

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**

**TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10th FLOOR
124 W. MICHIGAN AVENUE**

September 22, 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. September 8, 2025

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

Tabled Items

Special Ceremonies And Presentations

Comments By Council Members And City Clerk

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

Speaker Registration For Public Comment On Legislative Matters Legislative Matters consist of the following items on the agenda: Public Hearings (other than show cause hearings), Consent Agenda Items, Resolutions, Ordinances for Introduction, and Ordinances for Passage. 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 30 minutes prior to the scheduled start time of the meeting using the following link:

<https://events.gcc.teams.microsoft.com/event/002de8f8-8537-403f-b0ad-847503e661fa@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

2. Brownfield Plan #89; Turner North Development, 1400 block of Turner St. (PEND-4147)
3. Act-2-2025; Sale of City Property; Lot 57, 1400 block of Turner St. (PEND-4149)
4. Amending Chapter 887 to add Section 887.10, Payment in Lieu of Taxes (PILOT), Evergreen Townhomes, 900 Long Blvd. for workforce housing (PEND-4143)
5. Amending Chapter 206 to adjust the threshold for requiring bidding (PEND-4134)
6. Special Assessment; Principal Shopping District 2025 Roll (PEND-4085)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Consent Agenda

7. Appointment; Tracie Anne Kent as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term ending June 30, 2028 (PEND-4145)
8. Tribute; in recognition of Mt. Zion Missionary Baptist Church's 100th Anniversary - (PEND-4176)
9. Community Funding; Anishinaabe Friendship Center; Annual Traditional POW WOW (PEND-4186)

Resolutions For Action

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

Ordinances For Passage

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:

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

Item(s) from the Mayor re:

11. Act-4-2025; Drain Easement, 2400-2500 blocks of N. Martin Luther King Jr. Blvd. for the Capital Region Airport Authority (PEND-4169)
12. Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Ave. (PEND-4172)

13. Setting a Public Hearing on Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Ave. (PEND-4171)
14. Orders to Make Safe or Demolish to the owners of 6255 Marywood Ave. (PEND-4179)
15. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 6255 Marywood Ave. (PEND-4180)
16. Orders to Make Safe or Demolish to the owners of 509 Baker St. (PEND-4181)
17. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 509 Baker St. (PEND-4182)
18. Orders to Make Safe or Demolish to the owners of 906 Prospect St. (PEND-4183)
19. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 906 Prospect St. (PEND-4184)
20. Orders to Make Safe or Demolish to the owners of 5210 S Washington Ave (PEND-4177)
21. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 5210 S Washington Ave (PEND-4178)
22. Grant Acceptance; Automobile Theft Prevention Authority (ATPA) Grant (PEND-4173)
23. Sole Source Purchase; Police Department notification of All City Management Services as the vendor for the staffing, training, and management of the City of Lansing's School Crossing Guard program
24. Sole Source Purchase; Fire Department notification of Impact Rescue as the vendor for the purchase of Holmatro Extrication Equipment
25. Sole Source Purchase; Information Technology Department notification of Orion Workforce Software for Police Department scheduling

Communications and Petitions

26. Reappointment; Becky Pena and Danielle Grubaugh to the Ingham County/City of Lansing Community Corrections Advisory Board for terms expiring September 17, 2028 (PEND-4174)
27. Appointment; Jason Cords to serve on the Community Corrections Advisory Board as the business community representative to a term expiring September 17, 2028 (PEND-4175)
28. Claim Appeal; Claim #2180, Tasneem Sirag for \$750.00 in board up fees at 6244 Beechfield Dr. (PEND-4185)
29. Claim Appeal; Claim #2187, Leander Smith for \$115 in failure to comply fees at 1127 Westmoreland Ave. (PEND-4188)

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.)

AdjournmentA handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.**CHRIS SWOPE, CITY CLERK**

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

LANSING CITY COUNCIL MEETING

DATE & TIME: 9/22/2025 7:00 PM

Starting Time 7:00

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

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

MEDITATION IN MEMORY OF: _____

PLEDGE LED BY: _____

Adjournment Time 8:02

CHRIS SWOPE
LANSING CITY CLERK

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

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

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

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

ABSENT: None

A quorum was present.

Mayor Schor asked people to remember Arlene Sharkey, who recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Kost.

Approval of Printed Council Proceedings

By Vice President Carter

To approve the printed Council Proceedings of August 25, 2025

Motion Carried

Special Ceremonies

Presentation on Act-2-2025; Sale of City Property, Lot 57, and Brownfield Plan #89; Turner North Development 1400 block of Turner St. Eric Helzer and Kris Klein presented details about the proposed development and responded to questions from Council Members.

