

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 8, 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. November 17, 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; Selina Mate as an At-Large member of the Historic District Commission for a term to expire June 30, 2027 (PEND-4195)
3. Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC (PEND-4228)
4. Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd. (PEND-4249)

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/c9b6d0f3-405b-4a44-817b-614518f3738c@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

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

5. Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC (PEND-4228)
6. Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd. (PEND-4249)
7. Amending Chapter 812, Section 812.01, to modify Public Shopping District boundaries (PEND-4262)
8. Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage (PEND-4253)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

9. Appointment; Selina Mate as an At-Large member of the Historic District Commission for a term to expire June 30, 2027 (PEND-4195)
10. Grant Acceptance; Michigan Department of Health and Human Services (MDHHS), Services-Training-Officers-Prosecutors (STOP) Violence Against Women grant (PEND-4243)
11. Grant Acceptance; Michigan State Police (MSP), Byrne Justice Assistance Grant (JAG) (PEND-4242)
12. Grant Acceptance; Michigan Department of Human Services, Domestic Violence Services Capital Area Response Effort (DVS-CARE) Grant (PEND-4241)
13. Claim Appeal; Claim #2192, Dale Schrader for \$1516 in red tag violation fees at 1119 N. Seymour Ave. (PEND-4232)
14. Claim Appeal; Claim #2199, Megan Broyls for \$550 in trash fees at 217 Rita Ave. (PEND-4263)
15. Orders to Make Safe or Demolish to the owners of 5210 S. Washington Ave. (PEND-4177)
16. Orders to Make Safe or Demolish to the owners of 6255 Marywood Ave. (PEND-4179)
17. Orders to Make Safe or Demolish to the owners of 509 Baker St. (PEND-4181)

Resolutions for Action

18. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 810 Beulah St. (PEND-4236)
19. Orders to Make Safe or Demolish to the owners of 906 Prospect St. (PEND-4183)

20. SLU-1-2025; Special Land Use Permit, 3011 Turner St., to authorize a state-licensed adult foster care small group home (PEND-4211)
21. Act-5-2025; Acquisition of Property, 600 block W. Fairfield Ave. for incorporation into Jones Lake Park (PEND-4251)
22. Act-6-2025; Purchase of Property, 5400 block S. Waverly Rd. to extend South Lansing Pathway (PEND-4252)
23. Issuance of Sewage Disposal System Revenue Bonds for 2026 improvements (PEND-4264)
24. In Support of Michigan Senate Bills 508, 509, and 510 to address issues related to immigration enforcement and clearly identifiable police operations (PEND-4273)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

25. Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District (PEND-4257)
26. Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor (PEND-4259)

Ordinances for Passage

27. Amending Chapter 294 to encourage the retention of the top official of the Fire and Police Departments by extending eligibility for retirement service credits up to 30 years (PEND-4230)

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:

28. Minutes of Boards and Commissions placed on file in the Clerk's Office
29. Buy-Sell Agreement, 229 S. Cedar St., Deep Green Technologies USA LLC, updated 11/14/2025
30. Non-Profit Recognition; Stoopfest Inc. (PEND-4268)
31. Board of Water and Light Annual Audit for Fiscal Year Ending June 30, 2025

Item(s) from the Mayor re:

32. 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)
33. 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)

34. 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)
35. 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)
36. Social District; RBM Properties LCC, dba Grewal Hall, 224 S. Washington Sq. (PEND-4266)
37. Objecting to the transfer of all unsold tax reverted properties from the Ingham County Treasurer to the City of Lansing (PEND-4269)
38. Grant Acceptance; COPS Microgrant - Safer Lansing from the Department of Justice Office of Community Oriented Policing Services (PEND-4265)
39. Sole Source Purchase; Police Department notification of Bear Training Solutions Inc. as the vendor for KBT Insert Training Doors for Breach Training
40. Sole Source Purchase; Parks and Recreation Department notification of LimnoTech as the vendor for Great Bubble Barrier system for the Grand River

Communications and Petitions

41. 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 Spirits LLC; Transfer location 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)
42. Communication from Marisol Erickson in regards to the ModPods for unhoused persons
43. Communication from Denise Backlund in regards to the ModPods for unhoused persons

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



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: 12/8/2025 7:00 PM

Starting Time_____

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☒	☐	_____
CARTER	☒	☐	_____
GARZA	☒	☐	_____
HUSSAIN	☒	☐	_____
JACKSON	☒	☐	_____
KOST	☒	☐	_____
PEHLIVANOGLU	☒	☐	_____
SPADAFORE	☒	☐	_____

MEDITATION IN MEMORY OF: AS. Judge Simmons Mother
Stan Jarvis Father

PLEDGE LED BY: _____

Adjournment Time_____

CHRIS SWOPE
LANSING CITY CLERK



**Official Proceedings of the City Council
City of Lansing
November 17, 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, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: Council Member Garza

A quorum was present.

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 10, 2025

Motion Carried

Tabled Items

Establishment of Historic District Study Committee; 108 S. Martin Luther King Jr. Blvd.

By Vice President Carte

To remove the item from the table

Motion Carried

President Kost referred to the Committee on Public Safety

Comments by Council Members and the City Clerk

Council Member Spadafore spoke about the upcoming public meeting with Public Service and Forestry regarding the CSO Project.

President Kost spoke about the upcoming 1st Ward constituent contact meeting.

Community Event Announcements

Nicklas Zande spoke about the upcoming Old Everett Neighborhood Association meeting as well as Silver Bells in the City.

Elaine Fischhoff spoke about an upcoming meeting of the League of Women Voters regarding micro-plastics.

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.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

SLU-1-2025; Special Land Use Permit, 3011 Turner St., to authorize a state-licensed adult foster care small group home

Amending Chapter 654, Noise Ordinance, applicability and enforcement

Amending Chapter 294 to encourage the retention of the top officials of the Fire and Police Departments by extending eligibility for retirement service

credits up to 30 years

Council Members Hussain, Pehlivanoglu, and Carter gave overviews of the public hearings.

Public Comment on Legislative Matters:

Ivan Droste spoke against the Noise Ordinance amendment.

Loretta Stanaway spoke about the Utility Easement for Consumers Energy resolution.

Joanne Galloway spoke about the Utility Easement for Consumers Energy resolution.

Erik Almquist spoke about the Utility Easement for Consumers Energy resolution.

Donald Dean spoke about the Utility Easement for Consumers Energy resolution.

Nicklas Zande spoke about the Utility Easement for Consumers Energy as well as the item to support food rescue organizations.

Legislative Matters

Referral of Public Hearings

SLU-1-2025; Special Land Use Permit, 3011 Turner St., to authorize a state-licensed adult foster care small group home
Referred to the Committee on Development and Planning

Amending Chapter 654, Noise Ordinance, applicability and enforcement
Referred to the Committee on Public Safety

Amending Chapter 294 to encourage the retention of the top official of the Fire and Police Departments by extending eligibility for retirement service
credits up to 30 years
Referred to the Committee of the Whole

Consent Agenda

By Vice President Carter

To approve all items on the Consent Agenda.

Motion Carried

Resolution #2025-278

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete Property Rehabilitation Act District at 323-327 S. Washington Square,
Lansing, Michigan

WHEREAS, Wormwood, LLC has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 323-327 S. Washington Square, Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 323-327 S. Washington Square, Lansing, Michigan, is 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

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, December 8, 2025 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Adopted as part of the Consent Agenda

Resolution #2025-279

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

A RESOLUTION TO SUPPORT FOOD RESCUE IN LANSING

WHEREAS, the City of Lansing is committed to advancing the health, sustainability, and well-being of all residents through community-based initiatives and responsible environmental practices; and

WHEREAS, nonprofit organizations are working to eliminate food waste and reduce hunger by rescuing surplus, perishable food and redistributing it to local food pantries, shelters, and agencies that serve food-insecure populations; and

WHEREAS community-driven food recovery efforts play a vital role in addressing food insecurity challenges that disproportionately affect low-income individuals and families; and

WHEREAS, the work of food rescue organizations align with the City's goals to support equitable access to nutritious food, minimize landfill waste, and build resilient neighborhoods through partnerships and civic engagement;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council formally recognizes and supports the mission and impact of local food rescue organizations in their efforts to rescue and redirect surplus food to those in need across the city.

BE IT FURTHER RESOLVED that the City of Lansing encourages community members, businesses, and institutions to support food rescue efforts through volunteering, food donations, and strategic collaboration.

BE IT FINALLY RESOLVED that the City of Lansing remains committed to environmental stewardship and food justice.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-280

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

Act-3-2025, 2020 and 2600 East Mount Hope Avenue, Utility Easement

WHEREAS, Consumers Energy has requested a fifteen (15) feet-wide utility easement, beginning 33 feet from the north property line of 2020 East Mount Hope Avenue, Parcel Identification Number 33-01-01-26-101-003, for the installment of natural gas distribution lines; and

WHEREAS, Consumers Energy has requested a fifteen (15) feet-wide utility easement beginning 33 feet from the north property lines of 2600 East Mount Hope Avenue, Parcel Identification Number 33-01-01-26-276-111, for the installment of natural gas distribution lines; and

WHEREAS, Consumers Energy will replace and install a natural gas main within the easement area; and

WHEREAS, the City of Lansing shall not plant any trees or install any improvements within the easement area; and

WHEREAS, Consumers Energy shall restore any area of the easement damaged during their original installation, maintenance, repair, replacement, or removal of Consumers' facilities, to its previous condition as reasonably practical; and

WHEREAS, on September 2, 2025, the Planning Commission reviewed the location, character, and extent of the proposal for the subject easement in accordance with its Act 33 review procedures and voted unanimously (6-0) to recommend approval of Act-3-2025, 2020 and 2600 East Mount Hope Avenue, Utility Easement, as proposed; 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 the request to create a utility easement extending fifteen (15) feet-wide along the north property lines of 2020 East Mount Hope Avenue, legally described as:

The South 15.00 feet of the North 48.00 feet of the following described parcel:

NW 1/4 SEC 26 EXC SW 1/4 OF SW 1/4, ALSO EXC S 1/2 OF SE 1/4, ALSO EXC LANDS IN NW 1/4 OF NW 1/4 USED FOR AURELIUS RD WIDENING;
SEC 26 T4N R2W

And

The South 15.00 feet of the North 48.00 feet of the following described parcel:

COM N 1/4 COR SEC 26, TH S 2640 FT TO CL FOREST RD, E 1320 FT, N 825 FT, E 720.32 FT TO W R/W LINE I-496, N ON R/W LINE 1446 FT, W 723.5 FT, N 369.5 FT, W 1320 FT TO BEG; SEC 26 T4N R2W EVERGREEN CEMETERY

for the amount of One Dollar (\$1.00) and other valuable consideration.

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

BE IT FINALLY RESOLVED that Two Thousand Two Hundred Twenty Five Dollars (\$2,225) of the net proceeds shall be deposited into the Cemetery Enterprise Fund.

By Council Member Hussain

Motion Carried with Council Member Jackson voting "Nay"

Resolution #2025-281

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 414 Baker St.

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, Maximilian Boortz, 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 414 Baker St, Lansing, Michigan, 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 Monday, November 10, 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:

W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH SIDE ADD, #33-01-01-21-429-065; 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.

By Council Member Hussain

Motion Carried

Resolution #2025-282

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 1204 S. Washington Ave.

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, Lil Rock Ventures, 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 1204 S. Washington Avenue, Lansing, Michigan, 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 Monday, November 10, 2025.

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:

S 21.5 FT OF N 65 FT OF E 100 FT LOT 1 BLOCK 194 ORIG PLAT, #33-01-01-21-181-070; 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.

By Council Member Hussain

Motion Carried

Ordinances for Introduction

Introduction 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.

The Ordinance was read a first time by its title and referred to the Committee of the Whole.

Resolution #2025-283

By the Committee on of the Whole
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, December 8, 2025, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing Michigan, for the purpose of:

Approving or opposing the amendment to 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.

By Vice President Carter

Motion Carried

Introduction 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").

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

Resolution #2025-284

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, December 8, 2025, in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Pinebrook Manor, located at 5911 S. Waverly Rd. in Lansing.

By Council Member Hussain

Motion Carried

Introduction 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.

The Ordinance was read a first time by its title and referred to the Committee of the Whole.

Resolution #2025-285

By the Committee of the Whole
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, December 8, 2025, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering 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.

By Vice President Carter

Motion Carried

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

Item(s) from the Mayor re:

Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District
Referred to the Committee on Development and Planning

Setting a Public Hearing on Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District
Referred to the Committee on Development and Planning

Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor
Referred to the Committee on Development and Planning

Setting a Public Hearing on Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor
Referred to the Committee on Development and Planning

Act-5-2025; Acquisition of Property, 600 block W. Fairfield Ave. for incorporation into Jones Lake Park
Referred to the Committee on Development and Planning

Act-6-2025; Purchase of Property, 5400 block S. Waverly Rd. to extend South Lansing Pathway
Referred to the Committee on Development and Planning

Issuance of Sewage Disposal System Revenue Bonds for 2026 improvements
Referred to the Committee on Ways and Means and to the Internal Auditor

- Communications and Petitions, and Other City Related Matters:

Claim Appeal; Claim #2199, Megan Broyles for \$550 in trash fees at 217 Rita Ave.
Referred to the Committee on City Operations

Motion of Excused Absence

By Vice President Carter to excuse Council Member Garza from tonight's proceedings.

