: tdaman@lansingchamber.org; Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>; Schor, Andy <Schor.Andy@lansingmi.gov>
Subject: [EXTERNAL] Letter of Support – Item 4 B Z 2 2025 (Deep Green Rezoning)

Dear Administrator Stachowiak and Members of the Lansing City Planning Commission, On behalf of the Lansing Regional Chamber of Commerce, please find the attached letter expressing our strong support for Item 4 B Z 2 2025 regarding the conditional rezoning of the 200 blocks of South Cedar Street and South Larch Street to accommodate the Deep Green data center project.

As outlined in our letter, this investment represents a significant economic and technological opportunity for our city, converting underutilized land into a high value, sustainable, and future focused development that aligns with Lansing’s long term growth strategy. Deep Green’s proposal strengthens our innovation and clean technology profile, supports local job creation, and enhances the energy resiliency and competitiveness of the region.

We respectfully encourage your support of this rezoning request and appreciate your thoughtful consideration of this important project for our community.

Please do not hesitate to reach out if you have any questions or would like additional information.

Thank you for your time and continued service to the City of Lansing.

Steve Japinga

Senior Vice President, Public Affairs

www.lansingchamber.org

[Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)



November 5, 2025

Lansing City Planning Commission
Neighborhood Empowerment Center
600 W Maple Street
Lansing MI 48906

RE: Support for Item 4 B Z 2 2025 Conditional Rezoning 200 Blocks of S Cedar and S Larch Streets

Dear Chair and Members of the Planning Commission:

On behalf of the Lansing Regional Chamber of Commerce, I write to express strong support for Item 4 B Z 2 2025, the request to conditionally rezone the property located in the 200 blocks of South Cedar Street and South Larch Street from “DT 3” Downtown Core to “IND 1” Industrial.

As the leading regional voice for the business community and a long-standing partner in Lansing’s economic growth, the Chamber is committed to advancing opportunities that strengthen our economy, create jobs, and support the continued vitality of our capital city. Deep Green’s proposed development represents a major investment in Lansing’s future and aligns directly with our region’s strategic focus on innovation, sustainability, and advanced technology infrastructure.

This 120-million-dollar project transforms underutilized city owned land into a productive, revenue generating, high value use that will support economic growth for decades to come. What is today a surface parking lot generating no property tax revenue will become a world class data center facility that brings meaningful economic activity, local business opportunities, and new jobs to our region.

The scale and design of the project will fit well with adjacent properties including the Lansing Board of Water and Light water conditioning plant located across the street. Several similar uses, such as the existing solar array and two vehicle service centers that surround the site, establish a compatible context for this development. In addition, this is a conditional zoning request, ensuring that if the property ever changes ownership, the only permitted use will remain as a data center. This provides long term certainty and alignment with the community’s vision for the corridor.

Deep Green’s sustainable model, including the ability to reuse waste heat to support nearby buildings, represents one of the most forward thinking and environmentally responsible data center approaches in the country. This development builds on the Lansing Board of Water and Light’s legacy of innovative, sustainable energy investments and complements ongoing corridor revitalization efforts that extend from REO Town into the Stadium District and downtown core.



LANSING REGIONAL CHAMBER

*We Work Relentlessly to Help Businesses **Connect, Grow and Thrive.***

As we look toward the future, communities that lead in digital infrastructure, energy innovation, and sustainable technology will be positioned to attract the next generation of employers and talent. This project strengthens our competitive position, supports the development of an innovation corridor, and sets the stage for continued high tech investment.

For these reasons, I respectfully encourage your support of this conditional rezoning request. This project reflects forward looking economic development that benefits both the business community and Lansing residents, and it advances our shared goal of building a strong, vibrant, and innovative regional economy.

Thank you for your consideration and for your continued service to the City of Lansing.

Sincerely,

Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

From: Sunny <faithsaeerah@protonmail.com>
Sent: Wednesday, November 5, 2025 1:48 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] NO to Deep Green Data Center

Hello,

I am unable to make the zoning meeting tonight and wanted to write about the proposed Deep Green data center in downtown Lansing. I am a homeowner and urban farmer in Lansing and am writing to express my strong disagreement for the building and running of this data center in our community. Across the United States communities have been feeling the negative effects of data centers including excessive water and energy usage and the prioritization of corporations over residents. Globally, we are already hurtling past climate tipping points which the proliferation of AI has contributed to. We need to be consuming fewer resources as a community and a nation, and prioritizing investments in actually sustainable solutions, not just ones that are so-called "carbon neutral." An MSU professor Doug Bessette said "A data center will never be sustainable. It will always require more energy to run than it could ever produce. So they're arguing that it's sustainable because it's almost carbon-netural and they're prodcing heat the BWL needs anyway--well, yeah, but you also have to power the data center." The number of jobs this data center would bring in no way outweighs the negatives that data centers have been seen to bring to communities across the nation. Please do not rezone the proposed area, where myself and many of my loved ones live and grow food close to, from urban core to industrial.

Thank you,

Faith Bradley

From: Henry Fessler <fesslerhenry@gmail.com>
Sent: Wednesday, November 5, 2025 1:43 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Expressing Disapproval of Redistricting for a Data Center

Hello Ms. Stachowiak,

My name is Henry, and I live in Ward 1 over by Sparrow. Today, you will be discussing redistricting to allow Deep Green to build a data center in downtown Lansing. I wanted to write to express my disapproval for this project.

While Deep Green and BWL make promises about the center being a positive impact on our electricity grid that will lower prices, that isn't how I've seen these projects play out in other communities. Atlanta communities can track 70% of price increases back to data centers, and Carnegie Mellon found data centers could drive 8% or even 25% rate increases.

When nearly half of Michigan is spending 10% of their income on energy, we as a community can't afford to be anything less than completely confident in our initiatives.

Deep Green, even in name, is promoting this center as a green initiative, but it could majorly set back our climate initiatives as well. I and many of your constituents don't buy that these centers are a foregone conclusion. These centers take energy to make heat, just like we do today. Without plans to power the center in a clean way, this heat isn't free. We'll pay for it with environmental and health outcomes.

I'm firmly against this redistricting, and I hope you will consider pushing back against it.

Thank you for hearing the opinions of your residents.
Henry

From: Janice Heebsh <janice.ebeling@gmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Absolutely No Data Center in Lansing.

Good Afternoon,

I am writing you as a resident of East Lansing-in support of my neighbors in Lansing- to oppose the zoning approval for the proposed data center on Kalamazoo Avenue.

As people struggle with their bills, and winter comes, the news of a new possible data center is chilling. While the news and the BWL cites the cost savings and the wattage surplus they are capable of, this will be a devastating blow for those struggling to afford and keep the electricity on in their own homes.

Nationwide, data centers cause the cost of electricity to increase 5% on average, and some locations experienced an appalling 257% increase to their bills. While Lansing struggles to house, feed and warm their constituents, approval of the data center sends the message that the people of Lansing and neighboring cities' are expected to carry more burdens for corporate interests benefit.

Data centers are fed though either a powerful burden on electricity or a powerful drain on water to cool their equipment. The promise of 50 jobs is not significant enough to compensate for the environmental impact, the impact on resident's pockets, and the impact on neighboring cities.

Additionally, data centers are not industries that produce high impact products. They are a repository of information on internet users who do not have rights to their privacy. Approving this when thousands of people in Lansing are homeless, and going hungry as winter sets in is ghoulish.

If the city truly wishes for more "High Tech" and "Environmentally Green" jobs and industry in their city, they should welcome solar, wind and battery technology factories whose products promise a renewable and energy-independent future for Lansing, and Michigan as a whole, and whose pollution is offset by large volumes of quality jobs.

Thank you for hearing me out, and I look forward to your response

Janice Heebsh

From: Maggie McConnaha <maggiemcconnaha@gmail.com>
Sent: Wednesday, November 5, 2025 2:31 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Dear Ms. Stachowiak,

I do **not** want a data center in Lansing, no matter how "green" it is!

All the best,
Maggie McConnaha
Ingham County resident

From: Mercuri Rose <therapy@mercurirose.com>

Sent: Wednesday, November 5, 2025 2:08 PM

To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>

Subject: [EXTERNAL] No to the data center

Do not allow the data center to be built. I am deeply concerned about the economic and environmental impact this data center will have on my community. The fact that the press wasn't released about this until right before the zoning meeting tonight I think only speaks to the fact that this will not be an action in the interest of Lansing residents or it wouldn't have been kept from the press so long.

Our license plates literally say water winter wonder land... how can we allow for data center to be build when it will evaporate away the very water we say we love. Absolutely not.

Also the cost! I cannot have my electric bill increase over 200% in the next 5yrs. You think we have a housing crisis in our city now? Just think what that inflation will do to families already struggling.

Just no!



Bloomberg.com
<https://www.bloomberg.com>



AI Data Centers Are Sending Power Bills Soaring

Sep 29, 2025 — Wholesale electricity costs as much as 267% more than it did five years ago in areas near data centers. That's being passed on to customers.