Presentation on Payment in Lieu of Taxes (PILOT), Evergreen Townhomes, 900 Long Blvd. for workforce housing
Erin Buitendorp, Justin Golden, and Matthew Tompkin presented details about the proposed development and responded to questions from Council Members.

Comments by Council Members and the City Clerk

Council Member Hussain spoke about the upcoming 3rd Ward constituent contact meeting, the Churchill Downs Community Association meeting, and the Colonial Village Neighborhood Association meeting.

Council Member Spadafore spoke about the next at-large council member constituent meeting and thanked the Human Relations and Community Services Department for their discussion on the ModPods for unhoused persons.

Community Event Announcements

Nicklas Zande spoke about various events.

Loretta Stanaway spoke about the Friends of Lansing Historic Cemeteries' annual Fall Walking Tour.

Rebecca Kasen spoke about the annual Dragon Boat race.

Speaker Registration for Public Comment on Legislative Matters

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

Mayor's Comments

Mayor Schor congratulated the Potter Park Zoo for hosting a walking event and congratulated Chengdu Teahouse for their re-opening. Mayor Schor also spoke about the wreath laying for fire fighter Dennis Rodeman and the 9/11 ceremony and also the La Mulata ribbon cutting as well as the Village block party being hosted by the Lansing Empowerment Network at the former Reo School.

Public Comment on Legislative Matters

Public Comment on Legislative Matters:

Nicklas Zande spoke about the Mayor's reappointment of various Board of Commissions members.

Legislative Matters**Consent Agenda**

By Vice President Carter

To approve all items on the Consent Agenda

Motion Carried

Resolution #2025-209

By Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, Stephanie Angel has dedicated over 35 years to the field of journalism, serving as a trusted leader, mentor, and storyteller who has elevated the role of community journalism in Michigan; and

WHEREAS, for the past 27 years with the Lansing State Journal, Stephanie has faithfully served the residents of Greater Lansing, most recently as Executive Editor, where she has been responsible for ensuring the delivery of accurate, timely, and meaningful news and information; and

WHEREAS, throughout her career, Stephanie has been a champion of community voices, with a particular commitment to lifting up underserved populations, supporting civic endeavors, and ensuring that the Lansing State Journal remained a platform for dialogue and accountability; and

WHEREAS, under her leadership, the Lansing State Journal newsroom has navigated challenges and transformations in the news industry, while remaining focused on the mission of informing, encouraging, and empowering individuals and the community; and

WHEREAS, Stephanie has earned the respect and admiration of colleagues, civic leaders, and residents alike, not only for her professional integrity and dedication but also for her commitment to supporting her team of journalists in their pursuit of excellence; and

WHEREAS, outside of her professional life, Stephanie has found joy in running, biking, reading, and proudly supporting her Indiana Hoosiers and Chicago Cubs, passions that reflect the same energy and optimism she brought to her career.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council, on behalf of the residents of the City of Lansing, does hereby honor and commend Stephanie Angel for her outstanding service to the Lansing State Journal, her contributions to the Greater Lansing community, and her remarkable career in journalism.

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to Stephanie Angel as a lasting expression of appreciation and gratitude for her decades of leadership, dedication, and service.

Adopted as part of the Consent Agenda

Resolution #2025-210

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, MIEntertainment Group, Inc. d/b/a Grewal Hall at 224, located at 224 S. Washington Square, Lansing, MI 48933 is located within the previously established commons area of the Downtown Social District; and

WHEREAS, M & S1 LLC, d/b/a Jollof Afro Caribbean Lounge, located at 221 S. Washington Square, Lansing, MI 48933 is located within the previously established commons area of the Downtown Social District; and

WHEREAS, the Committee on City Operations met on September 22, 2025 to review the request with affirmative action taken; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby approves the request for MIEntertainment Group, Inc. d/b/a Grewal Hall at 224, located at 224 S. Washington Square, Lansing, MI 48933 to be added as a qualified licensee to the Downtown Social District.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves M & S1 LLC, d/b/a Jollof Afro Caribbean Lounge, located at 221 S. Washington Square, 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.

Adopted as part of the Consent Agenda

Resolution #2025-211

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 reappointment of Carol Skillings as an At-Large member of the Historic District Commission for a term to expire June 30, 2028; 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 August 27, 2025 and took affirmative action.

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

Adopted as part of the Consent Agenda

Resolution #2025-212

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

WHEREAS, the Mayor has made recommendation for the reappointment of Irene Cotton as an At-Large member of the Board of Police Commissioners for a term to expire June 30, 2029; and

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

WHEREAS, the Committee on Public Safety met on August 26, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Irene Cotton as an At-Large member of the Board of Police Commissioners for a term to expire June 30, 2029.