Motion Carried

Public Comment on City Government Related Matters

Donald Dean spoke about easements.

Nicklas Zande spoke about various City matters.

Elaine Fischhoff spoke about the potential data center in downtown Lansing.

Mrs. Wilson spoke about ModPods.

Joanne Galloway spoke about the homelessness crisis.

Cheryl Brand spoke about homelessness in Lansing.

President Kost provided an update on the City services recently provided at the Fallen Angels homeless encampment.

Adjourned Time 8:10 P.M.

Chris Swope, City Clerk

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) Jody Washington PILOT

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

Address (street, city, zip) Lansing

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

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.

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



Public Comment on Legislative Matters Registration

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Agenda Item Number(s) or Description(s) #7 PBD EXPANSION

Name (print) JAMES LEWIS E-Mail (optional) james@oldtownmainstreet.org

Address (street, city, zip) 305 1/2 E. CESAR E CHAVEZ, LANS, MI 48906

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

Signature [Signature] Pronouns He/Him

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Agenda Item Number(s) or Description(s) 7 Amending boundaries PEND 4262

Name (print) Harry A. Hepler E-Mail (optional) hhepler@lansingmi.com

Address (street, city, zip) 700 May 702 Paddock 740 May 741 May 900 Saginaw

Company or organization represented, etc. (if applicable) SSD/MWL/De. / May St College / Oak Park

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) PSD Expansion

Name (print) Eric Hannu E-Mail (optional) eric@miccap.org

Address (street, city, zip) 502 E Cesar E Chavez Blvd - Lansing

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

Signature [Signature] Pronouns He/Him

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Agenda Item Number(s) or Description(s) Agenda Item No. 7

Name (print) JASON KINEA E-Mail (optional) JKinea@gillespie-group.com

Address (street, city, zip) 330 Marshall St. Suite 100 Lansing

Company or organization represented, etc. (if applicable) Gillespie Group

Signature [Handwritten Signature] Pronouns _____

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

Name (print) Terry Terry E-Mail (optional) 1

Address (street, city, zip) 1210 Turner St

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

Signature [Handwritten Signature] Pronouns

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Agenda Item Number(s) or Description(s) # 7 / 8

Name (print) Joe Neller E-Mail (optional) _____

Address (street, city, zip) 1414 S PENNSYLVANIA

Company or organization represented, etc. (if applicable) SINTOIS MANAGEMENT

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Item 8

Name (print) Marcelo Oliveira E-Mail (optional) _____

Address (street, city, zip) 5655 Inval Valley Dr. Haslett, MI 48840

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

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Rental ordinance

Name (print) Rich Floyd E-Mail (optional) Floydre@me.com

Address (street, city, zip) 3330 S. Pennsylvania Ave

Company or organization represented, etc. (if applicable) OWF Management

Signature [Signature] Pronouns [Signature]

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Agenda Item Number(s) or Description(s) 19 - 906 prospect

Name (print) Brady Diller E-Mail (optional) brady.diller@danner.com

Address (street, city, zip) 755 W Bly Beaver Road Troy, MI

Company or organization represented, etc. (if applicable) Dinmore & Shohl / Freedom mortgage

Signature [Handwritten Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) 5, 6, 8

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

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Agenda Item Number(s) or Description(s) #13, #15, #6, #7

Name (print) Nicklas Zander E-Mail (optional) hwzander@gmail.com

Address (street, city, zip) 111 W. Willow Ave Lansing MI 48906

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

Signature Nicklas Zander Pronouns he/him

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Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 8, 2025 12:55 PM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] City Council's public hearing on December 8, 2025

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: fgwing <fgwing@aol.com>
Sent: Monday, December 8, 2025 12:47 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] City Council's public hearing on December 8, 2025

Lansing City Council Members:

This is in regard to the RPOAMM's proposed amendment to the Tenant Relocation Ordinance.

I own rental property in the City of Lansing.

The ordinance as now written would be unfair to the landlord because the landlord would be liable for the relocation fee even when the tenant caused the unsafe and uninhabitable conditions that resulted in the rental property being red-tagged. If adopted, the amendment would be fair and exempt those landlords when it can be shown by clear and convincing evidence that the damage was directly caused by the tenant.

I urge the council to vote in favor of the RPOAMM's proposed amendment.

Thank you for your consideration.

Keith F. Wing

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 8, 2025 2:17 PM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

*Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov*

From: Mitch Stoakes <mitch@woodworthcommercial.com>
Sent: Monday, December 8, 2025 2:13 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Dear Council Members,

My name is Mitch Stoakes and I am a rental property owner in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Sincerely,
Mitch Stoakes
Lansing Resident

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 8, 2025 9:28 AM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: forough taji <foroughtaji@gmail.com>
Sent: Monday, December 8, 2025 9:28 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Dear Council Members,

My name is Forough Taji and I am a rental property owner in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Sincerely,
Forough Taji

Jackson, Brian

From: Boak, Sherrie
Sent: Sunday, December 7, 2025 1:02 PM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Controller <jen@flatzliving.com>
Sent: Friday, December 5, 2025 1:55 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Dear Council Members,

My name is Jen. I am a rental property owner in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Sincerely,
Jen Bauer
Flatz Living, Director of Finance

Thanks,

Jen Bauer | 810.962.1147 | www.flatzliving.com
Flatz Living | Finance Director



This email is being sent with the intent of being helpful, positive, professional and respectful. If any other perception is received, please contact me immediately.

Sent via [Superhuman](#)

Jackson, Brian

From: Vince Flores <floresv58@icloud.com>
Sent: Sunday, December 7, 2025 6:46 PM
To: City Council
Subject: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Dear Council Members,

My name is Vince Flores and I am a rental property owner in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Sincerely,
Vince Flores
57moonflowees58,LLC

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 8, 2025 6:47 AM
To: Swope, Chris; Jackson, Brian
Subject: Fw: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Veronica Flores <57moonflower@gmail.com>
Sent: Sunday, December 7, 2025 6:36 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Subject: Support for the Amendment to the Tenant Relocation Ordinance

Dear Council Members,

My name is Veronica Flores and I am a rental property owner in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Sincerely,
Veronica Flores

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 8, 2025 6:47 AM
To: Swope, Chris; Jackson, Brian
Subject: Fw: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Renaissance Property MGMT <rpm@rpm4rent.com>
Sent: Sunday, December 7, 2025 5:19 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Dear Council Members,

My name is Kipling Wilson, and I am a rental property owner in the City of Lansing. I am writing to express my strong support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions came about. The amendment under consideration corrects this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and necessary fix. Responsible housing providers should not be held financially liable for damage they did not cause, while absentee landlords who allow their properties to fall into disrepair should still be held accountable.

I would also encourage the Council to consider, in future discussions, how red tags resulting from natural disasters or utility failures—such as flooding, ice storms, severe wind damage, or extended power outages—might be addressed. These situations are not caused by either the tenant or the landlord, and a collaborative approach that mirrors existing insurance frameworks could create a more equitable outcome for all parties.

I urge you to vote in favor of the amendment and to continue working toward balanced, practical housing policies in Lansing.

Thank you for your time and consideration.

Sincerely,
Kipling Wilson
Renaissance Property Management
P: 517-349-7355 (Calls may be recorded for quality and training purposes)
F: 517-992-6600
www.rpm4rent.com

This message is for the designated recipient only and may contain confidential, privileged or proprietary information. If you have received it in error, please notify the

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 8, 2025 9:40 AM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] amendment to the Tenant Relocation Ordinance

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Dave Bueche <dmbueche@cs.com>
Sent: Monday, December 8, 2025 9:35 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] amendment to the Tenant Relocation Ordinance

I have a email from RPOAMM that there is a hearing tonight about the amendment to the tenant relocation ordinance. One of the main obstacles, to me, is this ordinance as it is, potentially charges the owner with those relocation costs even if they are reasonably cooperating and trying to take care of the problem. I manage rental property, some of it in the City of Lansing, and I have one of these homes now that we would love to fix but the tenant is not conducive to this process of repair. We are evicting these folks, but that takes times.

I am being told by my insurance agent, the insurance you want is basically tenant purchased insurance. We are going to require this going forward from these tenants in the city with an cost of 15-25 a month charged back the tenant.

Thank you for listening and I do think it is a great idea to pass the amendment to the ordinance, thus offering responsible landlords some assurance.

David Bueche

dmbueche@cs.com

Swope, Chris

From: Mitch Rice <ricem1957@gmail.com>
Sent: Monday, December 8, 2025 12:16 PM
To: Clerk, City; City Council
Subject: [EXTERNAL] meeting agenda item 6.

Dear City Council:

re: agenda item- 6. Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd. (PEND-4249)

I am not in favor of granting such a generous PILOT as proposed in the current plan. 6% is too low. I would support one at least 10% to obtain more needed tax revenue for the future of Lansing.

Regards,

Mitch Rice

Swope, Chris

From: Thomas Atlee <TAtlee@standard-communities.com>
Sent: Monday, December 8, 2025 5:58 PM
To: Clerk, City; City Council
Cc: Aaron Thomas; Jesse Frageman
Subject: [EXTERNAL] South Lansing Business Association - Letter of Support for Pinebrook Manor (PEND-4249)
Attachments: South Lansing Business Association Letter of Support - Pinebrook Manor.pdf

Hello Lansing City Clerk and City Council,

Attached is the Letter of Support from the South Lansing Business Association for Pinebrook Manor. As noted, we are requesting a 6.6 percent PILOT for 32 years, revised from the previous 45-year request. We look forward to presenting our plan for the rehabilitation and long-term preservation of this affordable housing community this evening.

Best,

Tommy



Thomas Atlee

Enterprise Associate, Acquisitions & Development

O:347-487-7391

C:323-649-3346

TAtlee@standard-communities.com

www.standard-communities.com

Follow us on [LinkedIn](#)



July 11, 2025

Mayor Andy Schor
Lansing City Council
124 W Michigan Avenue
Lansing, MI 48933

Dear Mayor Schor and Members of the Lansing City Council:

The South Lansing Business Association urges your support of Standard Communities' redevelopment plan for Pinebrook Manor in south Lansing.

This project not only ensures that Pinebrook Manor will be a safe, quality and affordable place to call home for decades to come, but also addresses resident stability and upward mobility. Local partnership and programming resources, home ownership education, health and wellness and safety components will contribute to building a community for Pinebrook residents, not just a place to live.

The principal purpose of the SLBA is to act as a catalyst for physical, social, and economic improvements to the south side of Lansing. Safe, affordable and appealing housing supports our mission of making south Lansing an appealing area to live, shop, work and spend leisure time. South Lansing has a diverse residential and business population, along with many amenities, including strong parks, library, transit system and health services. We have several entertainment and dining options as well.

The redevelopment of Pinebrook Manor will address façade, safety and system repairs, along with amenity upgrades, providing significant capital investment into south Lansing that will result in the necessary preservation and improvement of affordable housing.

Sincerely,

Sandy Wriggelsworth

Sandy Wriggelsworth
President

To: City of Lansing, DLI

Dec 5, 2025

From: Michigan Institute for Contemporary Art, a 501(c)3 non profit
formerly Old Town Business & Art Development Association

Re: PSD Assessment

MICA played a formative role in the establishment of the Principle Shopping District. It was agreed at that time that funds from the PSD would be used for activities in Old Town.

MICA has and continues to serve as a catalyst for community transformation. MICA has produced for over 30 years JazzFest Michigan and Michigan BluesFest....two festivals that put Old Town on the map; has featured thousands of Michigan visual and performing artists; has helped bring in over 50 new businesses to Old Town; led the charge in the establishment of Old Town as one of the first urban Main Street programs in the US; helped found the OTCA; renovated and operates a residential/retail three building six unit complex in Old Town; operates a community center art gallery and much more.

MICA supports the expansion of the PSD, if funds collected are put back into the Old Town district and that MICA be a recipient of a significant portion of those funds in order to continue its mission to serve the community.



CASE FOR SUPPORT

Expanding the Old Town Commercial Association Special Assessment Boundaries

Old Town Today

The Old Town Commercial Association (OTCA) is making a real difference. The OTCA is a non-profit organization dedicated to the revitalization of Lansing's Old Town through socio-economic development, historic preservation, business recruitment and community outreach. Rich and vibrant streetscapes provide a gateway to our livable, walkable and family-friendly community.

Residents, business and property owners of Old Town and surrounding neighborhoods are invested and engaged in the success of the Old Town community. On an annual basis, the OTCA is responsible for the following outcomes:

- Draw thousands to the district with festivals and special events; 2024 special event/festival attendance totaled 19,503 visitors, not including Old Town residents
- Create collective marketing and advertising
- Serve as an information center for businesses, residents, and visitors
- Provide neighborhood-level strategic planning
- Maintain our curated outdoor spaces
- Foster business collaboration and networking
- Facilitate Match on Main and many other grants
- Support Small Business Saturday
- Coordinate beautification and clean-up efforts
- Provide market data and analysis

Old Town's Goals

Old Town Lansing is a premier arts and culture, shopping and dining destination that is sustained and strengthened by its collaborative business community and the OTCA'. Our goals are:

- To offer the community unique experiences through special events, festivals, incredible people, eclectic boutique shops, gourmet dining and our rich history.
- To value our heritage, volunteers and stakeholders who dedicate their resources to make Old Town a destination.
- To maintain a vibrant business community in Lansing's historic Old Town district by providing services and opportunities that foster economic growth and community engagement.
- To be a premier Main Street America participant and to model best practices in placemaking and community development to benefit our members and community.