CNN
<https://www.cnn.com>



Is AI really making electricity bills higher? Here's what the experts say

Oct 17, 2025 — A Bloomberg News analysis found that areas near data centers saw an increase in electricity costs of as much as 267% compared to five years ago.



PBS
<https://www.pbs.org>



How data center power demand could help lower electricity prices

7 days ago — The latest Consumer Price Index shows that the average electric bill went up more than 5% from September 2024 to September 2025.



The Equation - Union of Concerned Scientists
<https://blog.ucs.org>



Data Centers Are Already Increasing Your Energy Bills. We Have the Receipts.

Sep 29, 2025 — Electric bills are going up around the country and some of those increases are due to an outdated practice that requires consumers to pay ...

Q energy rates go up for residents due to data center

Wishing you a gentle day,
Mercuri Rose LLC, LMSW-C

[they/ them/ theirs](#)

Website: firstplanettherapy.com

Email: therapy@mercurirose.com

Cell: 517-295-3723 (text preferred)

Address: 2450 Delhi Commerce Dr, Ste 6, Holt, MI 48842

From: Morgan Doherty <morganddoherty@proton.me>

Sent: Wednesday, November 5, 2025 12:15 PM

To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>

Subject: [EXTERNAL] public comment against Deep Green data center

Hello, I am a 40-year Lansing resident with expertise in community sustainability, writing to express my strong disagreement with the proposed Deep Green data center in downtown Lansing. This data centers entagles Lansing further with the unethical and unsustainable AI bubble that is further devastating not only our environment, but the social and intellectual fabric of our communities.

We need to be consuming fewer resources across the board. As MSU professor Doug Bessette said, “A data center will never be sustainable. It will always require more energy to run than it could ever produce. So they’re arguing that it’s sustainable because it’s almost carbon-neutral and they’re producing heat the BWL needs anyway — well, yeah, but you also have to power the data center.” Lansing will be failing its delicate and failing ecosystems, and the human and non-human citizens that rely on it, if we allow this proposed development to be built in our city.

Yours,

Morgan Doherty
423 N Francis
Ward 1

From: Savage, Spencer <savage27@msu.edu>
Sent: Wednesday, November 5, 2025 2:10 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Deep Green data center

Hello-

I am a Lansing resident who would like to express concern and disagreement over the proposed Deep Green data center in downtown Lansing. While I am a proponent of diversifying the Lansing economy, I believe in doing so through investing in people and the future, not through a short term boost from an international company.

The amount of resources needed for a data center is not possible to be self-sufficient due to the amount of energy necessary, and the Midwest's precious water supply needs to be protected and used for sustaining communities, not used on short term, untested AI strategies for a quick profit that will not benefit the long term community.

Please reconsider this project and look towards more environmentally and socially sustainable uses for our city planning.

Thanks,
spencer savage
Ward 1

From: Tashmica Torok <tashmicatorok@gmail.com>
Sent: Wednesday, November 5, 2025 1:16 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Hi Susan,

I'm not sure where we are in the zoning process for the new data center but I'd like to share that I'd rather LBWL use its surplus to assist local citizens by lowering their rates or offering relief to those with shutoff notices. I do not want a data center in my community using our power, taking resources that could be distributed locally, and destroying the environment.

Can you share more about the timing and process?

Please let me know if this message should be forwarded elsewhere.

Thank you so much,

Tashmica Torok
Healing Justice Consultant

tashmicatorok@gmail.com
<https://linktr.ee/tashmica>

From: Tiffany Harmon <tifferinah@hotmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Kalamazoo Ave Data Center

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As always, I am available upon request to provide additional resources for the City.

Tom Stanton, 216 Huron St., Lansing 48915

CITY OF LANSING
NOTICE OF PUBLIC HEARING

**Z-2-2025, 200 blocks of S Cedar St. and S Larch St.
Rezoning from DT-3 “Downtown Core” to IND-1 “Industrial”**

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-2-2025 a request to rezone parcel’s 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street from “DT-3” Urban Core to “IND-1” Industrial with the condition that the use of the property will be restricted to a data center and its supporting facilities.

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, 2026 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

Resolution #2026-###

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, _____ 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

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Chris Swope, City Clerk

Resolution #2026-###

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

SLU-2-2025, 4220 S. M. L. King Jr. Blvd., Church

WHEREAS, Abel Izaguiurre is requesting a Special Land Use permit to utilize the existing building at 4220 S. Martin Luther King, Jr. Boulevard for a church; 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 December 2, 2025, at which no comments were received; and

WHEREAS, the Planning Commission, at its December 2, 2025, meeting, voted 7-0 to recommend approval of SLU-2-2025 for a special land use permit to authorize use of the building at 4220 S. M. L. King Jr. Blvd. for a church; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2025 on _____ 2026; 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-2-2025 for a special land use permit to authorize use of the building at 4220 S. M. L. King Jr. Blvd. for a church.

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 church will be harmonious with the character of the surrounding area.
2. The proposed church will not change the essential character of the area.
3. The proposed church will not interfere with the enjoyment of adjacent properties.
4. The proposed church does represent an improvement to the property.
5. The proposed church will not generate any nuisances or hazardous conditions.

6. The proposed church can be adequately served by public services and utilities.
7. The proposed church will not place any demand on public services and facilities in excess of current capacities.
8. The proposed church 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.

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

SLU-2-2025, Special Land Use Permit – Church 4220 S. Martin Luther King, Jr. Boulevard

SLU-2-2025 is a request by Abel Izaguiurre for a Special Land Use permit to utilize the existing building at 4220 S. Martin Luther King, Jr. Boulevard for a church.

No comments were received at the public hearing held by the Planning Commission at its December 2, 2025, meeting. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-2-2025 based upon compliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

GENERAL INFORMATION

APPLICANT: Abel Izaguiurre
5685 Lochwoode Court
Holt, MI 48842

OWNER: Guaranty Holdings of California, Inc.
1407 Mitchelle Road
Modesto, CA 95351

REQUESTED ACTION: Special Land Use Permit for a church

EXISTING LAND USE: Vacant Advance Auto Parts retail store building

EXISTING ZONING: “R-1” Residential District

PROPERTY SIZE: 49,570 869 square feet

SURROUNDING LAND USE: N: Munchies Restaurant & Multiple Family Residential,
S: Church, Single Family Residential & Starbucks café
E: Vacant Commercial Buildings
W: Multiple Family Residential

SURROUNDING ZONING: N: “MX-C” Mixed-Use Urban Corridor
S: “MX-C” Mixed-Use Urban Corridor
E: “MX-C” Mixed Use Urban Corridor
W: “MFR” Multiple Family Residential

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Urban Mixed-Use Corridor”. S. M.L King is designated as an “activity connector”.

APPLICANT’S REQUEST

This is a request for a special land use permit a church at 4220 S. Martin Luther King, Jr. Boulevard. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

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?**

The proposed church will be harmonious with the area in which it is located which is characterized by a mix of commercial uses, residential uses and churches. 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 to the west. If the special land use permit is not approved, the building could continue to remain vacant and deteriorate over time, which would have a negative impact on the area.

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

The proposed church will not change the essential character of the area. There are already three properties in the immediate vicinity of the subject property that are used for churches, including one on the adjoining property to the south. The primary concern with churches in commercial areas is that they generate very little traffic on a daily basis. Most of the time the sites are a hole of little activity in what may otherwise be a vibrant commercial district. In this case, however, there are already several churches along and near the 4000 block of S. ML King and thus, use of the subject property for a church will be consistent with the established land use pattern and the character of the area. While there will likely be very little activity on the site the majority of the time, it will be in use and will eliminate a vacant building which is positive for the area and from a planning standpoint in general.

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

The proposed church will not interfere with the enjoyment of adjacent properties. It will be a low impact use that will preserve the quality of life for the residents of the adjoining multiple family residential property to the west from certain commercial uses that could generate noise and a level of activity that may be disruptive.

- 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?**

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site and the surrounding area in general as it will allow for reuse of a vacant building. Vacant buildings deteriorate over time and can become a blight on the areas in which they are located.

- 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 church will produce very little traffic and no smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding neighborhood.

Furthermore, it is not anticipated that the church 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 adequately served by all necessary public facilities.

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

The church is a very low impact use and will not place any demands on public services or facilities in excess of current capacity.

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?**

The proposed church will not negatively impact the surrounding 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 or the adjoining residential property in particular. 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.

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 construction, the only dimensional requirement that applies is the required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires 1 parking space for each 3 seats or 6 linear feet of pew/bench in the main sanctuary. Since there are 35 parking spaces on the site, the maximum allowable occupancy will be limited to 105 people unless a lower number is established by the City Fire Marshal.