Adopted as part of the Consent Agenda

Resolution #2025-213

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

WHEREAS, a real estate purchase agreement to sell a parcel along the 1400 block of Turner Street, commonly known as Parking Lot 57, from the City of Lansing to Turner North Development LLC has been submitted for approval of this Council, having been placed on file with the City Clerk July 25, 2025; and

WHEREAS, a public hearing is required on the above.

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be set for Monday, September 22, 2025, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Petition for Sale of Real Property:

BE IT FURTHER RESOLVED that the Lansing City Clerk is hereby directed to provide notice of this public hearing, as is required by City Charter.

Adopted as part of the Consent Agenda

Resolution #2025-214

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

RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #89
TURNER NORTH DEVELOPMENT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as Turner North located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard; and

WHEREAS, the Brownfield Plan is available for public inspection at the Lansing Economic Development Corporation, 401 S. Washington Sq., Suite 101, Lansing, MI 48933, and that all aspects of the Brownfield Plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on September 22, 2025 at 7:00 p.m. on Brownfield Plan #89 – Turner North Development under the Brownfield Redevelopment Financing Act, for property more particularly described as:

1413 Turner Street (Tax Parcel No. 33-01-01-09-252-131):

COM 2 R N OF SE COR LOT 9, TH N 4 R, W 10 R, S 4 R, E 10 R TO BEG; BLOCK 10 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-152):

N 6.16 R OF S 7 R LOTS 6, 7 & 8 BLOCK 10 ORIG PLAT;

1421 Turner Street (Tax Parcel No. 33-01-01-09-252-161):

COM 69.5 FT S OF SE COR LOT 4 BLOCK 9, TH S 46 FT, W 165 FT, N 46 FT, E 165 FT TO BEG; BLOCK 10 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-171):

COM 37.5 FT N OF NE COR BLOCK 10, TH W 165 FT, S 41 FT, E 165 FT, N 41 FT TO BEG; SEC 9 & BLOCK 10 ORIG PLAT;

1429 Turner Street (Tax Parcel No. 33-01-01-09-252-181):

COM 12.5 FT N OF SE COR LOT 4 BLOCK 9, TH W 165 FT, S 41 FT, E 165 FT, N 41 FT TO BEG; SEC 9 & BLOCK 9 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-191)(PART):

Part of Lot 4, Block 9, ORIGINAL PLAT OF THE CITY OF LANSING, INGHAM COUNTY, MICHIGAN, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, being more particularly described as: BEGINNING at the Northeast corner of the South 12-1/2 feet of said Lot 4; thence South 89 degrees 35 minutes 40 seconds West, along the Northline of the South 12-1/2 feet of said Lot 4, 165.86 feet; thence North 00 degrees 50 minutes 03 seconds East, along the West line of said Lot 4 and the East line of WYLLIS O. DODGE SUBDIVISION OF PART OF BLOCK 10 AND VACATED STREETS OF ORIGINAL PLAT OF THE CITY OF LANSING, as recorded in Liber 6 of Plats, Page 40, Ingham County Records, 22.27 feet to the Southeast corner of Lot 12 of said WYLLIS O. DODGE SUBDIVISION; thence North 89 degrees 35 minutes 40 seconds East, 165.71 feet to the East line of said Lot 4; thence South 00 degrees 26 minutes 14 seconds West, along the East line of said Lot 4, 22.26 feet to the POINT-OF-BEGINNING.

and that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #89 – Turner North Development and the scheduled public hearing.

Adopted as part of the Consent Agenda

Resolution #2025-215

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services;

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street, "Point of Beginning," North along S. Capitol Avenue right-of-way line to the center-line of W. Washtenaw Street, west along the centerline 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 centerline 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 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 right-of-way, south along the Conrail 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.

The Principal Shopping District, as described herein, shall contain zones as described below:

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

Zone B: Beginning at the intersection of west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue, the "Point of Beginning -B," east along the W. Grand River right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center-line to the centerline of E. Maple Street, west along E. Maple Street center-line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the Point of Beginning -B.

Zone C -North: 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)," north along the N. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center-line of E. Maple Street, east along E. Maple Street (as aligned) center-line to the center-line of N. Cedar Street, north along the N. Cedar Street center-line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center-line of W. Lenawee Street, the "Point of Beginning -C (South)," east along the W. Lenawee Street center-line to the center-line of Grand Avenue, north along Grand Avenue centerline to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street center-line to the center of the Grand River, northwesterly along the center-line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center-line of Museum Drive, southeasterly along the center-line of Museum Drive to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street centerline to the center-line of S. Cedar Street, north along the Cedar Street center-line to the center-line of E. Michigan Avenue, east along the E. Michigan Avenue center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. larch Street right-of-way line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of S. Larch Street, south along the S. larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the Point of Beginning -C (South).