Background

The Principal Shopping District (PSD) was created in the City of Lansing in the mid-1990s. It covers a corridor from downtown Lansing to Old Town. Today, two organizations spearhead activities inside the PSD boundaries including economic vitality, promotion, and beautification efforts, Downtown Lansing, Inc. (DLI)



and the OTCA. DLI captures PSD assessments paid by commercial property owners in all zones and in recent years has provided the OTCA with Zone B assessments.

In the mid-1990s when the PSD was formed, Old Town looked a lot different than it does today. In the '90s there was a high vacancy rate, fewer businesses and residents, more crime and certainly fewer visitors.

Three decades later, Old Town is vibrant, has more than 50 retail storefronts, nearly 300,000 annual visitors and currently receives Zone B PSD assessments that the City of Lansing collects on behalf of the PSD. Note that the existing Zone B remittance to the OTCA is just \$32,000 annually. This means that we fundraise for the vast majority of our budget each year which is used for staffing and to provide services to the Zone. An expanded assessment capture would mean additional resources that we can reinvest into the community.

Proposed Change

In 2024 the OTCA, in partnership with DLI, requested data to understand the impacts of an increase in the size and shape of various portions of the PSD zones to reinforce further revenue flowing to the OTCA. Improved revenue is vital to the continuing operations of the organization and to fund the services it provides to the neighborhood.

Expanding our boundaries will include commercial properties that already identify as being located in Old Town and benefit from the services and activities being developed and provided by the OTCA. Residential and rental properties under 4 units **are exempt** from the PSD assessment and will be unaffected.

Impact by the Numbers

Property owners can calculate their assessment as follows:

Structures

(First floor square feet x .09949) + (remainder of floors square feet x .0373) = Total

Surface Parking/Vacant Land (if no structures only)

Square Feet x .04974 = Total

Average Impacts:

- Property owners who are currently paying the Zone B assessment will see **no change** to their assessment or services delivered.
- Property owners who will move **from Zone C to Zone B** will experience a modest increase in the existing assessment. There are 79 parcels in this group with the average increase per parcel of approximately \$126 per year. These parcels will also see an increase in services delivered.
- Businesses not in any Zone that will be in the **new Zone B** will have the largest change. There are 131 parcels impacted with the average per parcel of approximately \$687 per year. These parcels will begin seeing services delivered where they previously had none.

NOTE: All residential homes and rental buildings 4 units or under are **fully Exempt** and not impacted at all or included in the above analysis.

Investing in a Thriving Old Town – A Commitment to Property Owners

Old Town is more than just a business district—it's a destination, a community, and an economic driver for Lansing. The OTCA has been dedicated to preserving the historic character, enhancing the business climate and increasing property values through targeted initiatives that benefit all property owners.



To ensure continued growth and sustainability, we are expanding the special assessment boundaries to better reflect the areas where the OTCA is actively working and will be working in the near future. This expansion ensures fairness, allowing all benefiting properties to contribute to the improvements and services that make Old Town a great place to do business.

What Your Assessment Supports

Your investment in the special assessment directly funds:

- Historic Preservation: Protecting and maintaining Old Town's unique architecture, increasing the appeal of the district.
- Marketing & Promotion: Driving foot traffic and attracting new customers through events, social media, and advertising.
- Beautification & Public Spaces: Enhancing streetscapes, improving public spaces and maintaining seasonal décor to create a welcoming atmosphere.
- Business Advocacy & Support: Representing property owners in policy discussions, providing resources and ensuring a thriving business environment.
- A Dedicated Staff: Overseeing these programs, maintaining momentum and ensuring effective execution.

What This Means for You

For newly assessed property owners, you will directly benefit from the improvements and initiatives that drive customers to your businesses, enhance safety and preserve the character of the area. The OTCA will be ***expanding outreach and service delivery to the new Zone B areas***. This also gives you and your organization a voice and a role in the process of improving these new areas.

Why Your Support Matters

Old Town's growth has been a collective effort, and this assessment expansion ensures a sustainable future for our district. By investing together, we can:

- Strengthen property values through improved infrastructure, occupancy and density.
- Work with developers to attract more mixed use developments (nearly 150 units have been committed over the next three years) on what is currently unused property.
- Work with economic development leaders to attract more neighborhood amenities
- Attract more visitors, shoppers and businesses to the district.
- Maintain Old Town's unique character while fostering economic growth.
- Expand the reach of Old Town and the OTCA to new areas not currently served by the District.

We understand that any financial change brings questions, and we are committed to transparency. The OTCA will host informational meetings, offer one-on-one discussions and involve both existing and new Zone B members in planning for the future of the expanded area.

A Stronger Old Town Starts with You

Your support of this expansion helps preserve Old Town's historic charm and ensures it remains a top destination for businesses, residents, and visitors. We appreciate your investment in the district's future and look forward to working with you to make Old Town stronger than ever.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, December 8, 2025 at 7:00 p.m. in the Tony Benavides Lansing City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave., Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 323-327 S. Washington Square in the City of Lansing, Michigan, 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

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Kris Klein, President & CEO, Lansing Economic Development Corporation (LEDC), 401 S. Washington Sq. Suite 101, Lansing, MI 48933, (517) 599-1136.

For more information, please call 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., on the day of the Public 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/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

October 20, 2025

Lansing City Clerk

124 W. Michigan Avenue

Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District for 323-327 S. Washington Avenue

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant, Wormwood LLC, having control of the property located at 323-327 S. Washington Square, Lansing MI 48933 (the "Property"), hereby requests the granting of an OPRA District by the City of Lansing on the Property. The Property has been inspected by the City Assessor and determined to suffer from functional obsolescence.

The two properties contain two-story mixed-use commercial buildings constructed in 1888 and historically used for various commercial purposes. The buildings are vacant and exhibit functional obsolescence, including outdated systems, accessibility limitations, and façade deterioration. Wormwood LLC intends to rehabilitate the facility by renovating the commercial by October spaces and adding residential to the second floor. Two commercial spaces will be occupied by Devils Day Tattoo in October 2026.

Wormwood LLC is working closely with the Lansing Economic Development Corporation to bring the full vision to life, but the project is not economically viable without a property tax incentive. The establishment of an OPRA district allows Wormwood LLC to begin the renovation of the Devils Day Tattoo shop to keep move-in on track, stabilize the remainder of the property, and provide time to explore and arrange financing options for the full build-out and activation of both parcels.

These properties are in the heart of Downtown and are within a block of several city projects, including the Ovation. The renovation of these buildings supports Lansing's vision for a thriving downtown where people can live, work, and play.

Sincerely,

Wormwood LLC



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#25-379 – City of Lansing, Notice of Public Hearing** – was published Wednesday, November 26, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26th day of November 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on November 26, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, December 8, 2025 at 7:00 p.m. in the Tony Benavides Lansing City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave., Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 323-327 S. Washington Square in the City of Lansing, Michigan, legally described as:

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

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Kris Klein, President & CEO, Lansing Economic Development Corporation (LEDC), 401 S. Washington Sq. Suite 101, Lansing, MI 48933, (517) 599-1136.

For more information, please call 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., on the day of the Public 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/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#25-379

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, December 8, 2025 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

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 dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (The "Act").

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., on the day of the Public 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



MEMORANDUM

TO: Rawley Van Fossen, Director

FROM: Erin Buitendorp, Community Development Manager

DATE: November 10, 2025

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

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

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

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

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

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

"Equal Opportunity Employer"

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

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

A conferral with the Code Enforcement Office revealed the following:

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

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

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

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

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

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

“Equal Opportunity Employer”

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

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

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



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



Chris Swope
Lansing City Clerk

December 5, 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:

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

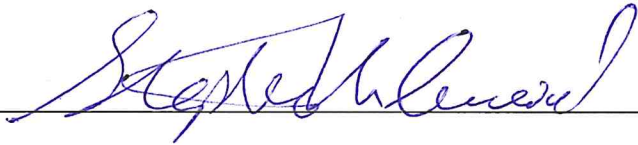
This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

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#25-380 – City of Lansing, Notice of Public Hearing** – was published Wednesday, November 26, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26th day of November 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on November 26, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, December 8, 2025 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

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 dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (The "Act").

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., on the day of the Public 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

CP#25-380

CITY OF LANSING
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, December 8, 2025, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider 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.

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., on the day of the Public 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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE NO.

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

1 Avenue center line to the center line of W. Lenawee Street, west along the W. Lenawee Street
2 center line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way
3 line of S. Capitol Avenue to W. Washtenaw street, west along the center line of W. Washtenaw
4 Street to the center line of Townsend Street, north along the center line of Townsend Street to the
5 center line of W. Allegan Street, then east along the W. Allegan Street center line of W. Allegan
6 Street to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to
7 the point of beginning - A.

8 *Zone B* means the area of the Principal Shopping District, commonly known as "~~old~~
9 ~~town~~**Old Town**," with the following boundary: Beginning at the intersection of the ~~west right-of-~~
10 ~~way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue~~
11 ~~(the "Point of Beginning - B"), proceeding east along the W. Grand River right-of-way line to the~~
12 ~~west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the~~
13 ~~north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the~~
14 ~~east right-of-way line of Center Street, south along the Center Street right-of-way line to the~~
15 ~~north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the~~
16 ~~center, line of N. Cedar Street, south along the N. Cedar Street center line to the center line of E.~~
17 ~~Maple Street, west along E. Maple Street center line (as aligned) to the west right-of-way line of~~
18 ~~N. Washington Avenue, north along the N. Washington Avenue right-of-way line- center line N.~~
19 **Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B"),**
20 **proceeding west along the center line of W. Saginaw Street to the center line of Wisconsin**
21 **Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue**
22 **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~~

1 ~~along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, west along~~
2 ~~the E. Shiawassee Street center line to the point of beginning - C North.~~

3 *Zone C South* means the area of the Principal Shopping District with the following
4 boundary: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and
5 the center line of W. Lenawee Street (the "Point of Beginning - C South"), proceeding east along
6 the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue
7 center line to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line
8 to the center of the Grand River, northwesterly along the center line of the Grand River to the
9 north line of Impression Five Condominium (extended), east along the north line of Impression
10 Five Condominium (extended) to the center line of Museum Drive, southeasterly along the
11 center line of Museum Drive to the center line of E. Kalamazoo Street, east along the Kalamazoo
12 Street center line to the center line of S. Cedar Street, north along the Cedar Street center line to
13 the center line of E. Michigan Avenue, east along the E. Michigan Avenue center line to the west
14 right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the
15 south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-
16 of-way line to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-
17 of-way line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center
18 line to the center line of S. Larch Street, south along the S. Larch Street center line to the north
19 right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way
20 line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S.
21 Capitol Avenue right-of-way to the point of beginning - C South.

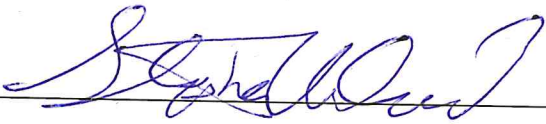
1 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules
2 inconsistent with the provisions are repealed.

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

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

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#25-381 – City of Lansing, Notice of Public Hearing** – was published Wednesday, November 26, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26th day of November 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on November 26, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, December 8, 2025, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider 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.

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., on the day of the Public 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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#25-381

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, December 8, 2025, 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 considering:

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.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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., on the day of the Public 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

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'

1 relocation costs in a sum that is equal to or exceeds the Tenant Relocation Fee and
2 provides proof within 24 hours of the request of the insurance policy and coverage in
3 acceptable form to the Manager of Code Compliance; and

4 (4) The City provides, at the City's initial cost and expense, immediate temporary
5 replacement relocation housing for the tenant or tenants.

6 **(b) Tenant Relocation Fee**

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

12 **(c) Collection**

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

21 **(d) Exemption**

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

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

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

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

Jackson, Brian

From: Boak, Sherrie
Sent: Thursday, December 4, 2025 10:56 AM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Seth Schmidtmann <flightlv1390@gmail.com>
Sent: Thursday, December 4, 2025 10:53 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support for the Amendment to the Tenant Relocation Ordinance

Dear Council Members,

My name is Seth Schmidtmann and I am a local rental property owner, considering investing in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Sincerely,

Seth Schmidtmann
Jetstream Properties

From: doug <doug@eskerproperties.com>

Sent: Thursday, December 4, 2025 2:13 PM

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

Subject: [EXTERNAL] Tenant Relocation Amendment

As the owner of 65 rental units in Lansing and as the President of the Rental Property Owners Association of Mid-Michigan, I support the amendment to the ordinance. If the tenant caused the failure of the inspection, there should be no legal obligation on our part to pay for their lodging while we fix the problem. Please feel free to contact me if you have any questions.

Doug.

Esker Properties, LLC

My name is Bradley Simtob and I am a rental property owner in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Thanks,

Brad Simtob | 248.910.5411 | www.flatzliving.com

Flatz Living | Managing Partner



Dear Council Members,

My name is Richard Simtob and I am a rental property owner in the City of Lansing. I am writing to express my support for the proposed amendment to the Tenant Relocation Ordinance.