SUMMARY

The available information supports a finding that 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-2-2025, for a special land use permit to allow church at 4220 S. M. L. King Jr. Boulevard.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

PETITION FOR SPECIAL LAND USE

Reset Form

CITY OF LANSING
PLANNING OFFICE

Print Form



Andy Schor, Mayor

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:

4220 S. Martin Luther King Blvd. Jr. Lansing, MI 48910

full street address, including zip code, or location of property

Legal description:

N 153.5 FT LOT 15 EXC W 66 FT, AND E 85 FT OF W 151 FT LOT 15 EXC N
153.5 FT BRIERLEY HILL

Applicant: Abel Izaguirre

Address (including zip code): 5685 Lochwoode Ct. Holt, MI 48842

Phone number(s): 5102093416

Name of owner(s): Ron Roberts-GUARANTY HOLDINGS OF CALIFORNIA INC

Owner address (including zip code): 1407 Mitchelle Rd. Modesto, CA 95351

Owner phone number(s): 904-481-7122

Interest in property (please check one):

- Option to buy
- Lessee
- Owner
- Represent owner

Other (pleasespecify): _____

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

Proposed Special Land Use: Office for LPFM community radio, Community Church

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

Zoning of the property: MX-C

Size of Parcel:

Width: 263 ft. Length: 304 ft. Area: 49570 Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

Please describe your proposal:

This permit is essential for our plan to establish and operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station. (please see attached letter)

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: Abel Izaguirre

For assistance, please contact:

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

REVIVAL GENERATION CHURCH - RADIO GVN

Abel Izaguirre-Senior Pastor
Church Generacion Avivamiento and Radio
October 21, 2025

Dear Susan Stachowiak,

Following our conversations, I want to formally present to you our Community Church and Radio plan.

- **Property Use:** Our church and FCC-approved radio station will operate in the building.
- **Operations:** Our congregation is under 100 members.
- **Employees:** We are a small, volunteer-based Church
- **Urgency:** Currently we are under contract and plan to close by the 5th of December of 2025r.
- **Key Action:** We would like to discuss the feasibility of beginning radio station and church office operations before rezoning is complete.
- **Reunions:** Small groups for prayer and bible studies.
- **Parking:** There are 35 parking spaces available.
- **Radio Antenna:** I will be attaching a photo on how the Radio antenna will look on the back of the building.
- **Bathrooms:** The building has 2 bathrooms.

Thank you Susan for your help in this process.

Best regards,



Pastor Abel and Alyakira Izaguirre

October 20, 2025

Pastor Abel Izaguirre
Revival Generation Church
916-919-9491
generacionaviva@icloud.com

3525 S. Martin Luther King,
Blvd. Jr. Lansing. MI 48910

www.mgvn.org

To the Honorable Mayor and City Council,
City of Lansing
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Petition for a Special Land Use Permit for Revival Generation Church and FM Radio Generacion Vino Nuevo.

Dear Honorable Mayor and Members of the City Council,

We are writing to formally petition for your approval of a Special Land Use Permit for our property located at 4320 S. Martin Luther King Blvd. Jr. Lansing, MI 48910. This permit is essential for our plan to establish and continue to operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station.

Our ministry has proudly served Lansing and the surrounding areas since September 2023. Our bilingual church welcomes both English and Spanish speaking members, and our online radio station has helped us connect with the community since 2021. With our recent FCC construction permit, we are now preparing to build the region's first Spanish language LPFM radio station, a milestone that will greatly expand our outreach and benefit significantly the community for years to come.

We are dedicated to educating and supporting the Lansing community. Through sermons, classes, and community resources, the Church and its radio station serve both the congregation and the wider public. The station aims to advance this mission by broadcasting sermons and discussions, sharing information about available resources, and strengthening the sense of regional identity.

The Church and radio station will be operated mainly by volunteers, most of whom are current members of the congregation. We do not expect a noticeable increase in traffic or parking needs. The radio studio is located inside the existing church building, and the antenna will be installed discreetly to blend in with the structure. We also do not anticipate any increase in noise pollution.

We are confident that this community radio station will be a valuable asset to Lansing, enriching the lives of residents and strengthening our community as a whole. We have completed all required steps with the Federal Communications

Commission (FCC) and are now eager to move forward with this final stage of local approval.

Thank you for your time and consideration.

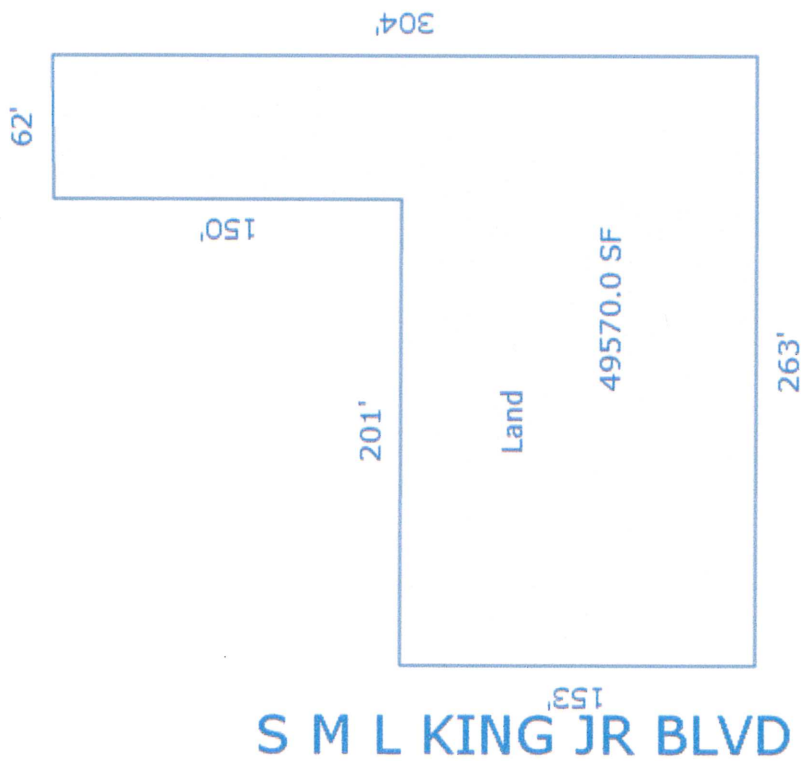
God bless you,



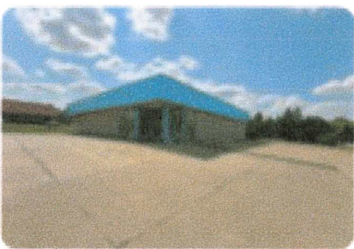
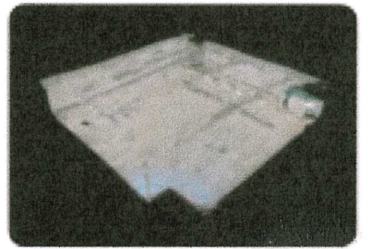
Abel Izaguirre Lopez
Senior Pastor