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

Rates for 2025								
	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.16062	0.07331	0.05792	0.02917	0.08031	0.02122	0.02917	0.01442
Zone B	0.10247	0.03840	0.05123	0.02562	0.05123	0.02122	0.02917	0.01442
Zone C	0.05123	0.01920	0.02556	0.01273	0.02556	0.02122	0.02917	0.01442

BE IT FURTHER RESOLVED, that the cost and expense of making estimates, plans and assessments incidental to the preparation of the assessment and the role, and providing notices shall be included in the expense of the assessment.

BE IT FURTHER RESOLVED, that these rates shall represent an increase of 3% from collection year 2024, consistent with Resolution 2024-254.

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvement and services be financed by a special assessment of these costs against the properties especially benefited as contained in the assessment Roll No. **PSD25**, compiled by the City Assessor and presented to Council with this resolution.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment.

BE IT FURTHER RESOLVED, that Property owned by the federal, a state, or a local unit of government where property is exempt from the collection of taxes under the general property tax act, is exempt from this special assessment.

BE IT FURTHER RESOLVED that properties classified as residential, according to MCL 211.34c are excluded from this assessment. Properties that are classified as commercial include apartments with more than 4 units, and commercial properties are included in this assessment.

BE IT FURTHER RESOLVED, that a public hearing be held September 22, 2025, at 7:00 pm in the Tony Benavides Lansing City Council Chambers, 124 W Michigan Avenue, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll.

BE IT FURTHER RESOLVED, that the City Clerk publish notice of the hearing to confirm the special assessment roll in a newspaper of general circulation at least 10 (ten) days prior to the date of the hearing.

BE IT FINALLY RESOLVED, that the notice to the affected owners of the properties in said district be given in accordance with Chapter 1026 of the Lansing Code of Ordinances.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-216

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

WHEREAS, Women's Center of Greater Lansing requested \$500 to defray costs for a special event permit associated with their event, "Capital City Dragon Boat Race" to be held September 14, 2025; and

WHEREAS, the maximum total amount of Community Funding Account to be awarded to an organization in one fiscal year is \$500; and

WHEREAS, the Committee on City Operations met on September 4, 2025, reviewed the request, and approved \$980.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Women's Center of Greater Lansing in the amount of \$980 to defray costs for a special event permit, security, and trash removal associated with their event "Capital City Dragon Boat Race" to be held on September 14, 2025.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$980 to the Council Community Promotion Account – 101.112101.956289.

BE IT RESOLVED that the Women's Center of Greater Lansing shall submit a written analysis of the event, including information regarding the number of attendees, a detailed account as to contributors, funds received, expended and residual funds to the Lansing City Council within 60 days after the event.

By Council Member Brown to adopt a substitute.

Motion Carried

By Council Member Spadafore to adopt the resolution as substituted.

Motion Carried

Resolution #2025-217

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

WHEREAS, the City of Lansing filed a lawsuit to address the public nuisance that is the Opioid Epidemic; and

WHEREAS Sandoz, Inc. ("Sandoz") has negotiated a proposed settlement agreement ("Proposed Settlement") with Participating Subdivisions and Participating Tribes; and

WHEREAS the Proposed Settlement contains an agreement for Sandoz to establish a \$99,500,000 settlement fund to resolve pending opioid-related litigation; and

WHEREAS the City of Lansing previously executed Participation Agreements for the Distributor and Janssen Settlements, as well as the Teva, Allergan, CVS, Walmart, Walgreens, and Kroger Settlements, which have conferred and continue to confer valuable benefits; and

WHEREAS the City of Lansing is estimated to receive a one-time payment of \$119,871.15 under the settlement; and

NOW THEREFORE BE IT RESOLVED, the City of Lansing authorizes the execution of a Participation Agreement for the Sandoz Settlement Agreement.