When a rental property is red-tagged due to unsafe or uninhabitable conditions, the current ordinance requires the property owner to pay tenant relocation costs, regardless of how these conditions were caused. The amendment under consideration would correct this issue by creating an exemption when the owner can show, with clear and convincing evidence, that the unsafe conditions were attributable to the tenant.

This is a fair and common-sense fix. Responsible housing providers should not be held financially liable for damage they did not cause. Absentee landlords who allow their properties to fall into disrepair should be held accountable. This amendment creates a fair system where responsible landlords are not punished for actions out of their control while still holding absentee landlords accountable.

I urge you to vote in favor of this amendment.

Thank you for your time and consideration.

Sincerely,

Richard Simtob | 248.895.8184 | www.simtob.com

Simtob Management & Investment | Partner

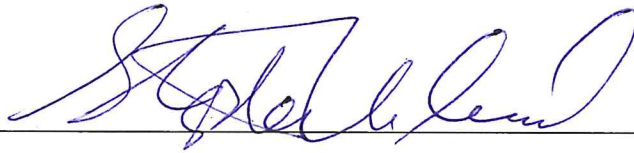


You can book a meeting: www.calendly.com/richardsimtob

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#25-378 – City of Lansing, Notice of Public Hearing** – was published Wednesday, November 26, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26th day of November 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on November 26, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, December 8, 2025, 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 considering:

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.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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., on the day of the Public 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

CP#25-378

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.

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 of 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.

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.

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.

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.

Resolution #2025-290

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

WHEREAS, Megan Broyles 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.

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.

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.

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.

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.

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.

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.

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.

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.

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 2025 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 2025 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 2025 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 2025 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.

<u>Due Date</u>	<u>Amount of Principal Installment</u>
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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.

[Remainder of page intentionally left blank]

I hereby certify that the foregoing is a true and complete copy of Resolution adopted by the City Council of the City of Lansing, Counties of Ingham and Eaton, State of Michigan, at a Regular Meeting held on December 8, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act No. 267.

I further certify that the following City Council members were present at said meeting: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadaforand that the following City Council members were absent: none.

I further certify that City Council member Hussain moved adoption of said Resolution. A second is not required under Mason's Manual of Legislative Procedure, which are the rules governing the City Council.

I further certify that the following City Council members voted for adoption of said Resolution: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadaforand that the following City Council members voted against adoption of said Resolution" none

Chris Swope, Lansing City Clerk.

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.

INTRODUCTION OF ORDINANCE

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

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

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

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

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

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

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment.

INTRODUCTION OF ORDINANCE

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

Z-3-2025 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor

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

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

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number:	Z-3-2025
Parcel Number:	33-01-01-21-329-011
Addresses:	117 Island Avenue
Legal Descriptions:	E 50 FT LOT 3 BLOCK 2 MCKIBBENS ADD, from "R-3" Residential to "MX-C" Mixed Use Urban Corridor

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment.

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.

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	☐	☐
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Jackson	☐	☐
Kost	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

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.

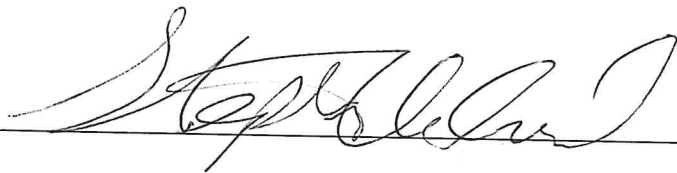
Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

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.

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#25-395 – City of Lansing, Summary of Adopted Ordinance #1344** – was published Wednesday, December 17, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 17th day of December 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on December 17, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
SUMMARY OF
ADOPTED ORDINANCE # 1344**

Lansing City Council adopted 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.

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#25-395



Chris Swope

Lansing City Clerk

December 5, 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)

<u>BOARD NAME</u>	<u>DATE OF MEETING</u>
Tax Increment Finance Authority	November 7, 2025
Brownfield Redevelopment Authority	November 7, 2025
Economic Development Corporation	November 7, 2025
Board of Public Service	October 9, 2025
Police & Fire Retirement Board of Trustee	October 21, 2025
Employees' Retirement System	October 21, 2025
Board of Police Commissioners	October 21, 2025
Board of Water and Light Board of Commissioners	September 23, 2025
Human Relations and Community Services Board	October 16, 2025 October 28, 2025
Planning Commission	November 5, 2025

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

Arts and Culture Commission	November 3, 2025
Lansing Gateway Corridor Improvement Authority	October 18, 2025
Michigan Avenue Corridor Improvement Authority	September 19, 2025
S. Martin Luther King Jr. Corridor Improvement Authority	October 16, 2025
Saginaw Street Corridor Improvement Authority	June 26, 2025 July 24, 2025 August 28, 2025 September 25, 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

BUY-SELL AGREEMENT

This Buy-Sell Agreement is made as of _____, 2025, between Deep Green Technologies USA LLC, a Delaware limited liability company licensed to do business in Michigan, whose address is 1007 N. Orange Street, 4th Floor, Suite 1382, Wilmington Delaware 19801 (the "Purchaser"), and the City of Lansing, a Michigan municipal corporation, whose principal business address is 124 West Michigan Avenue, Lansing, MI 48933 (the "Seller").

NOV14'25 3PNCLEK

RECITALS

A. The Seller owns the real property located at 229 South Cedar Street, Lansing, Michigan, including surrounding properties that are located on East Kalamazoo Street, between Cedar and Larch Streets, commonly known as Parking Lot #49/49A, Parcel Numbers 33-01-01-16-427-082, 33-01-01-16-427-122, and 33-01-01-16-427-051 consisting of approximately 2.5 acres, as legally described on the attached Exhibit A (the "Property"). The Property shall be deemed to include all improvements and appurtenances now or hereafter on the land. The legal description of the Property described on Exhibit A shall be verified by the Survey, if any, prepared in accordance with Section 5 below and amended, if necessary.

B. The Seller desires to sell to the Purchaser, and the Purchaser desires to purchase from the Seller, the Property, in accordance with the terms and conditions of this Agreement.

TERMS AND CONDITIONS

In exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

1. Property Conveyance and Acquisition. The Seller agrees to sell and convey to the Purchaser, and the Purchaser agrees to purchase and acquire from the Seller, the Property. The sale and conveyance of the Property under this Agreement shall include the existing surface parking lot improvements located on the Property. The sale and conveyance of the Property to the Purchaser is subject to the terms and conditions of this Agreement, and unless waived or acceptable to Purchaser in Purchaser's sole discretion: all (i) applicable building and use restrictions, (ii) zoning ordinances, and (iii) utility easements of record, including any easements held by the Lansing Board of Water and Light.

2. Property Development. After closing, and unless otherwise agreed upon by the parties, the Purchaser shall develop the Property for use as a data center together with any supportive office space, which shall be designed and constructed with the following criteria (collectively, "Minimum Criteria"): (i) any structures shall be compliant with dimensional requirements for the DT-3 zoning district as reflected in the final site plan for the Project (as defined below) as approved by Seller; (ii) the development must have adequate screening including facades or other structures, for any industrial structures on the Property; (iii) the architectural standards and exterior materials used for any buildings, structures, screening, or other massing on the Property shall be in compliance with the requirements of the DT-3 zoning district as reflected in the final site plan for the Project as approved by Seller; (iv) the Purchaser agrees that no portion of the Property shall be used for any purpose other than a data center, supportive office space and other ancillary uses (collectively, the "Project"); (v) total private investment in the Project, including the cost of the Property, shall be a minimum of Five Million and 00/100 Dollars (\$5,000,000.00) per megawatt ("MW") of total utility load (by way of example and not limitation, if the completed Project uses 24 MW, then the total private investment in the Project will be One Hundred Twenty Million and

00/100 Dollars (\$120,000,000.00); and (vi) within twelve (12) months following completion of construction, the Project will create a minimum of fifteen (15) full-time jobs, inclusive of full-time jobs created by Purchaser and any tenants of the Project. The development, construction and ongoing maintenance of the Project shall be conducted in accordance with all applicable laws and ordinances. The Purchaser acknowledges and agrees that the development and use of the Property in accordance with this paragraph is a material part of the consideration to the Seller for this Agreement and the sale of the Property.

3. Consideration. The purchase price for the Property is One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00) (the "Purchase Price"). The Purchase Price shall be payable by wire transfer of immediately available funds by Purchaser at closing.

4. Deposit. As of the signing of this Agreement Purchaser has deposited Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) with First American Title Insurance Company (the "Title Company"), which shall serve as and become the earnest money deposit under this Agreement (the "Deposit"). The Deposit shall be applied to the Purchase Price at closing, or otherwise distributed in accordance with the terms of this Agreement. The Parties shall enter into an escrow agreement regarding the Deposit, using a form substantially similar to the standard escrow agreement utilized by the Title Company, within five (5) days of the signing of this Agreement.

5. Survey. The Purchaser may provide, at its sole cost and expense, a survey of the Property, prepared by a licensed Michigan land surveyor or civil engineer, containing an accurate metes and bounds description and certification of the acreage of the Property, and showing all improvements, encroachments, easements, rights-of-way, and the locations of all utility lines on the Property (the "Survey"). The Survey shall be certified to the Purchaser, the Seller and the Title Company. The results of the Survey must be determined by the Purchaser during the Inspection Period specified in paragraph 7 below to be acceptable to the Purchaser, in the Purchaser's sole discretion, or the Purchaser shall not be required to close.

6. Title Insurance. At the Purchaser's sole cost and expense, the Title Company shall provide a standard ALTA owner's policy of title insurance, without standard exceptions (other than any exceptions regarding survey, which shall be the Purchaser's obligation to provide the necessary survey), in the amount of the Purchase Price effective as of the date of closing. At closing, the Seller shall deliver to the Title Company an owner's affidavit and such other documents reasonably required by the Title Company to enable the Title Company to delete its standard exceptions (other than any exceptions regarding survey, which shall be the Purchaser's obligation to provide the necessary survey) and to provide a "marked-up" title commitment, dated as of the closing date. The "marked-up" title commitment shall reflect the Purchaser as the owner of the Property and the insured under said title commitment. A commitment to issue such policy insuring marketable title vested in the Purchaser, including a tax status report, and copies of all exceptions to title disclosed therein, will be obtained by the Purchaser for the Seller's inspection within fifteen (15) days after the Purchaser's final acceptance of this Agreement. Said commitment and policy shall be issued by the Title Company. The status of the Seller's title must be marketable and any easements, reservations, or exceptions that will continue after closing must be acceptable to the Purchaser, or the Purchaser shall not be required to close.

If the Purchaser, within twenty (20) days of the receipt of the title insurance commitment and copies of all exceptions to title disclosed therein, makes a written objection to the Seller as to the

marketability of the Seller's title (the "Title Objection"), the Seller shall have thirty (30) days to cure the Title Objection. In the event the Seller is unable or unwilling to cure the Title Objection defect, then such defect may be waived by the Purchaser. If the Purchaser is unwilling to waive the Title Objection, then the Purchaser or the Seller may declare this Agreement terminated, in which event the Deposit shall be returned to the Purchaser, and the parties shall have no further obligation or liability to each other.

If, during the Inspection Period, the Seller discovers a title exception, marketable title defect, unrecorded document, legal right of another, or Title Objection (collectively, "Title Defect") that the Seller determines in its sole discretion will expose the Seller to: (i) a claim of breach of obligation or duty of the Seller to a third party; or (ii) a claim for damages, and the Seller is unable or unwilling to cure the Title Defect, and notifies Purchaser in writing within ten (10) business days of the discovery thereof, then the Purchaser or the Seller may declare this Agreement terminated by written notice to the other party. In the event of such termination, this Agreement shall be deemed null and void and no longer in effect, the Deposit shall be returned to the Purchaser, and the parties shall have no further obligation or liability to each other.

7. Access; Inspections. Within one hundred eighty (180) days from the date of this Agreement (the "Inspection Period"), the Purchaser may enter the Property with one (1) business day advance notice to the Seller to make any inspections, examinations, tests or studies that the Purchaser deems necessary, provided such activities shall not interfere with the possessory rights of the Seller and the Seller's use of the Property. The Purchaser shall be solely responsible for all costs and expenses incurred in doing so and, if this transaction does not close, it will reasonably restore the affected property to the substantially same condition it was in prior to its entry on the Property. The Purchaser agrees to indemnify and hold the Seller, its employees, officers, and agents, free and harmless from any cost, expense, damage, liability, or claim arising out of or in connection with the exercise by the Purchaser of the rights conferred by this paragraph.

If during the Inspection Period, the Purchaser is not, for any reason or no reason, satisfied with the results of the inspections, examinations, tests or studies, in the Purchaser's sole discretion, the Purchaser may notify the Seller in writing prior to the expiration of the Inspection Period of the Purchaser's desire to terminate this Agreement. If the Purchaser notifies the Seller in writing of its desire to terminate this Agreement prior to the expiration of the Inspection Period, the Deposit shall be returned to the Purchaser and this Agreement shall be deemed null and void. If no notice is received by the Seller from the Purchaser within the Inspection Period, the Purchaser shall have been deemed to accept the inspection results of the Property.