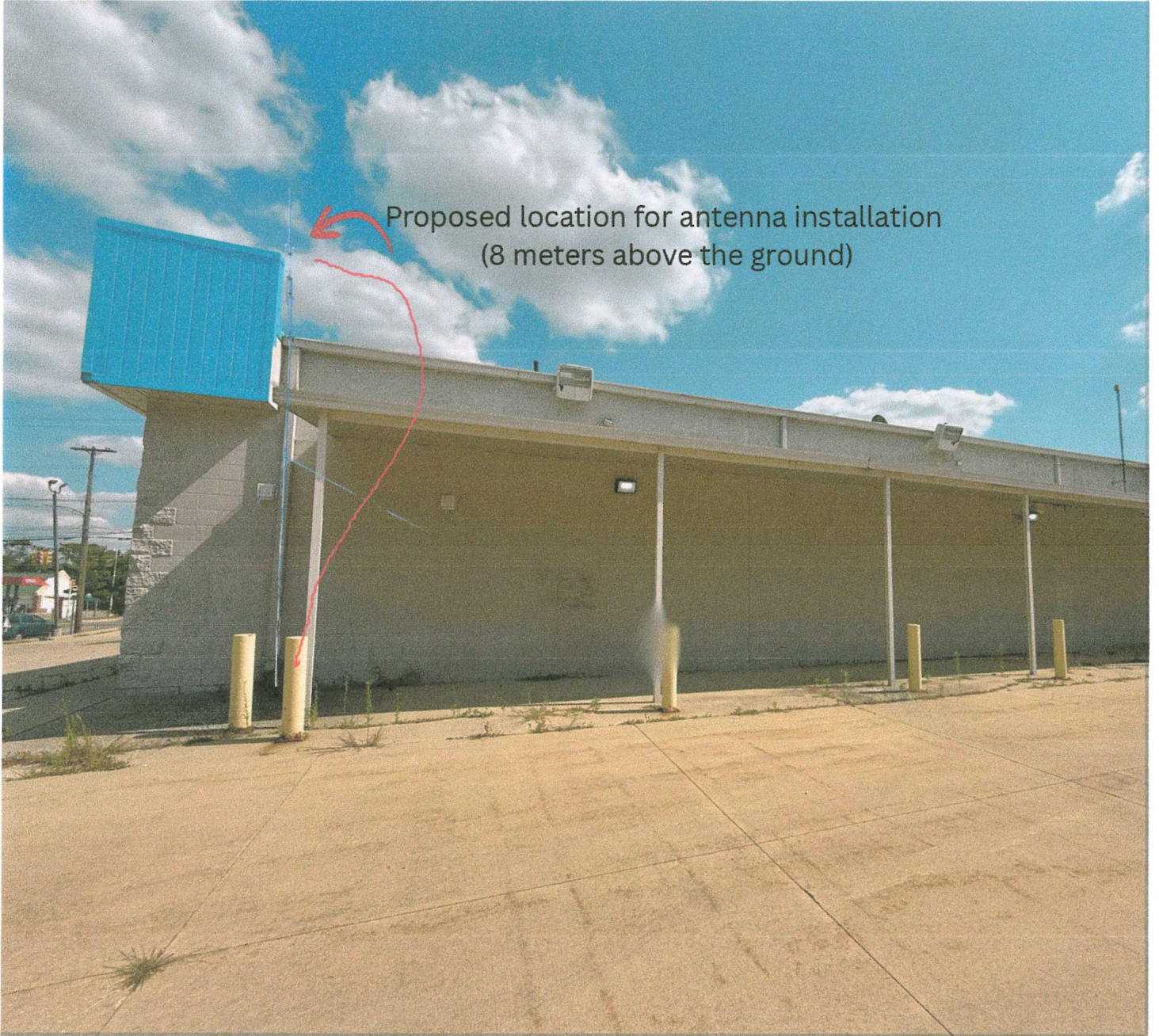
1 TIMOTHY 2:4





Property Photos



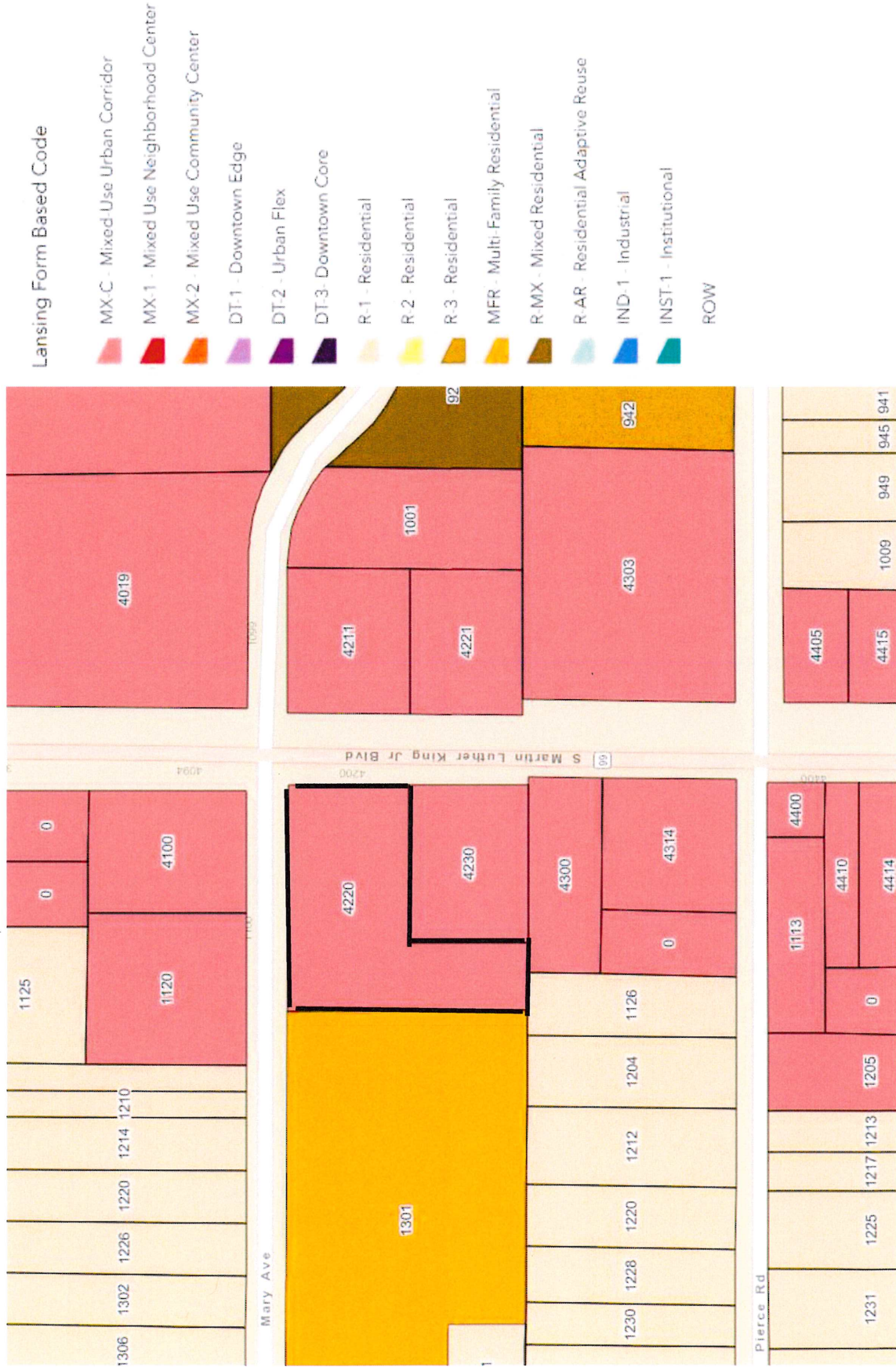


Proposed location for antenna installation
(8 meters above the ground)





Zoning Map



Resolution #2026-###

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, _____, 2026, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

SLU-2-2025 4220 S. M. L. King Jr. Blvd. Special Land Use Permit for a church

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**4220 S. Martin Luther King, Jr. Boulevard
Special Land Use Permit – Church**

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request for a special land use permit to permit a church at 4220 S. Martin Luther King, Jr. Boulevard.

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, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the Michigan Department of Transportation is accepting grant applications for the Transportation Economic Development Fund Category A Program, which aims to promote increased economic potential and improve the quality of life through the support of job creation and retention in Michigan;

WHEREAS, the grant application must be submitted by an Act 51 eligible road agency and may be submitted on behalf of a non-Act 51 agency;

WHEREAS, Niowave has plans to expand its facility and redevelop the property at 2450 Port Lansing Road, creating over 70 new jobs;

WHEREAS, Niowave has indicated that the condition of the pavement on Capital City Boulevard will impact its business; and

WHEREAS, the Capital Region Airport Authority determined that reconstruction of Capital City Boulevard is needed to support Niowave's expansion and this project cost is estimated at approximately \$2.5 million;

WHEREAS the Capital Region Airport Authority will commit to providing the required local match for the project and continue to maintain the improved roadway;

NOW THEREFORE, BE IT RESOLVED, that City Council authorizes the Public Service Department to submit a Transportation Economic Development Funds Category A grant application for the Capital City Boulevard Reconstruction Project on behalf of the Capital Region Airport Authority and be designated as the authorized agent for this grant.

December 8, 2025

Lansing City Clerk
124 W. Michigan Ave., 9th Floor
Lansing, MI 48933

I am submitting this letter as a formal appeal of the Claims Review Committee's **denial** regarding the \$1,649 trash violation issued for the property located at **1128 Hickory St., Lansing, MI.**

The Claims Review Committee denied my claim without providing any explanation, findings, or justification. This is deeply concerning because the trash referenced in the violation did **not originate from me**. The two trailers containing waste were placed on my property by Lansing Police Department personnel without my permission or knowledge. This unauthorized placement makes the debris the responsibility of the City, not the property owner.

Please place this appeal on the next available City Council agenda. I request to be notified of the date and time of the review so I may be present to provide testimony and supporting information.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Sincerely,


Maria Fletcher



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

November 13, 2025

Maria Fletcher
728 Fieldview Dr.
Grand Ledge, MI 48837

Re: Claim – 1128 Hickory St.