Notwithstanding anything to the contrary contained in this Agreement, and as conditions precedent to the Purchaser's and Seller's obligations to close on the purchase and sale of the Property, during the Inspection Period all of the following must be completed/performed:

- (a) The City of Lansing Planning Board completing and placing on file with the Lansing City Council ("Council") a review pursuant to the Michigan Planning Enabling Act (P.A. 33 of 2008 as amended).
- (b) Lansing City Council approving this Agreement by resolution. Council has full and independent authority to approve or reject this Agreement for whatever reason; a rejection by the Council will not be deemed an act of breach or default of this Agreement.

- (c) The Purchaser completing any and all due diligence activities and reviews, to Purchaser's sole satisfaction, to determine if the Property is suitable for Purchaser's Intended Use.
- (d) The Purchaser having obtained from the City of Lansing and all governmental agencies having jurisdiction over the Property all necessary rezoning, site plan approvals, and other governmental approvals, as determined by the Purchaser in its sole discretion, allowing the Purchaser to develop the Project (collectively, the "Governmental Approvals").
- (e) The Purchaser having obtained from the City of Lansing and all governmental agencies having jurisdiction over the Property all necessary permits for the Purchaser to commence construction of the infrastructure on the Property, and the Purchaser, the City of Lansing, and all governmental agencies having jurisdiction over the Property have completed the "pre-construction" meeting allowing the Purchaser to commence construction of the Project (collectively, the "Permit Approvals").
- (f) The Purchaser obtaining a firm, written commitment for financing for the Project, which shall be in an amount and upon terms that are acceptable to Purchaser in its sole discretion, and an appraisal, both of which are satisfactory to Purchaser's lender and/or other financing sources to allow the Purchaser to facilitate the acquisition, construction, and completion of the Project (collectively, the "Financing Approval").

If during the Inspection Period, Purchaser accepts the physical condition of the Property, but Purchaser has not obtained, each in a condition satisfactory to Purchaser, in Purchaser's sole discretion, the Governmental Approvals, the Permit Approvals, and the Financing Approval only, the Purchaser shall have the right to extend the term of the Inspection Period for an additional ninety (90) days in order to obtain satisfactory Governmental Approvals, the Permit Approvals, and the Financing Approval, as the case may be (the "Extended Inspection Period"), by providing the Seller with written notice prior to the expiration of the Inspection Period.

Within the Extended Inspection Period, as soon as Purchaser obtains the Governmental Approvals, the Permit Approvals, and the Financing Approval, the Purchaser shall notify the Seller in writing that Purchaser is prepared to proceed to Closing. If during the Extended Inspection Period, the Purchaser has not obtained the Governmental Approvals, the Permit Approvals, and the Financing Approval, then the Deposit shall be turned over to the Seller and this Agreement shall automatically terminate without any further action of the parties. If the Purchaser notifies the Seller in writing of its desire to terminate this Agreement prior to the expiration of the Extended Inspection Period, for any reason, the Deposit shall be turned over to the Seller and this Agreement shall be deemed null and void without any further action of the parties. If no notice of any kind is received by the Seller from the Purchaser upon conclusion of the Extended Inspection Period, the

Deposit shall be turned over to the Seller and this Agreement shall be deemed null and void without the need for any further action by the parties.

The Purchaser agrees that the Purchaser is not relying on any representation or statement made by the Seller regarding any aspect of the Property, except as may be expressly set forth in this Agreement. Accordingly, the Purchaser agrees to accept the Property as expressly provided in this Agreement and set forth in the closing documents agreed to by both Parties.

8. Disclosures; Release. The Seller shall provide or make available to the Purchaser, within ten (10) days after the date of this Agreement, complete copies of all existing environmental reports, asbestos surveys, audits, building inspection reports, structural analysis, engineering reports, surveys, construction drawings, architectural plans and specifications, utility plans and specifications, and investigations for or affecting the Property which are in the Seller's possession or control and that the Seller is able to locate. In addition, the Purchaser and/or its agents shall be authorized to review any public records of the Property on file with the municipal authority having jurisdiction.

If the Purchaser does not terminate this Agreement and closes on the Property, the Purchaser agrees that it shall have unconditionally released the Seller from and against any and all liability to the Purchaser, both known and unknown, present and future, for "environmental damage," degradation, response, remediation and clean-up costs to the Property arising out of applicable environmental laws or the presence of hazardous substances on, under, or about the Property at the date of closing.

9. Warranties of Seller. Except as otherwise provided or acknowledged in this Agreement, the Seller will represent and warrant to the Purchaser at closing, which representations and warranties shall survive closing, as follows:

- a. Marketable title to the Property shall be transferred to the Purchaser on the closing date, free from liens, encumbrances, claims of others, unless otherwise specified herein or in the Covenant Deed given and accepted at closing.
- b. Performance of the obligations of the Seller under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to the Seller or the Property.
- c. There is no litigation or proceeding pending, or to the Seller's knowledge threatened, against or involving the Seller or the Property, and the Seller does not know of any ground for any such litigation or proceeding, which could have a material adverse impact on the Purchaser or the Purchaser's title to the Property.
- d. The Seller shall continue its current insurance of the improvements on the Property and maintain the Property in its current condition during the interim period between the acceptance of this Agreement and the closing date.
- e. The Seller is not aware of any latent defects on the Property not disclosed to Purchaser.

10. Warranties of Purchaser. Except as otherwise provided or acknowledged in this Agreement, the Purchaser will represent and warrant to the Seller at closing, which representations and warranties shall survive closing, as follows:

- a. The performance of the obligations of the Purchaser under this Agreement will not violate any contract, indenture, judicial or administrative order or judgment applicable to the Purchaser.
- b. There is no litigation or proceeding pending against or involving the Purchaser, and the Purchaser does not know of any ground for any such litigation or proceeding, which could have an adverse impact on the Seller or the Seller's interest under this Agreement.
- c. Except as otherwise provided or acknowledged in this Agreement or any documents executed at closing, after the Purchaser completes the Purchaser's due diligence in accordance with paragraph 7 of this Agreement, the Purchaser acknowledges that if the Purchaser proceeds to closing the Purchaser is purchasing the Property, and any and all buildings and improvements located on the Property that are included in the sale, "as is" in its current physical condition and "where is" as to location.
- d. The development and use of the Property shall be completed in accordance with paragraph 2 of this Agreement.
- e. Neither Purchaser, nor any of its principals, are in debt or default of any outside agreement or condition, to the City of Lansing.

11. Damage to Property. If between the date of this Agreement and the closing date, all or any part of the Property is damaged by hazard or natural elements or other causes beyond the Seller's control which cannot be repaired prior to the closing date, Seller shall immediately notify the Purchaser of such occurrence. The Purchaser may elect to terminate this Agreement by written notice to the Seller within thirty (30) days after receipt of notice of the damage from the Seller. If the Purchaser exercises the right to terminate this Agreement, the Deposit shall be returned to the Purchaser and this Agreement shall be null and void. If the Purchaser does not elect to terminate this Agreement, there shall be no reduction of the Purchase Price and at closing, and the Seller shall assign, if permitted by the insurance contract, to the Purchaser whatever rights the Seller may have with respect to any insurance proceeds.

12. Property Taxes, Special Assessments and Utilities. The Purchaser shall be responsible to pay all taxes, special assessments and utility rates or charges levied or assessed against the Property after closing. Seller shall pay or otherwise obtain a waiver of all taxes, special assessments and utility rates or charges levied or assessed against the Property prior to closing and as of the closing date.

The Purchaser acknowledges and agrees that future tax revenue from the development and ownership of the Property is a material part of the consideration to the Seller for this Agreement and the sale of the Property. The Purchaser agrees not to transfer or close on the sale of all or part of the Property to an entity that will result in the Property becoming tax exempt. The Purchaser agrees that the Property will be placed on the tax rolls and remain on the tax rolls for a period of not less than twenty (20) years commencing with the date of closing. In the event the Property is removed from the tax rolls after the commencement of the twenty (20) year taxing period for the Property, but prior to the expiration of such period, then the Purchaser or the then current owner of the Property will reimburse the City for an amount equal to the taxable value of the improved Property in the year before it is no longer taxed (the "Base Value") times nineteen and 44/100 (19.44) mills, which shall equal the "Annual Amount" for each year remaining up to and including the final year of the twenty (20) year period.

The amount payable to the Seller will be either paid on an annual basis or in one lump sum. If the Purchaser or the then current owner of the Property elects to make annual payments, the Base Value shall be increased each year over the prior year's Base Value by the rate promulgated annually by the State Tax Commission to cap taxable value. If the Purchaser or the then current owner of the Property elects to make a lump sum payment, the lump sum payment shall be calculated by increasing the Annual Amount by three percent (3.0%) for each year remaining and discounting back at five percent (5.0%), equaling the net present value. The lump sum is due and payable on or before the Purchaser closes on the transfer or sale of the Property to the State of Michigan or other agency or entity that results in the Property becoming tax exempt or unless the Purchaser or the then current owner of the Property elects to make annual payments. The annual payments shall be due and payable on or before June 15th, commencing in the year the Property is no longer taxed and continuing on June 15th of each year for the remaining time.

Notwithstanding the foregoing, if the Property is taken off the tax rolls through eminent domain, condemnation, or any other governmental taking, whatsoever, the Purchaser or the then current owner of the Property shall not be obligated to reimburse the Seller for the taxable value under this paragraph.

13. Closing. The closing (the "Closing") will take place as soon as possible following the satisfaction of all conditions precedent specified in this Agreement, and in no event later than sixty (60) days following the earlier of: (i) the expiration of the Inspection Period, or Extended Inspection Period, as the case may be; or (ii) the date the Purchaser obtains all of the Governmental Approvals, the Permit Approvals, and the Financing Approval, and the conditions precedent in Section 7 met or deemed waived if applicable. The Closing will occur at the offices of the Title Company, at a time mutually agreed upon by the Purchaser and the Seller, or at another location as mutually agreed upon by the parties. The Purchaser shall pay the recording fees and any costs associated with any financing the Purchaser may obtain, the title commitment, and the title policy. Each party shall pay its own attorneys' fees and costs.

At the Closing, the Seller shall deliver the following to the Purchaser or the Title Company, as indicated:

- a. A Covenant Deed, as specified in this Agreement;
- b. Copies of the Seller's organizational and authority documents sufficient to establish to the Purchaser and the Title Company, the Seller's authority to enter into and to consummate this transaction;
- c. Any other documents required by this Agreement to be delivered by the Seller.

At the Closing, the Purchaser shall deliver the following:

- a. To the Seller, the Purchase Price specified in paragraph 3 above, less the Deposit, in the form of U.S. currency, by wire transfer of immediately available funds, as adjusted by the apportionments and assignments in accordance with this Agreement;
- b. Copies of Purchaser's organizational and authority documents, sufficient to establish to Seller and the Title Company, the Purchaser's authority to enter into and consummate this transaction;
- c. Any other documents required by this Agreement to be delivered by the Purchaser.

14. Statement of Lack of Necessity. Pursuant to Lansing City Charter 8-403 and the real property disposition ordinances promulgated thereunder, the real property to be disposed of in this Agreement, or any other agreements referenced or required herein, is not necessary for public purposes.

15. Brokers. Each party represents and warrants that there are no brokers', finders' or similar fees or commissions in connection with this transaction, except that Purchaser has engaged Martin Commercial Properties ("Martin") as its commercial broker, which commission Purchaser will pay pursuant to its separate agreement with Martin.

16. Assignment. The Purchaser may not assign this Agreement without the prior written consent of the Seller, which consent shall not be unreasonably withheld, conditioned or delayed. If consented to by Seller, any assignee(s) shall be subject to all of the conditions of this Agreement as if they were an original party thereto.

17. Breach and Remedies. In the event of default by the Purchaser under this Agreement prior to the Closing, the Seller's sole remedy at law or equity shall be to declare forfeiture and obtain the entire Deposit as liquidated damages, in full termination of this Agreement. In the event of a default by the Seller, the Purchaser may, at its option, elect to: (i) specifically enforce the terms of this Agreement, in which event, the Purchaser shall be entitled to recover from the Seller the court costs and reasonable attorneys' fees incurred by the Purchaser in specifically enforcing this Agreement; or (ii) demand and be entitled to an immediate refund of the entire Deposit in full termination of this Agreement. In the event of default by the Purchaser under this Agreement after Closing, Seller may seek all rights and remedies available at law, in equity, or in this Agreement to enforce all its rights and Purchaser's obligations under this Agreement. To the extent permitted by law, the parties agree that the jurisdiction and venue for any action brought to enforce rights or obligations under this Agreement shall be solely in the State Courts in Ingham County, Michigan and that the applicable laws, should any choice of law arise, shall be those of the State of Michigan.

18. Notices. Any notice required or permitted by this Agreement shall be sufficient if in writing and either delivered personally or by regular mail addressed to the parties at their addresses specified below, and any notices given by mail shall be deemed to have been given as of the next business day following the date of posting.

In case of the Seller, addressed to or delivered personally to:

Rawley Van Fossen
Director, Department of Economic Development and Planning
316 North Capitol Avenue
Lansing, MI 48933

and with a copy mailed or delivered to:

Lansing City Attorney
124 West Michigan Avenue
City Hall-5th Floor
Lansing, MI 48933

In case of the Purchaser, addressed to or delivered personally to:

Deep Green Technologies USA LLC
1007 N. Orange Street
4th Floor, Suite 1382
Wilmington Delaware 19801

and with a copy mailed or delivered to:

Michell D. Goldsmith, Esq.
Taft Stettinius & Hollister
111 E. Wacker Drive, Suite 2600
Chicago, Illinois 60601-4208

Either party may change its address for notices, from time to time, by designating the new address in writing and forwarding it to the other party as provided in this paragraph.

19. Miscellaneous.

- a. This is the entire agreement between the parties regarding its subject matter. This Agreement supersedes any and all other agreements, either oral or written, between the parties with respect to the subject matter of this Agreement. This Agreement may not be modified or amended except in writing executed by both parties. The captions are for reference only and shall not affect the interpretation of this Agreement. More than one copy of this Agreement may be signed, but all constitute but one agreement. A facsimile or electronically transmitted signature by any party to this Agreement shall constitute a binding signature to this Agreement.
- b. This Agreement shall be binding upon the parties and their subrogees, successors, and assigns. Time is deemed to be of the essence of all undertakings and agreements of the parties hereto.
- c. Whenever this Agreement requires that something be done within a specified period of days, that period shall (i) not include the day from which the period commences, (ii) include the day upon which the period expires, (iii) expire at 5:00 p.m. U.S. Eastern time on the day upon which the period expires, and (iv) be construed to mean calendar days; provided, that if the final day of the period falls on a Saturday, Sunday or City of Lansing holiday, the period shall extend to the first business day thereafter.
- d. Purchaser shall have possession of the Property from and after the Closing, free and clear of any rights or claims of possession by any third party or the Seller.
- e. Purchaser agrees that in the event construction of the Project has not commenced, which is defined as vertical construction of a permanent structure on the Property (as evidenced by work done beyond demolition and groundbreaking, pursuant to a Building Permit issued consistent with the approved site plan), within two (2) years from the date of closing (the "Outside Commencement Deadline"), then Seller shall have the right, but not the obligation, within ninety (90) days from the Outside Commencement Deadline, to purchase the Property back from Purchaser for an amount equal to the Purchase Price, plus any state and county transfer taxes, title insurance, and all closing costs and recording fees (the "Right of Reacquisition"). Notwithstanding anything to the contrary in the foregoing, if Purchaser's

failure to timely commence construction of the Project is due to Seller's action or failure to act, then the Outside Commencement Deadline shall be extended by the number of days that Seller's action or failure to act caused any delay in the commencement of the construction of the Project. If Seller exercises its Right of Reacquisition, it must do so only in accordance with this Paragraph 19e, and shall provide written notice of such exercise to Purchaser; however, provided Seller is not otherwise in breach of its obligations under this Agreement, Purchaser shall not have any right to cure or contest the Reacquisition.

f. The Covenant Deed from Seller to Purchaser shall be in the form attached hereto as Exhibit B.

g. A Memorandum of Development Agreement, in the form attached hereto as Exhibit C, shall be recorded at the time of closing.

[SIGNATURES OF THE PARTIES ON THE NEXT PAGE]

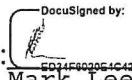
The parties have signed this Agreement as of the date first above written.

CITY OF LANSING

PURCHASER

By: _____
Andy Schor, Mayor

Deep Green Technologies USA LLC

By:  _____
Mark Lee

Its: Director

By: _____
Chris Swope, Clerk

Approved as to form:

By: _____
Gregory Venker, City Attorney

[Signature Page of that certain Buy-Sell Agreement between [Deep Green Technologies USA LLC as the Purchaser, and the City of Lansing, a Michigan municipal corporation, as the Seller]

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
FORM OF COVENANT DEED

EXHIBIT C
FORM OF MEMORANDUM OF DEVELOPMENT AGREEMENT

Resolution #2025-

By the Committee on City Operations
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;

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.



City of Lansing, Michigan
Application for Request for Non-Profit Status in the City of Lansing

Organization Name (As Incorporated): Stoopfest, Inc.

Address: 3118 Sablain Parkway Dr

City: Lansing State: MI Zip: 48910

Contact Person: Jacob Nevin

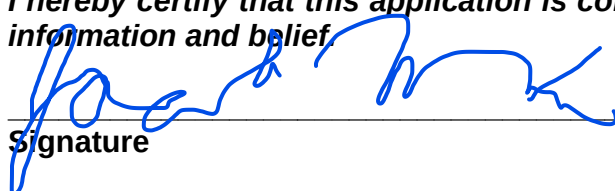
Main Contact Number: (231) 740-5197 Secondary Contact Number: ()

Email Address: jacob.nevin@stoopfest.com

Please include the following with your application:

- a. A copy of your 501(c)3 Designation
- b. A copy of your Articles of Incorporation
- c. A copy of your Bylaws
 - ☐ Includes in bylaws a dissolution provision a plan to distribute all the remaining assets to ensure that
 - 1. All financial and contractual obligations are fulfilled and that
 - 2. Remaining assets are distributed only to one or more similar nonprofit, tax exempt organizations and/or institutions
- d. Non-refundable application fee of \$100.00 or fee waiver request*

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief.



Signature

11/14/2025

Date

*Fee waiver request

I hereby certify that the assets of this non-profit organization are less than \$2,500 and I request the fee be waived. The fee would cause an extreme hardship because:

Signature

Date

Please submitted completed application and attached documents, please return it to:
Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
City.clerk@lansingmi.gov 517-483-4131



Chris Swope
Lansing City Clerk

December 5, 2025

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

Dear President and Councilmembers:

Pursuant to Article 5, Chapter 2, Section 5-203.5 of the Lansing City Charter, on November 24, 2025 my office received and placed on file:

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

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

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

WHEREAS, the Committee on Development and Planning 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 appointment of Jeffrey Hank as a Business Owner member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029; and

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

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

WHEREAS, the Committee on Development and Planning 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-###

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

WHEREAS, the Mayor has made 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 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 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-###

By the Committee on City Operations
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 LCC, 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 on City Operations reviewed the request with affirmative action taken; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from RBM Properties LCC, 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-

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



MEMORANDUM

To: Mayor Andy Schor & Lansing City Council

From: Rawley Van Fossen, Director EDP

Date: 12/1/2025

Subject: 2025 Property Tax Foreclosure List

Dear Mayor and Lansing City Council,

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

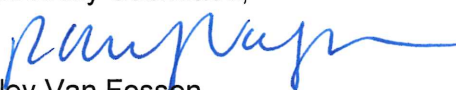
Address	308 E Cesar E Chavez Avenue
Parcel	33-01-01-09-404-031
Legal	E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1 & 2 BLOCK 13 ORIG PLAT
Zoning	MX - 2
Lot Size	22 x 100
Other	Commercial property in Old Town

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

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

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

Respectfully Submitted,


Rawley Van Fossen,
Director

"Equal Opportunity Employer"

Alan Fox
Ingham County Treasurer

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



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

November 10, 2025

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

Dear Mr. Van Fossen:

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

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

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

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

www.tr.ingham.org

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

Thank you for your assistance in this matter.

Regards,

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

Cc: Chris Swope, City of Lansing Clerk

Cc: Gregory Venker, City of Lansing Attorney

Enclosure

2025

City of Lansing Rejection List

PARCEL	ADDRESS	LEGAL
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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
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Resolution #2025-###

By the Committee on Ways and Means
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 DEPARTMENT OF JUSTICE (COPS); and

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.



LANSING CITY COUNCIL

FY26 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: -

GRANT NAME: - COPS MICROGRANT-SAFER LANSING

GRANT AGENCY: - DOJ-Office of Community Oriented Policing Services

ASSISTANCE LISTING (CDFA): - 15JCOPS-25-GG-01038-PPSE

DEPARTMENT: -LPD

CONTACT NAME: - CHERYL RUPPRECHT

CONTACT PHONE: - 517-483-4808

GRANT PERIOD START: -OCTOBER 1, 2025

GRANT PERIOD END: -SEPTEMBER 30, 2027

APPLICATION DATE: -JUNE 2025

AWARD DATE: - OCTOBER 10, 2025

TOTAL AMOUNT: -\$175,000

ADMINISTRATIVE COSTS: -\$17,500

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

This is a two-year grant (Expires 9/2027) 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. \$157,500 will be used for police enforcement and police engagement. This effort was designed to replicate and fund the 2025 LPD Safe Summer initiative.

PROJECTED ACCOUNT CODE DETAIL (OBJECT MINIMUM):

Account	Description	Amount

MATCHING FUNDS ACCOUNT CODE DETAIL (IF APPLICABLE):

Account	Description	Amount

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: November 24, 2025
SUBJECT: Sole Source Purchase – Bear Training Solutions Inc

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Lansing Police Department

Vendor: Bear Training Solutions Inc, V051962

Item Purchased Ultimate Training Door with KBT Insert

Dollar Amount: \$ 23,686.00 from LPD Account: 273-343212-957000-20251

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

slr

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: Nov. 20, 2025

SUBJECT: Sole Source – Bear Training Solutions Inc.

The Lansing Police Department requests that Bear Training Solutions Inc be designated as a Sole Source vendor for KBT Insert for Breach Training.

Please see the attached letter from Chief Robert Backus regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Bear Training Solutions Inc the amount of \$ 23,686.00 from 273-343212-957000-20251. Per the request of the Lansing Police Department.

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor



CITY OF LANSING
124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: BEAR TRAINING SOLUTIONS INC
29010 ORANGE AVE
ESCALON, CA 95320

PURCHASE ORDER	
P.O. NUMBER	P093429
DATE	11/21/2025
VENDOR I.D.	V051962
FOB	DELIVERED
REQUISITION NO	PR022927

OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL
INVOICES, PACKING LIST AND CORRESPONDENCE

DELIVER ITEMS TO:
LPD - OPERATIONS CENTER 5815 WISE RD LANSING, MI 48911 ATTN CHERYL RUPPRECHT

SEND INVOICE TO:
LPD - OPERATIONS CENTER 120 W MICHIGAN AVE 4TH FLOOR LANSING 48933-1603

Item No.	QTY	Description	Unit Price	Extended Price
1	1.00	14-01 BUTD ULTIMATE TRAINING DOOR 273-343212-957000-20251 \$14,799.00	\$14,799.00	\$14,799.00
2	1.00	14-04 BSDE SCREEN DOOR EMULATOR 273-343212-957000-20251 \$2,299.00	\$2,299.00	\$2,299.00
3	1.00	14-05 BDA DOOR ARMOR 273-343212-957000-20251 \$949.00	\$949.00	\$949.00
4	1.00	14-07 BBDA BALLISTIC DOOR ARMOR 273-343212-957000-20251 \$1,199.00	\$1,199.00	\$1,199.00
5	1.00	14-09 BKBTI KBT INSERT 273-343212-957000-20251 \$3,065.00	\$3,065.00	\$3,065.00
6	1.00	ESTIMATE NO 1513 SHIPPING 273-343212-957000-20251 \$1,375.00	\$1,375.00	\$1,375.00
Total:				\$23,686.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

Federal Tax ID: 38-6004628

AUTHORIZED SIGNATURE

Date

Printed: 11/24/2025



LANSING POLICE DEPARTMENT

120 W. MICHIGAN AVENUE, LANSING MI 48933

517.483.4600 | lansingpolice.com



September 30th, 2025

To: Stephanie Robinson/Purchasing

From: Lieutenant Corey Campbell/ Corey.Campbell@lansingmi.gov

RE: Training Unit Sole source

The Lansing Police Department Training Unit was authorized funds to purchase a new Training Door from BEAR Training Solutions. The intent is to replace the current training door we have at the Range. The current door is damaged from years of wear and tear and is not functioning at this time.

BEAR Training Solutions make the strongest and most versatile breaching and forcible entry training doors for police, military, and fire. Their elite doors and accessories stand up to multiple training evolutions. All of their products are made in the USA and have been extensively field-tested with the best in the industry to guarantee functionality, strength, and endurance. Their training doors and line of tools exhibit the highest standards in craftsmanship and design.

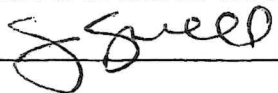
One key feature is BEAR Training Solutions KBT Insert. It is the only breaching insert that:

- Mounts directly into a real door training simulator while preserving the frame integrity.
- Provides authentic lock point and barrier feedback consistent with real-world breaching.
- Supports high-impact kinetic breaching forces (up to 850 ft-lbs).
- Utilizes durable, replaceable components to maximize training value.
- Offers rapid reset capability for continuous training evolutions.

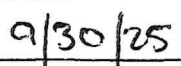
Due to its unique design and patented features, no other manufacturer provides an equivalent insert or system compatible with the Real Door Training Simulator. Bear Training Solutions, Inc. is therefore the sole source manufacturer and distributor of the KBT Insert

This will cost the Lansing Police Department approx. \$23,686.00. It is for these reasons that I believe that BEAR Training Solutions meets the unique and sole source requirements for our Training Unit.

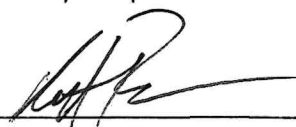
The account to be used for this expense: 273-343212-957000-20251



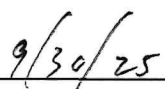
Lt. Corey Campbell



Date



Chief Robert Backus



Date

"CAPITAL CITY'S FINEST"

Excellence - Character - Teamwork - Respect - Courage

Sole Source Cover Sheet

Project: _____ BEAR TRAINING SOLUTIONS _____

206.05. - Sole source procurement. This request adheres to the portions of the ordinance checked below.