Dear Ms. Fletcher:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$1,649.00 for a trash violation for property located at 1128 Hickory St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2203

DATE: 08/12/2025

PPN: 33-01-01-15-378-231
 DATE SUBMITTED: 08/07/2025
 ADDRESS OF VIOLATION: 1128 HICKORY ST
 LISTED TAXPAYER OF RECORD: FLETCHER MARIA J & ARREAGA TELESFOR
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: FLETCHER MARIA
 CLAIMANT'S ADDRESS: 728 FIELDVIEW DR
 GRAND LEDGE MI 48837

 TYPE OF ACTIONS CONTESTED: TRASH VIOLATION
 VIOLATION DATE: NOVEMBER 7, 2024
 NOTIFICATION DATE: NOVEMBER 7, 2024
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$1649.00
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM: \$1649.00
 MEMO DATE – INVOICE NO.:
 ADDITIONAL ACTIONS CONTESTED:
 VIOLATION DATE:
 NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT:
 CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER-INVOICE
 #00269259 – 12/05/2024-
 \$1649.00
 AMOUNT OF CLAIM:
 MEMO DATE – INVOICE NO.:

 HISTORY: NONE

 CITATIONS IN PREVIOUS YEAR: NONE

 CLAIMANT'S CIRCUMSTANCES: **See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation 11/07/2024 with a compliance due date of 11/14/2024. The officer returned on 11/15/2024 and the property was still out of compliance. The trash was then submitted to the contractor to abate. The contractor arrived on 11/27/2024 and the trash was still in violation, the contractor then cleaned up the trash. This office recommends denial of the claim.



City of Lansing
Office of the City Clerk

2203

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Maria Judith Fletcher DATE: 8/7/25
 MAILING ADDRESS: 728 Fieldview Dr. EMAIL: fletcher.mjudith@gmail.com
 CITY: Grand Ledge STATE: MI ZIP CODE: 48837
 TELEPHONE: Home (517) 231-8066 Work () _____
517-231-8066

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1128 Hickory St. Lansing, MI 48912 PARCEL NO. _____
 DATE OF INCIDENT: Nov. 2024 AMOUNT YOU WERE BILLED: 1,649.00
 TOTAL AMOUNT YOU ARE CONTESTING: 1,999
 TYPE OF ASSESMENT: Removal of trash/trailers

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Please see attached statement and enclosed documents. Thanks

A description of the claims review process is available on our website at:

In or about November 2025, two trailers and trash appeared in the back of my property. I called the Lansing Police Department (LPD) on or about November 2025 to report that the trailers and trash had been left there. The police officer who came to talk to my husband and I stated that there was an arrest close to my house, and that they had impounded a pick up truck, but not the two trailers with trash. He stated that they would take care of it. We believed him. Suddenly the trash was removed but without the trailers. We did not know who removed the trash, as it was not informed to us. We thought it was the LPD. However, I had to pay for the trailers to be removed from my property, because I received a letter from the City of Lansing to do so, even though they were not mine. I received my last tax bill and I have been billed for removing those trailers' trash for \$1,649.00. My tax bill is now over \$4,000.00. I cannot afford to pay such bill. I already paid for the trailers to be moved out of my property (\$350.00) when I believe it was not my duty, as they didn't belong to me. I would have appreciated if the police officer who came to talk to us would have informed us, that we had to remove everything from the property. But I believe if an arrest was done there and the pick up truck was impounded, why its trailers and content were not taken either? They were left there by the LPD.

I did a FOIA request with the Lansing Police Department, and I received a copy of the arrest done near my property. As it states in the documents the individual who stole items from the previous owner, was arrested at the property that is mine now. And his truck was impounded, but not the trailers and trash he had at the time of the arrest. I am unable to pay the \$1,649 for the cleaning of the trash that the LPD left on my property at the time of the arrest. I already paid \$350.00 for the trailers to be removed. Please see receipt attached from the company who removed the trailers.

I am respectfully asking for your assistance with this matter. I am on disability income, and I am having a difficult time paying for this tax bill and trash recollection. Can you please remove the charges for \$1,649 charges that was added to my bill for trash left by the LPD on my property? I will greatly appreciate it. *Also payment of \$350.00 to remove trailers from my property.*

I am attaching a copy of the FOIA documents I received from the LPD regarding the arrest on my property, and copy of the receipt of the trailers and trash removal. Also a copy of my tax bill.

Best regards,

Maria Fletcher

RECEIPT		DATE	Mar 10-25		No. 641789
RECEIVED FROM				Judith Fletcher	
				\$ 350.00	
				DOLLARS	
<input type="checkbox"/> FOR RENT <input type="checkbox"/> FOR		Trash Removal			
ACCOUNT		<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> MONEY ORDER <input type="checkbox"/> CREDIT CARD	FROM	TO	
PAYMENT			BY Mike's Scrap + Junk Removal		
BAL. DUE					

LAPD - LANSING POLICE
DEPARTMENT
Case Report



Case No. 2451910751
Case Status Arrest
Report Date/Time: 11/5/2024 10:50:00 AM
Reporting Officer: Barabanov, Ilya

FILE CLASS/OFFENSE:

22002 - Burglary - No Forced Entry - Residence (Including Home Invasion)
28000 - Stolen Property - Receiving

NATURE OF INCIDENT:

2204+2803/R&C + Home Invasion 1st [REDACTED] 15.243(1)(a) Barabanov/IC/Schafer

OCCURRED ON: 11/5/2024 10:00:00 AM
(and Between)

VENUE: [REDACTED] 15.243(1)(a)
CITY/TOWNSHIP: 95 - Lansing, Ingham

VICTIM: [REDACTED] 15.243(1)(a) Kate [REDACTED] 15.243(1)(a)
VICTIM OF: 2204 - 22002 - Burglary - No Forced Entry - Residence
(Including Home Invasion)
2803 - 28000 - Stolen Property - Receiving
VICTIM TYPE: Individual

RACE: White
HGT:
EYES:
SSN:
DOB: [REDACTED] 15.243(1)(a)
SEX: Female
WGT:
ETH:
DLN:
AGE: 32
JUV: N - No
HAIR:
Circumstances:
DL State:

ADDRESS INFORMATION:
[REDACTED] 15.243(1)(a)

Phone Information: [REDACTED] 15.243(1)(a)
Emails:

NOTES:

SUSPECT: [REDACTED] 15.243(1)(a) Benjamin

RACE: White
HGT:
EYES:
SMT:
SSN:
DOB: [REDACTED] 15.243(1)(a)
SEX: Male
WGT:
ETH:
DLN:
AGE: 40
JUV: N - No
HAIR:
Circumstances:
DL State:

ADDRESS INFORMATION:
[REDACTED]

Phone Information: [REDACTED]
Emails :

NOTES:

ARRESTEE: [REDACTED] 15.243(1)(a) Brooke

JUV: N - No
DOB: [REDACTED] 15.243(1)(a)
AGE: 34
ARRESTED FOR: 2803 - 28000 - Stolen Property - Receiving
ARREST NO: 0017382
TYPE: On-View Arrest
DATE: 11/5/2024

SEX: Male
RACE: White
HGT:
EYES:
SMT:
SSN:
WGT:
ETH:
DLN:
HAIR:
Circumstances:
DL State:

ADDRESS INFORMATION:
[REDACTED]

Phone Information: [REDACTED]
Emails :

NOTES:

**LAPD - LANSING POLICE
DEPARTMENT
Case Report**



Case No. 2451910751
Report Date/Time: 11/5/2024 10:50:00 AM
Reporting Officer: Barabanov, Ilya

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information:

Emails:

NOTES:

FORCE LEVEL DETAILS

FORCE USED: N - No

HANDGUN USE:

RIFLE USE:

SHOTGUN LL:

HANDGUN DISPLAY:

RIFLE DISPLAY:

.40mm LL:

PCA USE:

ASP USE:

LASER USE:

PCA DISPLAY:

ASP DISPLAY:

HANDCUFFING:

PPCT:

OTHER:

PROPERTY:

ITEM NO: STATUS: None
PROPERTY TYPE: Merchandise - TV, Radio, Stereo, VCR
RECOVERED BY:
PROPERTY DESCRIPTION: Two Roku TVs
DRUG QUANTITY/MEASURE: /
VALUE: 750.00

RECOVERED DATE/TIME:

COUNT: 1

COLOR:

MODEL:

LICENSE NO:

MANUFACTURER:

SN/VIN:

VEHICLE DESCRIPTION:

NOTES:

PROPERTY:

ITEM NO: STATUS: None
PROPERTY TYPE: Merchandise - TV, Radio, Stereo, VCR
RECOVERED BY:
PROPERTY DESCRIPTION: Apple MacBook white,
DRUG QUANTITY/MEASURE: /
VALUE: 1,400.00

RECOVERED DATE/TIME:

COUNT: 1

COLOR:

MODEL:

LICENSE NO:

MANUFACTURER:

SN/VIN:

VEHICLE DESCRIPTION:

NOTES:

PROPERTY:

ITEM NO: STATUS: None
PROPERTY TYPE: Merchandise - Jewelry
RECOVERED BY:
PROPERTY DESCRIPTION: One Karat Red ruby
DRUG QUANTITY/MEASURE: /
VALUE: 01.00

RECOVERED DATE/TIME:

COUNT: 1

COLOR:

MODEL:

LICENSE NO:

MANUFACTURER:

SN/VIN:

VEHICLE DESCRIPTION:

NOTES:

PROPERTY:

Case Report Reporting Officer: Barabanov, Ilya
Page 2 of 7 Case No. 2451910751

**LAPD - LANSING POLICE
DEPARTMENT
Case Report**



Case No. 2451910751
Report Date/Time: 11/5/2024 10:50:00 AM
Reporting Officer: Barabanov, Ilya

ITEM NO: STATUS: None
PROPERTY TYPE: Merchandise - Jewelry
RECOVERED BY:
PROPERTY DESCRIPTION: One Karat Diamond perfect cut
DRUG QUANTITY/MEASURE: /
VALUE: 01.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

RECOVERED DATE/TIME:
COUNT: 1
COLOR:
MODEL:
LICENSE NO:

PROPERTY:

ITEM NO: STATUS: None
PROPERTY TYPE: Merchandise - TV, Radio, Stereo, VCR
RECOVERED BY:
PROPERTY DESCRIPTION: Cannon Rebel Camera
DRUG QUANTITY/MEASURE: /
VALUE: 550.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

RECOVERED DATE/TIME:
COUNT: 1
COLOR:
MODEL:
LICENSE NO:

PROPERTY:

ITEM NO: STATUS: None
PROPERTY TYPE: Watch
RECOVERED BY:
PROPERTY DESCRIPTION: Old Vintage Silver watch
DRUG QUANTITY/MEASURE: /
VALUE: 01.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

RECOVERED DATE/TIME:
COUNT: 1
COLOR:
MODEL:
LICENSE NO:

PROPERTY:

ITEM NO: STATUS: None
PROPERTY TYPE: Purse
RECOVERED BY:
PROPERTY DESCRIPTION: One SaintLaurent Toy Puffe IN Lambskin purse
DRUG QUANTITY/MEASURE: /
VALUE: 2,450.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

RECOVERED DATE/TIME:
COUNT: 1
COLOR:
MODEL:
LICENSE NO:



NARRATIVE:

Barabanov, Ilya
11/5/2024 2:18:33 PM

SUMMARY

On 11/05/2024, at approximately 1100 hours, I was dispatched to [REDACTED] for a report of a late home invasion. The caller advised that someone broke into her residence, and that she did not know any accused information or when it occurred. Upon arrival I made contact with the victim and obtained her statement. After further investigation, the crime to be fresh and occurred within the last 12 hours. I then made contact with a female who I found to be in possession of stolen items from the residence, in a broken down vehicle parked approximately three (3) houses away from the dispatched address. The female was arrested for receiving and concealing stolen property, and the accused of the home invasion was identified but not located.

DATE/TIME

Contact with victim made on 11/05/2024, at approximately 1100 hours.
The crime occurred between 11/01/2024 and 11/05/2024.

VENUE

[REDACTED] 15.243(1)(a)

CONTACT WITH VICTIM - KATE [REDACTED] 15.243(1)(a)

I made contact with Kate at the dispatched address. Kate advised that she is a [REDACTED] 15.243(1)(a) and was gone since April of 2024. Kate returned back to the dispatched address on 11/04/2024, and observed that her residence was broken into. Kate talked with her bank and the "Safeguard" code enforcement that had left a sticker on the front door. Kate then contacted her lawyer who advised to make a police report. Kate advised that she did not know when the crime occurred, or any accused information.

At first, Kate and I could not locate any damage or any point of entry or exit in the residence. All doors were locked and secured. Kate advised that she had observed a sticker on the front door with the company name "Safeguard" code enforcement. I then contacted City of Lansing Code enforcement who advised that they do not have any information with my address. I then called the Safeguard code enforcement who advised that they were ordered by the mortgage company to do inspection's of the residence and to keep it up with the code such as mowing lawn. The person on the phone could not advise me if they took any items out of the residence.

I then contacted the bank which advised that they work with the Safeguard Code enforcement but not directly and would call me back when they find out more information.

At this time, I was thinking that the mortgage company ordered an inspection on the dispatched address and while checking up with the code the deemed it as a vacant house, and decided to clean it out. Kate then asked me to clear the residence for her, to make sure that no one was [REDACTED].

I cleared the residence and did not locate anyone inside. Kate then went into the basement with me and we located the boxes that she originally thought were stolen. Kate advised that someone brought her boxes down into the basement to go through them and find valuable items. I also observed that all the boxes were opened and items were taken out of them.

I then began to realize that someone did obtain access to the residence and stole Kate's property. I provided Kate with the report number and advised that I would call her if I have any more questions.

OFFICER'S ACTIONS/OBSERVATIONS

While I was sitting in my patrol vehicle attempting to get all my information into the report, Kate approached me and advised that someone was in her house over night. Kate advised that on 11/04/2024, when she visited her residence, she observed several boxes in the living room. Today, Kate advised those boxes are now gone. This led me to believe that the accused could possibly be still in the area. Earlier on 11/05/2024, I was dispatched to Hickory St/Jones St for a welfare check on a couple [REDACTED] 15.243(1)(a) [REDACTED] 15. At that time I did not have any information of any crimes that occurred in the area, and did not ask the accused anything at the time.

I decided to go back over to the same couple, later identified as, Brooke [REDACTED] 15.24 and, Benjamin [REDACTED] 15.243(1) I observed that Brooke was still at the scene, going through a bag/purse in the front passenger seat of the vehicle.



I approached, and observed that there were several brown boxes that had a sticker with the name "15.243(1)(a)" on the side of them. After learning that those boxes had the name of my victim, I made contact with Brooke.

Benjamin was no longer on the scene at the time of my contact with Brooke. Brooke was standing right next to multiple boxes with the name "15.243(1)(a)" on the boxes.

CONTACT WITH ACCUSED - BROOKE 15.243

I asked Brooke if she had ever been inside the dispatched address, by pointing right at it. Brooke advised that she was never in any of these houses. I then advised Brooke that she is standing right next to a box full of items that came from the dispatched address, where I just took a report for home invasion. Brooke then began breaking down and advised that she was never in that house but her "ex boyfriend" later identified as, Benjamin 15.243(1) and his unknown friend were in that house. I asked Brooke where the diamond, ruby stone and the TV's went that came from the residence. Brooke advised that she had never seen these items and never heard of them. Brooke advised that she was either away or sleeping when Benjamin and his friend went into the house. Brooke advised she did not know that these items were stolen, because Benjamin and his friend had a key to the residence. Brooke found it odd that the items they brought back were mostly female items.

At this time, I advised Brooke that she was being detained, and placed her in the back of my fully marked patrol vehicle.

ARREST

I placed Brooke back under arrest for receiving and concealing stolen property. I advised Brooke to get out of the patrol car, where I applied a set of handcuffs on her wrists, checked for tightness and double locked them. I then placed Brooke back in the patrol vehicle.

MIRANDA RIGHTS

After, advising Brooke that she was being detained and not free to leave, I read Brooke her Miranda Right's verbatim from the LPD advise of right's card. Brooke advised that she will answer my questions.

BROOKE 15.243(1) ADDITIONAL STATEMENT

I asked Brooke again if she knew where the items such as the diamond, ruby and the watch ended up. I advised Brooke that the victim has a large connection to those items and wants them back even if they are at the pawn shop. Brooke advised that she never saw those items, and did not know where they went. Brooke was able to provide me with enough information to identify Benjamin who she advised had left to work on a vehicle.

Brooke 15.243(1)(a)

W/F

Born on 15.243(1)(a)

5'03, 140lbs.

15.243(1)(a)

Unknown current phone number.

DLN: 15.243(1)(a)

STOLEN PROPERTY

At the time of contact with Kate she only knew of several things that were stolen.

1. Two Roku Tv's, worth approximately \$750.00 together.
2. One Silver Apple MacBook, worth approximately \$1400.00.
3. One Karat Diamond, perfect cut, worth unknown amount.
4. One Karat Red Ruby stone, unknown worth.
5. One Cannon Rebel camera worth approximately \$550.00
6. Unknown old vintage watch that belonged to the victim's deceased father.
7. One Saint Laurent Toy puffer in lambskin purse, approximately valued at \$2450.00

Kate advised that there were other multiple clothing and miscellaneous items that were stolen that she could not remember at the time.

After I located some of her boxes with her items at the accused vehicle, I had Kate come over to see which of the items were hers. Kate advised that all the boxes with her name on it, contained her items from the residence. The purse that was located on the front passenger seat,



that the accused, Brooke 15.24 was going through, also belonged to Kate. I then began searching the vehicle for additional stolen items. I located several purses/bags, boxes, that had clear identification that they belonged to Kate. One of the boxes contained personal paperwork, like birth certificate, Kate's father's passport and additional paperwork. There was also a box located on the front dashboard with checks written to Kate. There was also a blue tote bag located in the trunk bed of the accused vehicle, that was covered by other items, which belongs to Kate.

After talking with CSI, it was determined to leave the rest of the items in the vehicle for search warrant.