- (c) The criteria to be followed by the Director in determining that there is only one source for supplying the requested supply, service, or construction item are:

_____XSpecial features are required; or

_____Special market conditions exist; or

_____Special services or facilities are required; or

_____The source is unique or special in nature; or

_____The source is limited or proprietary; or

_____Sales territories or product availability within limited geographical boundaries require sole source procurement; or

X_____Where standardization or compatibility is the overriding consideration and such compatibility or standardization can only be achieved through the purchase or use of a unique product; or

_____Where a product or service is specifically identified as part of a grant award.

Discussion/Notes:

Sole Source Manufacturer –

The manufacturer,

Sole Source Agent/Distributor or Consultant–

The supplier, Bear Training Solutions Inc, sole source for Training Door with Special KBT Insert for Breaching Training Insert.



9/9/2025

To Whom It May Concern,

This letter serves as formal justification for a sole source purchase of the KBT Insert, manufactured exclusively by Bear Training Solutions, Inc., located in the State of California.

The KBT Insert is a proprietary product developed and produced solely by Bear Training Solutions. It is the only breaching training insert that:

- Mounts directly into a real door training simulator while preserving the frame integrity.
- Provides authentic lock point and barrier feedback consistent with real-world breaching.
- Supports high-impact kinetic breaching forces (up to 850 ft-lbs).
- Utilizes durable, replaceable components to maximize training value.
- Offers rapid reset capability for continuous training evolutions.

Due to its unique design and patented features, no other manufacturer provides an equivalent insert or system compatible with the Real Door Training Simulator. Bear Training Solutions, Inc. is therefore the sole source manufacturer and distributor of the KBT Insert.

If further information is required, please contact:

Bear Training Solutions, Inc.
29010 Orange Ave, Escalon, CA 95320
209-996-8500
jana@beartrainingsolutions.com

Sincerely,

Jana Cummings

Jana Cummings
CEO
Bear Training Solutions, Inc.

ESTIMATE

BEAR TRAINING SOLUTIONS, INC.
29010 Orange Ave
Escalon, CA 95320

jana@beartrainingsolutions.com
+1 (209) 499-1761
www.beartrainingsolutions.com



Bill to
City of Lansing
Police Department
120 W Michigan Ave
Lansing, MI 48913

Ship to
City of Lansing
Police Department
Attn: Jason Spoelma
120 W Michigan Ave
Lansing, MI 48913

Estimate details
Estimate no.: 1513
Estimate date: 09/03/2025
Expiration date: 10/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		14-01 BUTD	Ultimate Training Door	1	\$14,799.00	\$14,799.00
2.		14-04 BSDE	Screen Door Emulator	1	\$2,299.00	\$2,299.00
3.		14-05 BDA	Door Armor	1	\$949.00	\$949.00
4.		14-07 BBDA	Ballistic Door armor	1	\$1,199.00	\$1,199.00
5.		14-09 BKBTI	KBT Insert	1	\$3,065.00	\$3,065.00
Subtotal						\$22,311.00
Shipping						\$1,375.00
Total						\$23,686.00
Expiry date						10/06/2025

Accepted dateAccepted by

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: November 6, 2025
SUBJECT: Sole Source Purchase – Limno tech

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Parks and Recreation Department_

Vendor: Limotech – V051977

Item Purchased Great Bubble Barrier System for the Grand River

Dollar Amount: \$ 300,000 from Parks Account: 208-933890-972000-43823- Meijer Financial award donation.

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

slr

CITY of LANSING
INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: October 7, 2025
SUBJECT: Sole Source – Limno-Tech

The Finance Department requests that Limno-Tech be designated as a Sole Source vendor for the Engineering and Designing of the City's Great Bubble Barrier System.

Please see the attached letter from Brett Kaschinske regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Limno-Tech in the amount of \$ 300,000 from account number 208-933890-972000-43823.

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor



CITY OF LANSING
124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: LIMNO-TECH INC
501 AVIS DRIVE
ANN ARBOR, MI 48108

JWERNER@LIMNO.COM
(734) 332-1200

PURCHASE ORDER

P.O. NUMBER	P093427
DATE	11/19/2025
VENDOR I.D.	V051977
FOB	DELIVERED
REQUISITION NO	PR022923

OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE

DELIVER ITEMS TO:

PUBLIC SERVICE DEPT OPS & MAINT
601 E SOUTH ST
LANSING, MI 48910
ATTN KATHRYN MCNICHOL

SEND INVOICE TO:

PARKS & RECREATION ADMIN OFFICE
200 N FOSTER

LANSING 48912

Item No.	QTY	Description	Unit Price	Extended Price
1	300,000.00	GRAND RIVER BUBBLE BARRIER 101-933890-972000-46157 \$300,000.00	\$1.00	\$300,000.00
Total:				\$300,000.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

Federal Tax ID: 38-6004628

Date
Printed: 11/20/2025

AUTHORIZED SIGNATURE



STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

Friday, November 21, 2025

Johnny Thomas
C/O Sital Kaur, LLC
johnnythomasre@gmail.com

RID # RQ- 2509-11486

Reference/Transaction: Transfer ownership escrowed 2025 SDD License only with Sunday Sales Permit (PM) for the SDD License – Spirits, from 3520 Spirits LLC; Transfer location 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

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: Sital Kaur, LLC

Business address and phone number:

533 S Chestnut St, Lansing, MI 48933-2210; 517-487-3239

Home address and phone number of partner(s)/subordinates:

Sukhvir Singh, 227 Gatewood Dr, Apt F3, Lansing, MI 48917; C: 269-519-9029

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

If this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

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

**MICHIGAN LIQUOR CONTROL COMMISSION
KRISTIN BELTZER, CHAIR**

P.O. BOX 30005 • LANSING, MICHIGAN 48909
www.michigan.gov/lcc • 866-813-0011

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

LK

cc: Lansing City (city.clerk@lansingmi.gov)
3520 Spirits LLC (jamie@mgmt10.com)

Swope, Chris

From: Spadafore, Peter
Sent: Friday, November 21, 2025 11:14 AM
To: Clerk, City
Subject: FW: [EXTERNAL] ModPods

Peter Spadafore

Member, Lansing City Council

124 W. Michigan Avenue | 10th Floor | Lansing, Michigan 48933

M: 517.648.4445 | E: peter.spadafore@lansingmi.gov

From: Marisol Erickson <marisol.rocha92@gmail.com>
Date: Friday, November 21, 2025 at 10:44 AM
To: MayorsNAB@listserv.lansingmi.gov <MayorsNAB@listserv.lansingmi.gov>, Coleman, Kim <Kim.Coleman@lansingmi.gov>, HRCS General <HRCSGeneral@lansingmi.gov>, Lansing Mayor <Lansing.Mayor@lansingmi.gov>, City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] ModPods

Good Morning,

I hope this emails finds you all well. I am reaching out today as a lifelong Lansing resident, former Lansing School District student, parent, and concerned citizen.

I have lived in Ward 4 for nearly a decade, down the street from Quentin Park with my husband, two children, and one on the way. Our street is right off of MLK Blvd and the skywalk that crosses over to the old Shabazz Academy and Moores Park neighborhood. For this reason it caught my attention when I noticed a City Councilperson share the proposed locations of the ModPod project, and that the old Shabazz school was on the list.

While it would be nice to see the property revitalized and I do think that people should be offered help when experiencing homelessness, I have some questions about the site being used for the ModPod project.

The outline of this project on the City of Lansing website mentions individuals experiencing addiction as potential candidates for this program. This is perhaps the biggest question mark for me personally, as a parent of a toddler and elementary-aged child. Questions that come to mind include:

- Is it reasonable to think there could be 50 or so addicted persons moving into my neighborhood?
- What will the program's curriculum be?

- Will residents have considerable free time to venture into the surrounding neighborhoods? How will we ensure this is not the case?
- What happens if they violate the program guidelines? If incidents start happening in the middle of the night and causing noise disturbances within the neighborhood? How will neighbors have a continued voice in these matters?
- How will interactions be with residents, including children, in the surrounding neighborhoods? Particularly if addiction is a part of many of these resident's lives?
- What types of items may be left on the ground in neighborhoods and parks, that parents will need to be vigilant about/educate their children to watch out for? Does this pose a safety risk to children and vulnerable neighbors?

Other related questions:

- What companies are being looked at to run the day to day operations of this project?
- Will there be mental health/substance abuse professionals on staff around the clock? How many security personnel will be there, particularly if there is not any other staff there overnight?
- How is this program being paid for? Do Lansing residents contribute to the funds and in what ways if so?
- Could we look at locations on more of the outskirts of the city, and/or not a park? My feeling and that of many folks I've observed in our local social media spaces is one of nervousness about adding this type of program into neighborhoods that are already mixed in terms of crime, income levels, property values, gainful employment, family and financial stability, etc. Perhaps right in the center of these neighborhoods is not the wisest choice for this program?

••••And this is a big one! :

Can we find more ways to engage those of us who have barriers to attending in person meetings? My husband and I have small children and between them and work, making it to city council meetings is challenging even though we would like to be a part of processes like this one. I suspect this is the case for many Lansing residents. We care, we have an opinion and would like to use our voice, but it's challenging to get there.

Can meeting minutes or power points be shared via social media posts? Perhaps frequent posts like Councilperson Spadafore's which included a QR code with a link to all of the relevant email addresses re a certain issue?

Anyway, I hope to make it to the next meeting but in case I am unable to I would like to state that **the concerns raised by the aforementioned questions result in my feeling uncomfortable and overall unsupportive of the ModPod Project in any residential Lansing neighborhood at this time.**

I feel this project should be revisited with different locations in mind that are largely non residential, or non residential-adjacent.

Thank you very much for your time, efforts, and consideration,

M. Erickson

Swope, Chris

From: Denise Backlund <deniselou1957@gmail.com>
Sent: Friday, November 21, 2025 4:03 PM
To: MayorsNAB@listserv.lansingmi.gov; Coleman, Kim; HRCS General; Lansing Mayor; City Council; Clerk, City
Subject: [EXTERNAL] ModPods

Mayor,

I am writing to share my opinion regarding the proposed installation of pods in the park. I don't think this is a good idea.

I believe this may cause a lack of space for our children to play.

I also think Shabaz school would be the perfect location. The city needs to help families and the school gives the room.

Thank you for considering my feedback.

Best regards,
Denise Backlund

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Topic(s) to be addressed Mod Pod

Name (print) Joseph Helder E-Mail (optional) joseph.l.helder@gmail.com
cp

Address (street, city, zip) 1205 Loraine Ave Lansing MI 48910

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

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Data Center

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 Nova Housing Initiative

Name (print) Ted Wilson E-Mail (optional) _____

Address (street, city, zip) 302 Leslie St

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

Signature [Signature] Pronouns Mr.

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Topic(s) to be addressed Financial crisis, eviction moratorium for vehicle & trailer camping in private property

Name (print) Ariana Brown E-Mail (optional) _____

Address (street, city, zip) 1314 Hillcrest St 48910

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

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Code compliance / ~~Fire~~ Community

Name (print) Nadia Sellers E-Mail (optional) _____

cp

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) Honey Bear Project

Signature [Signature] Pronouns _____

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Topic(s) to be addressed ICE & Homelessness, Mod Pods

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

cp
Address (street, city, zip) Shepard St.

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

Signature Carver Pronouns Any/All

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Topic(s) to be addressed _____

Name (print) Michael Mercer E-Mail (optional) _____

Address (street, city, zip) 4534 Sycamore St Holt, MI 48842

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

Signature Michael Mercer Pronouns _____

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Topic(s) to be addressed Mod Pods/Homelessness/DISA BILITY

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

Address (street, city, zip) Lansing

Company or organization represented, etc. (if applicable) PWL/RETDH/Hu

Signature _____ Pronouns They/He

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Topic(s) to be addressed homelessness, module policy, location, 4th

Name (print) Juanita Webb E-Mail (optional) _____

Address (street, city, zip) 1001 Playce

Company or organization represented, etc. (if applicable) no print w/ much, next iz too

Signature [Signature] Pronouns Greenon high

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Letter of Opposition of Current Nova Housing Initiative Site Selection to Protect our City Parks

On Sunday Dec 7th a coalition of residents representing multiple neighborhoods throughout Lansing came together to discuss the upcoming decision on Dec 18 to recommend one of 5 sites to be utilized for the Lansing Mod Pods under the Nova Housing Initiative. After discussion, the coalition is releasing this statement of concerns that highlight the problems of process that have brought a hopeful initiative to care for the unhoused at odds with current community expectations and goals. In particular, the decision by the HRCS to choose 4 parks with minimal community input is very problematic.

In review, the Nova Committee which includes the Mayor's Neighborhood Advisory Board was brought together to make a decision to approve one of 5 sites for placement of the Mod Pods. The HRCS took 43 sites not on flood planes, and internally reviewed the suitability of the suggested sites. Out of those sites, 5 were presented to the board and the community at large. 4 of those sites are City Parks, and the 5th site is the old El-Shabazz.

This has put the community at large in almost unanimous opposition to the use of one of our city parks for placement of the Mod Pods, despite almost unanimous community approval to install the Mod Pods to help the unhoused in Lansing.

Our Demands:

The coalition is asking for the City Council and Mayor to pause the decision on the Nova Housing Initiative so that more direct community involvement can take place to refocus the placement of the Mod Pods to a site that is not at odds with the entire community.