ADDITIONAL ACCUSED IN HOME INVASION

The accused in the Home Invasion of the dispatched address, is:

Benjamin 15.243(1)(a)

W/M

5'08, 150lbs

Born on 15.243(1)(a)

DLN: 15.243(1)(a)

15.243(1)(a)

VEHICLE DISPOSITION

The vehicle that was located with the known stolen property was towed to CSI Garage for further processing, and was towed by P.J's towing.

At this time, we had limited information on the vehicle that was storing the stolen items from this incident. The vehicle has a VIN number of "1FTZR15U51TA19514". Officer McKeeby and I 15.243(1)(d) 15.243(1)(d)

2001 Tan colored Ford Ranger.

Unknown owner information.

PHOTOGRAPHS

I took photographs of the dispatched address, the damage on the rear door, the vehicle that the stolen property was located in. The photographs are all attached to the report.

FURTHER INFORMATION

After, further investigation on the residence, it was located that the back door the residence was pried open using force to gain entry into the residence.

DISPOSITION

IC for R&C. Seeking Charges on Benjamin 15.243(1) for Home Invasion.



NARRATIVE:

Schafer, Kenneth
11/8/2024 9:38:04 AM
Case reviewed on 11-08-2024.

I called and spoke with Kate. Kate stated she believes she can find the serial number to the computer and will contact me if she does. Kate advised the watch is a Seiko and she has a picture of her dad wearing it as well as photos from the internet of what the watch looked like. I sent her a link to upload the photos. Kate stated the watch was in a suitcase which was found in the truck, but the watch was not in the suitcase when it was returned to her.

I checked Benjamin 15.243(1) in 15.243 and found nothing. I also searched 15.243(1)(b)(a) and found nothing from Seiko.

Kate submitted photos and I uploaded them to Axon. Kate also stated she is missing her Apple Watch. Kate will provide me with the serial number.

SERIAL NUMBERS:

The serial number for the computer is 15.243(1)(a). The serial number for the watch is 15.243(1)(a). I checked both 15.243(1) and found nothing. I saved the searches 15.243(1).

Kate responded to LPD OPS CSI to view the property in the truck. She identified the following as hers:

1. Black bag worth approximately \$100 with 4 picture frames worth approximately \$5 each.
2. Hygiene products, unknown value.
3. 3 expired pre paid cards.
4. Laundry card.
5. 15.243 card.
6. AAA card.
7. M&S gift card.
8. A pink purse, a black purse and miscellaneous jewelry worth approximately \$200.

CSI Olsen photographed items 1-8.

Kate also stated a set of Airpods and a set of Airpod pro was also stolen. The serial numbers are 15.243(1)(a) and 15.243(1)(a). I checked these numbers in 15.243 and found nothing. I saved the searches 15.243(1).

Officer Narrative

Case Number:	2451910751	Entered On:	11/18/2024 1:03:40 PM
Subject:	CSI / Ford Ranger / Clean	Entered By:	Clean, Robert

Narrative:

INFORMATION

On 11/18/2024 at approximately 11:00 I began processing the following vehicle in the CSI Garage. The vehicle was initially towed to the CSI Garage on 11/05/24 in reference to this report. The victim of the report works out of town and requested to come in and assist me in locating her potential stolen property on this date.

VEHICLE

Tan 2001 Ford Ranger, No Plate, VIN: 1FT2R15U51TA19514. 15.243(1)(d)
15.243(1)(d)

SEARCH

No Consent or Search Warrant was required to search this vehicle.

VICTIM ASSISTANCE

Victim appeared and checked through several items from inside the vehicle. She confirmed a work bag that was hers but now had random food items inside and did not want it back. Also, there were several cards that were hers

PHOTOGRAPHS

I photographed the vehicle exterior/interior. Photos were uploaded to the CSI Drive and Evidence.com.

STOLEN PROPERTY

At this time, I was unable to verify what items were stolen or not. However, the condition or the items in the vehicle indicates that most of the items were likely stolen.

*I did not collect or tag any items from this vehicle.

VEHICLE DISPOSITION

Once processing was complete, I contacted PJ's Towing to come and pick up the vehicle from the CSI Garage.

Redaction Log

Total Number of Redactions in Document: 48

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	11
2	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1
4	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	7
5	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	2
6	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	6
6	15.243(1)(d)	(6) Records or information specifically described and exempted from disclosure by statute.	1
7	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	6
7	15.243(1)(b)(v)	(4)(b)(v) Investigating records compiled for law enforcement purposes but only to the extent that disclosure as a public record would disclose law enforcement investigative techniques or procedures.	6
8	15.243(1)(d)	(6) Records or information specifically described and exempted from disclosure by statute.	1

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1(11) 4(7) 5(9) 6(6) 1(9) 2(1)
15.243(1)(b)(v)	(4)(b)(v) Investigating records compiled for law enforcement purposes but only to the extent that disclosure as a public record would disclose law enforcement investigative techniques or procedures.	7(6)
15.243(1)(d)	(6) Records or information specifically described and exempted from disclosure by statute.	6(1) 8(1)



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

PMIT REI 2021-A LLC
15480 LAGUNA CANYON RD SUITE #100
IRVINE, CA 92618

Violation Date: 11/7/2024
Violation Location: 1128 HICKORY ST
Parcel No: 33-01-01-15-378-231
Compliance Due Date: 11/14/2024

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Garbage

Violation: Trash found in bags/boxes/barrels

Violation: Brush & Tree Limb debris

Violation: Deteriorated furniture

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Deteriorated metal product

Loose trash and debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$250.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess a fee of \$215.00 for each time there is an additional premise**



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
1128 HICKORY ST
LANSING, MI 48912-1713

Violation Date: 11/7/2024
Violation Location: 1128 HICKORY ST
Parcel No: 33-01-01-15-378-231
Compliance Due Date: 11/14/2024

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Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 11/18/2024

TAXPAYER: PMIT REI 2021-A LLC, 15480 LAGUNA CANYON RD SUITE #100 IRVINE, CA 92618

Location of Work:

Enf Num: E24-10815

Address: 1128 HICKORY ST
Lot No:
Description:
Parcel No: 33-01-01-15-378-231

Remove Trash and Debris

Work Authorized:

Violation: Garbage

Violation: Trash found in bags/boxes/barrels

Violation: Brush & Tree Limb debris

Violation: Deteriorated furniture

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Deteriorated metal product

Loose trash and debris

This action is authorized by the Manager of Code Compliance

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 8

Warning Comment: Possible vacant, trailer filled with trash, trash and debris backyard.

Submitted By: Bryce Dawsey (517) 483 4639

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 08/12/2025

Enforcement Number: E24-10815

Enforcement Category: Trash

Location: 1128 HICKORY ST

Pay by Account in Full

Total Balance Due: \$0.00

PMIT REI 2021-A LLC
15480 LAGUNA CANYON RD SUITE #100
IRVINE, CA 92618

Invoice	Number	Date	Due	Adjustments	Payments	Balance
Quantity	00269259	12/5/2024 12:	1/4/2025 12:0	-\$1649.00	\$0.00	\$0.00
Category		Description			Billed	
Total Balance Due:						\$0.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Amount owing was transferred to taxes

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

INVOICE

INVOICE INFORMATION

INVOICE ITEMS

OVERVIEW

NO PINNED ITEMS

Handwritten note: \$1,649.00 transferred to property tax-es.

CLOSE

INVOICE

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901

ericrefuse@hotmail.com
(517) 290-7350

City of Lansing Code Enforcement Section

Bill to

Economic Development & Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

Invoice details

Invoice no.: 7098
Terms: Net 30
Invoice date: 12/02/2024
Due date: 01/01/2025

property address: 1128 hickory ST
Parcel number: 33-01-01-15-378-231

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1 hour 3 yards	first hour and 3 cubic yards	1	\$300.00	\$300.00
2.		add hours	any hours after 1	1	\$300.00	\$300.00
3.		add cy	any after 3	10	\$30.00	\$300.00
4.		class 2	construction material after 3	7	\$32.00	\$224.00
5.		appliance	freon removal	1	\$75.00	\$75.00
6.		tire	tire removal	8	\$25.00	\$200.00
7.			11/27/24 20 yards bryce dawsey 4 man crew 1 20 yard truck 1 bobcat			
					Total	\$1,399.00