First and Foremost, we are seeking a commitment from the Mayor and the City Council that NO City Parks will be used for placement of the Nova Housing Initiative. In addition, we have severe concerns that the 4 parks are a "red herring" being used to push the Nova Housing Initiative unfairly upon the neighborhoods surrounding the El-Shabazz site.

Secondly, we are asking for the appropriate community stakeholders to be involved in this decision making process, including representatives of the Neighborhood Association Boards, the Parks Board, and Community Non-Profits who are to provide the "services and support" in areas under consideration, so that a site plan that is not at odds with the community at large can be devised.

Third, we are seeking the placement of the Mod Pods without needless delay in recognition of the dramatic need for transitional housing for Lansing's unhoused community, and are calling on representatives of the unhoused be a part of the decision making processes going forward to ensure the rights and needs of the unhoused are respected to protect access for all in need. To be clear, we see the plan as presented in it's current form as a non-starter with the community, destined for needless delays that will result in the harm of the unhoused that this program is meant to help.

Site Selection Process Issues:

Our coalition identified the following serious issues with the process thus far that has lead to the overwhelming opposition to the Nova Housing Initiative in it's current form:

1.) Recent Park Millage: The Voters of Lansing approved a Renewal of the Park's 5 Year Millage in August 2025 with 73% of the voters approving the renewal to keep funding the parks so they can be used, as community parks. Utilizing one of our city parks for the NOVA Housing Initiative is outside of the scope of what the voters approved in the election.

2.) The Parks Board was not involved in the process: While 4 parks we're selected by the HRCS, there was no opportunity for review nor input by the Lansing Parks Board. This means that decisions we're made without any regards for the current programming plans, nor historical suitability of the park sites from legacy issues. Some of these issues include:

- The current plans to bring the Ice Skating Rink in Debbie Stabenow Park (the Old Washington Park) back to full use as it's intended purpose, an ice skating rink.

- Hunter Park is the site of a former City Dump that replaced the gravel pit. Before the site was converted into the park, it was capped off by an underground cement wall that surrounds the park, and because of this, the land was prohibited from being used for residential housing. This is at odds with the plan of having a campground license approved for the site to install the Mod Pods, as they will be serving as residential dwellings, not a temporary camping site, for the unhoused living there.

3.) The Process of Site Selection by the HRCS: Criticism of the site selection as problematic and flawed from the start due to the Arbitrary scoring legend used, the exclusion of non-park potential sites due to seemingly "political" reasons, and the teasing of potential sites #6 and #7 that was ultimately not released to the board for consideration.

- Arbitrary Scoring Legend with 0-5 with 0 being Not Feasible and 5 being Excellent. There is no grading standards to as how or why anyone would score the assessment questionnaire used to grade the potential sites with these arbitrary numbers, instead seemingly allowing the person filling out the questionnaire using non-standardized or approved judgment. This assessment and seemingly arbitrary scoring of metrics was called out by members of city advisory boards at the Dec 2nd Community Feedback Meeting at Foster Community Center.

- Exclusion of Non-Park potential sites due to seemingly "political" reasons: For reasons unknown, precisely because of the aforementioned Arbitrary Scoring Legend. Sites that are popular suggestions like The UofM Sparrow Parking Lot by St Lawrence, The old Eastern High School Campus site, and sites owned by the Land Bank, did not make the scoring cutoff in lieu of the much less popular 4 park sites listed.

- Unknown sites #6 and #7: The Nova Initiative Board was presented with the 5 initial sites (4 parks, and El-Shabazz) when they originally convened. The board was also informed of a Sixth and Seventh potential sites that we're still under internal assessment to be released to the Board for consideration following their review. These sites #6 and #7 were not released to the Board, with no explanation.

4.) The overall process has members of the communities surrounding El-Shabazz and Debbie Stabenow Park (Washington Park) concerned that their community has been shoehorned into accepting placement of the Nova Housing Initiative. With the selection of 4 parks, El-Shabazz is the only non-park site under consideration. Coupling that with Debbie Stabenow Park being the highest scored site due to the arbitrary scoring legend used by the HRCS, the residents there are rightly skeptical that this effort was an attempt to put the community at odds with each other in order to place the Mod Pods with as little resistance as possible in defiance of the community's will.

- One member of that community stated at our meeting that if the Housing Initiative ultimately chooses a site in South Lansing, that it should be set up to be as successful as possible, a model for the rest of the country to emulate. The site selection process and results have done nothing to ensure success of the project, as there has been zero community outreach to those residents affected by this decision, and the success of the project and the effects on the surrounding community appear dim to say the least.

- Another member of that community who sought input from his neighbors brought the following appropriate feedback: "Also given Lansing track record of either stalling or failing at public works (Moore's river park pool is still not done, ice rink isn't done, the fire hydrants in the Shabazz area failed to supply adequate water flow to the firefighters during the Frosty Korner debacle...). Some of us are fearful they're rushing this project, it will fail, and they'll abandon everyone in the community.

Right now almost everyone in the Shabazz community feels the four listed parks are a Red Herring to make the community at large select Shabazz..."

Request for Community Action:

We are calling upon all members of the community, private citizens, neighbors, and representatives of community organizations and non-profits, and city advisory boards and neighborhood associations to come together and sign onto this letter seeking a refocused site selection process of the Mod Pods that protects our parks from destruction, and proper community engagement to ensure the site selected is successful with minimal impact on the surrounding community.

Please sign on and send this letter to your appropriate City Council Members (per Ward and At-Large), the Mayor, and the HRCS to the following contacts.

Mayor Schor: lansing.mayor@lansingmi.gov

City Council President Kost (1st Ward): ryan.kost@lansingmi.gov

Council Member Garza (2nd Ward): jeremy.garza@lansingmi.gov

Council Member Hussain (3rd Ward): adam.hussain@lansingmi.gov

Council Member Jackson (4th Ward): briant.jackson@lansingmi.gov

Council Member Spadafore (At Large): peter.spadafore@lansingmi.gov

Council Member Brown (At Large): jeffrey.brown@lansingmi.gov

Council Member Carter (At Large): tamera.carter@lansingmi.gov

Council Member Pehlivanoglu (At Large): trini.pehlivanoglu@lansingmi.gov

Human Resources and Community Services Dept (HRCS) has two email addresses collecting emails:

HRCS.CommunityEvents@lansingmi.gov

HRCSgeneral@lansingmi.gov

Thank you.

Tamera Carter

- . opening words – sung
- . My name is Nathan Wood
- . looking for fairness
- . Why does Code Compliance over look code violation right next door to mine but fails to fine that owner?
- . Why does the code enforcer nor his supervisor fail to respond my email? Or make calls to this resident?
- . Do residents need to bet for service and common courtesy?

Closing Joke – if time permits.

Page 2 of 4

eric.lewandowski@lansin... Add keywords Advanced v

Uneven code Enforce

Back Archive Move Delete Spam X

Inbox 27K
Unread
Starred
Drafts 55
Sent
Archive
Spam
Trash
Less
Views Show
Folders Hide
+ New Folder
2018 Thanks givi... 3
A - Adventure
A - Balloons2 60
A - Barger
A - Bought 24
A - Broadway 2
A - CMH
A - Diabetic
A - FF TEXAS
A - Food 3
A - Groupon
A - Humor
A - Important 7
A - Japan
A - Kessler-Vans 1
A - Lake Trust
A - Marland 1
A - me 56
A - Medical 14
A - My Chevy
A - Nieces &
A - Old Evertt Nextd...
A - Pending

Uneven code Enforcement Violations

Yahoo/Sent ☆



NLS WOOD

From: nls_wood@yahoo.com
To: Eric.Lewandowski@lansing.gov
Cc: Rawley.Vansosen@lansing.gov

Wed, Nov 19 at 2:16 PM ☆

Eric,

In light of the information below, please explain the uneven code enforcement:

2003 W. Malcolm X St.

10-13-25 grass/weed BILLED: \$0.00

11-10-25 grass/weed BILLED: \$0.00

There have been grass/weed issues on 10/22/25 and 11/7/25. I took dated photos. Yesterday (11-12-25), when I drove by 2003 W. Malcolm X St., the property has yet to be mowed or trimmed. Even though the property has been non-compliant much/most of the Summer of 2025, a notice was prepared regarding this on 11-10-25. BILLED: \$0.00

2015 W Malcolm X St.

10-13-25 grass/weed & trash BILLED: \$0.00

11-10-25 grass/weed & trash BILLED: \$0.00

I took dated photos of this property on 10/22/25 and 11/7/25, showing the situation. Also, when I drove by on 11-12-25, the situation remains the same. ~~Letter sent 9-9-25 and payment of \$115.00 recorded on 10/22/25.~~ Still the grass/weed & trash issue remain. BILLED: \$0.00.

2023 W Malcolm X St (33-01-01-20-104-301)

05-07-25 violation: Grass/Weeds BILLED: \$0.00

10-13-25 violation: Grass/Weeds BILLED: \$215.00

11-10-25 violation . Someone dumped deteriorating building material on the property.
BILLED: \$215.00

Respectfully submitted, Rent 2 U, LLC (Nathan L.S. Wood - 517-887-9363)

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Ignored Code Violations

4th Ward – Brian T. Jackson's

2003 W. Malcolm X – 48915

10-22-25 – Photo:



16 days

Ignored Code Violations

4th Ward – Brian T. Jackson's

2003 W. Malcolm X – 48915

11-7-25 – Photo:

11/12/25

31 days

12-8-25 – OK

2003 W Malcolm X - 48915

10 - 22 - 25

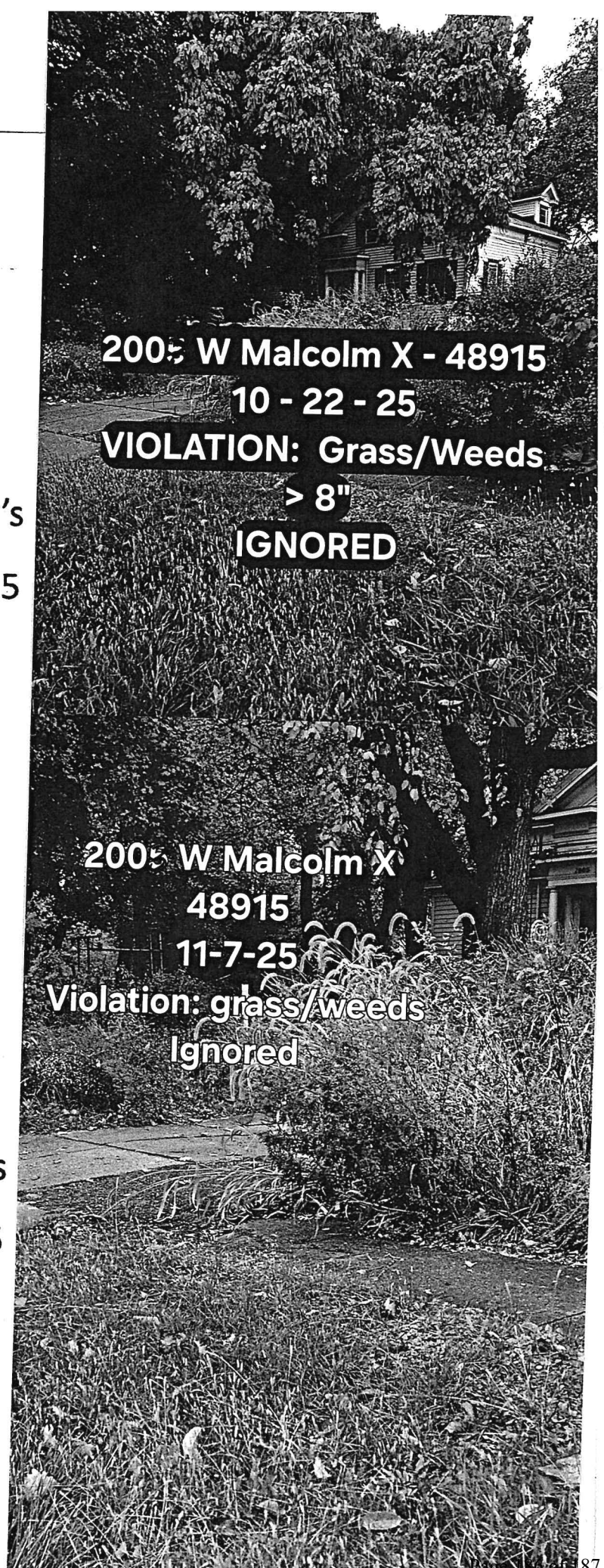
**VIOLATION: Grass/Weeds
> 8"**

IGNORED

2003 W Malcolm X
48915

11-7-25

**Violation: grass/weeds
Ignored**



Page 4 of 4

Ignored Code Violations

4th Ward – Brian T. Jackson's

2015 W. Malcolm X – 48915

10-22-25 – Photo:



16 days

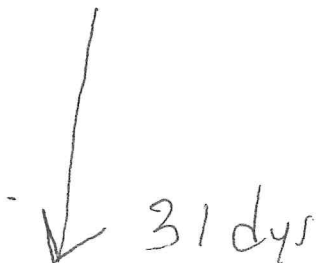
Ignored Code Violations

4th Ward – Brian T. Jackson's

2015 W. Malcolm X – 48915

11-7-25 – Photo:

11/12/25



31 days

12-8-21 – ~~SAME~~ Garne