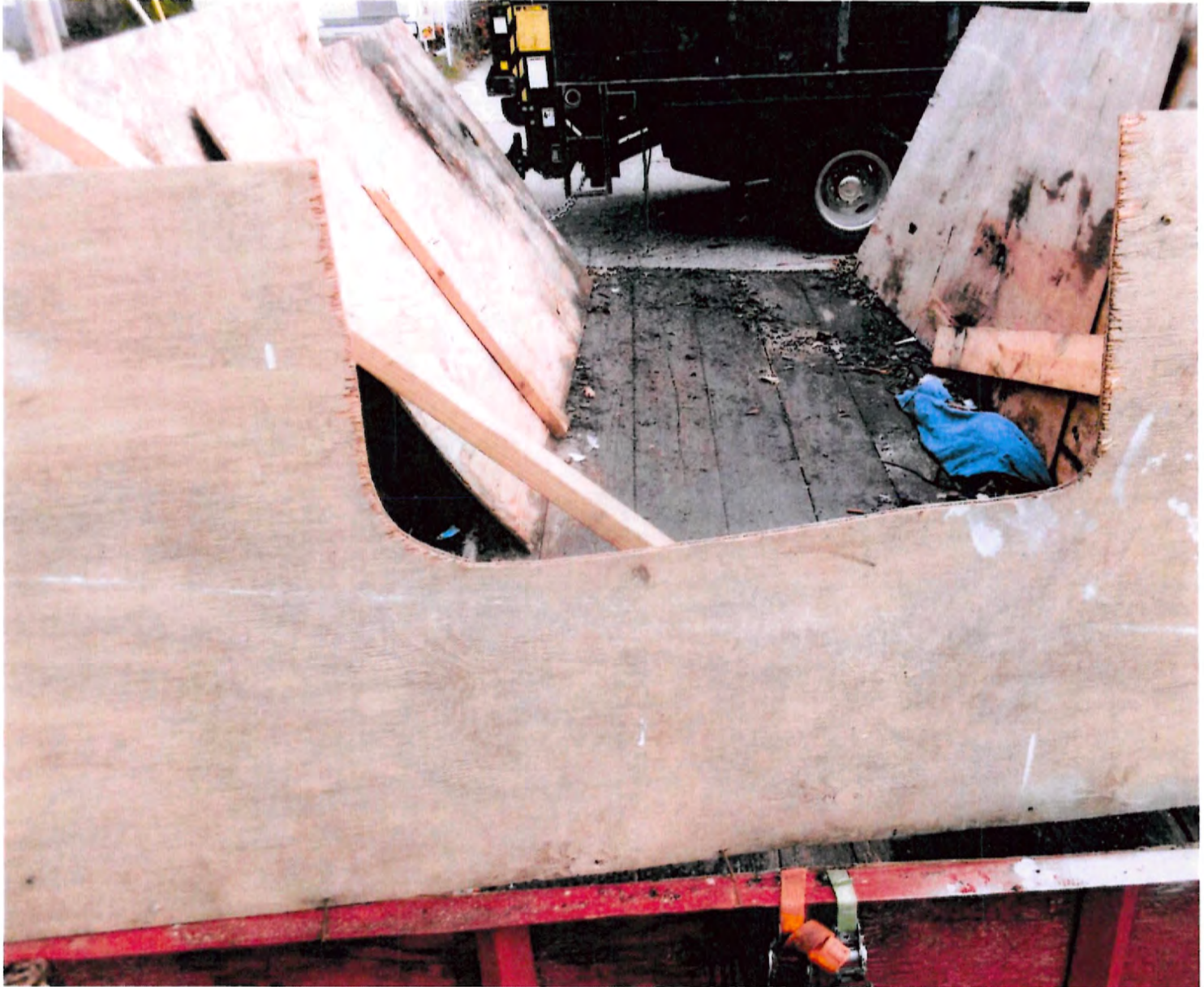
















You will not be called to speak unless all required blanks on this form are completed.



Public Comment on City Government Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Government Related Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed Nova Lansing Mod Pods Location

Name (print) Allison Raeck E-Mail (optional) allison.raeck1@gmail.com

Address (street, city, zip) 909 Sparrow Ave. Lansing MI 48910

Company or organization represented, etc. (if applicable) N/A

Signature Allison Raeck Pronouns she-her

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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Topic(s) to be addressed FOLTC

Name (print) Loretta Stanaway E-Mail (optional) _____

cp
Address (street, city, zip) 546 Ann Arbor

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns _____

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Topic(s) to be addressed Nova Housing Initiative

Name (print) Jamie Moriarty E-Mail (optional) _____

Address (street, city, zip) 1027 W Barnes Ave

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns she/her

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Topic(s) to be addressed Mod pod

Name (print) Cutter Home E-Mail (optional) _____

Address (street, city, zip) 1027 W Barnes Ave 48910

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns He/Him

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Topic(s) to be addressed Mariposa, District

Name (print) Ivan Droste E-Mail (optional) _____

cp

Address (street, city, zip) 2018 Rossiter Pl. Lansing, MI 48911

Company or organization represented, etc. (if applicable) _____

Signature Ivan Droste Pronouns He/Him

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Topic(s) to be addressed Housing

Name (print) Shawn Brock E-Mail (optional) _____

Address (street, city, zip) 3200 S. Washington Ave Apt 505 Lansing 4890

Company or organization represented, etc. (if applicable) _____

Signature Shawn Brock Pronouns He/Him

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Topic(s) to be addressed unhoused treatment

Name (print) Ariel Cushman E-Mail (optional) LCushman222@gmail.com

Address (street, city, zip) 1229 cement st 48912

Company or organization represented, etc. (if applicable) Rent is too damn high

Signature Ariel J Cushman Pronouns They/She

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Topic(s) to be addressed Unhoused community

Name (print) Aliza Ghaffari E-Mail (optional) Alizaghaffari@gmail.com

Address (street, city, zip) 704 S. Hayford Ave

Company or organization represented, etc. (if applicable) self

Signature Aliza Pronouns she

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Topic(s) to be addressed Dietrich Lawsuit + Pots

Name (print) William Lawrence E-Mail (optional) _____

Address (street, city, zip) 731 W. Genesee St 48915

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns _____

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Topic(s) to be addressed Dietrich Park, Mod Pods

Name (print) Mike Gorishek E-Mail (optional) _____

cp
Address (street, city, zip) 425 Raging River Rd Mason MI

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns HE/HIM

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Topic(s) to be addressed Mod Podi

Name (print) Ted Wilson E-Mail (optional) _____

Address (street, city, zip) 302 Leslie St

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns Mr.

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Topic(s) to be addressed mpd Pods, Homelessness

Name (print) Carver E-Mail (optional) _____

cp
Address (street, city, zip) Lansing

Company or organization represented, etc. (if applicable) _____

Signature Carver Pronouns ANY/AR

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Topic(s) to be addressed Homeless

Name (print) Darren E-Mail (optional) _____

Address (street, city, zip) Lansing

Company or organization represented, etc. (if applicable) _____

Signature _____ Pronouns _____

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Topic(s) to be addressed Homelessness

Name (print) Jennifer Robertson E-Mail (optional) _____

Address (street, city, zip) Dahouse

Company or organization represented, etc. (if applicable) _____

Signature Jennifer M. Robertson Pronouns she/her

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Topic(s) to be addressed Code Compliance

Name (print) Nadia Sellers E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature _____ Pronouns _____

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Topic(s) to be addressed Fallen Angels Camp ; Mod Roads

Name (print) Shantel Spears E-Mail (optional) shantelkristine4@gmail.com

Address (street, city, zip) 519 S Pine St Apt 311 Lansing, MI 48933

Company or organization represented, etc. (if applicable) Ret is Too Damn High

Signature Shantel Spears Pronouns she/her

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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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Public Comment on City Government Matters Registration

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Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed OUR EXISTANCE

Name (print) Talon Wooster E-Mail (optional) Ttetalonwooster@gmail.com

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns Him/His

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Topic(s) to be addressed Dietrich FALLEN ANGELS Camp + Modpods

Name (print) SELKIE E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature _____ Pronouns _____

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Topic(s) to be addressed improve city utility services

Name (print) Fredric McLaughlin E-Mail (optional) _____

Address (street, city, zip) 1407 W Holmes Rd, Lansing, MI 48910

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns _____

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Topic(s) to be addressed Fire Chief Misconduct

Name (print) Nick Laszard E-Mail (optional) nwzard@gmail.com

Address (street, city, zip) 411 W Willard Ave Lansing MI 48910

Company or organization represented, etc. (if applicable) OENA

Signature Nick Laszard Pronouns he/him

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Here are a few suggestions.

1. **Ward 1** - Northeast corner of Larch/Shiawassee - this is a partially vacant lot, close to the VOA, Sparrow, grocery stores, plenty of parking, and a bus line.
2. **Ward 1** - Between S. Howard and Detroit St - close to food, Sparrow, flat surface, transportation
3. **Not sure if this is Ward 2 or 3** - Old McLaren hospital parking lot. There is a concrete surface, utilities, and close to a grocery store and the bus line.
4. **Ward 2** - Old Pleasant View School - presently vacant and has a large lot, on the bus line
5. **Ward 3** - Logan Square parking lot
6. **Ward 4** - Corner of Bulter/Kalamazoo - This is a vacant lot owned by the state, and the city owns part of it.
- 7 **Ward 4** - St. Lawrence parking lot

These are suggestions to consider as good sites.

Thank you for considering this information