By Vice President Carter

Motion Carried

Resolution #2025-218

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing filed a lawsuit to address the public nuisance that is the Opioid Epidemic; and

WHEREAS Purdue Pharma L.P. has presented a proposed Bankruptcy Plan, and the Sackler Family Defendants have entered into a Governmental Entity & Shareholder Direct Settlement Agreement (together, the "Purdue/Sackler Settlement") with the State Attorneys General and a Plaintiff Executive Committee-designated negotiating committee that represents approximately 4,000 local governments that have brought lawsuits similar to the City of Lansing's lawsuit; and

WHEREAS the Purdue/Sackler Settlement will provide significant equitable and monetary relief, including an agreement that (a) the Sackler Family Defendants will pay \$6.5 billion over the next 15 years in exchange for a release of claims against them and (b) the Purdue estate will contribute an amount of approximately \$900 million. The bulk of these payments will be dedicated to funding abatement and prevention strategies associated with the opioids public nuisance; and

WHEREAS the City of Lansing previously executed Participation Agreements for the Distributor and Janssen Settlements, as well as the Teva, Allergan, CVS, Walmart, Walgreens, and Kroger Settlements, which have conferred and continue to confer valuable benefits; and

WHEREAS the City of Lansing desires to enter into an allocation method which allocates settlement funds on a 50/50 basis to:

1. Participating Local Governments who have elected to participate in the Purdue/Sackler Settlement; and
2. the State of Michigan.

NOW THEREFORE BE IT RESOLVED, the City of Lansing authorizes the execution of a Participation Agreement for the Purdue/Sackler Settlement, which is available at <https://nationalopioidsettlement.com/>; and

BE IT FURTHER RESOLVED, the City of Lansing also authorizes the execution of a new Michigan State-Subdivision Agreement for Allocation of Opioid Settlement Agreements; and

BE IT FINALLY RESOLVED, the City of Lansing also authorizes the Weitz & Luxenberg law firm to vote on the City of Lansing's behalf in favor of the Bankruptcy Plan for Purdue.

By Vice President Carter

Motion Carried

Resolution #2025-219

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing filed a lawsuit to address the public nuisance that is the Opioid Epidemic; and

WHEREAS the following entities:

1. Alvogen Inc.
2. Amneal Pharmaceuticals, Inc.
3. Apotex Inc.
4. Hikma Pharmaceuticals USA, Inc.
5. Indivior Inc.
6. Mylan Pharmaceuticals Inc.
7. Sun Pharmaceutical Industries, Inc. and

8. Zydus Pharmaceuticals, Inc.

("Settling Defendants") have negotiated proposed national settlement agreements ("Proposed Settlements") with the State Attorneys General, and a Plaintiff Executive Committee-designated negotiating committee that represents approximately 4,000 local governments that have brought lawsuits similar to the City of Lansing's lawsuit; and

WHEREAS the Proposed Settlements contain significant equitable and monetary relief, including:

1. An agreement to pay (a) \$18,680,162 in a single year by Alvogen Inc.; (b) \$71,751,010 over ten years by Amneal Pharmaceuticals, Inc.; (c) \$63,682,369 in a single year by Apotex Inc.; (d) \$95,818,293 over one to four years by Hikma Pharmaceuticals USA, Inc.; (e) \$38,022,450 over four years by Indivior Inc.; (f) \$284,447,916 over nine years by Mylan Pharmaceuticals Inc.; (g) \$30,992,087 over one to four years by Sun Pharmaceutical Industries, Inc.; and (h) \$14,859,220 in a single year by Zydus Pharmaceuticals, Inc. The bulk of each of these payments will be dedicated to funding abatement and prevention strategies associated with the opioids public nuisance.
2. In addition to these abatement payments, several of the settlements allow states to receive free pharmaceutical products or cash in lieu of this product.
3. Additionally, seven of the companies (not including Indivior) are prohibited from promoting or marketing opioids and opioid products, making or selling any product that contains more than 40 mg of oxycodone per pill, and are required to put in place a monitoring and reporting system for suspicious orders.
4. Indivior has agreed to not manufacture or sell opioid products for the next 10 years, but it will be able to continue marketing and selling medications to treat opioid use disorder; and

WHEREAS the City of Lansing previously executed Participation Agreements for the Distributor and Janssen Settlements, as well as the Teva, Allergan, CVS, Walmart, Walgreens, and Kroger Settlements, which have conferred and continue to confer valuable benefits; and

WHEREAS the City of Lansing desires to enter into an allocation method which allocates settlement funds on a 50/50 basis to:

1. Participating Local Governments who have elected to participate in the Purdue/Sackler Settlement; and
2. the State of Michigan.

NOW THEREFORE BE IT RESOLVED, the City of Lansing authorizes the execution of Participation Agreements for the Master Settlement Agreements with: (1) Alvogen Inc.; (2) Amneal Pharmaceuticals, Inc.; (3) Apotex Inc.; (4) Hikma Pharmaceuticals USA, Inc.; (5) Indivior Inc.; (6) Mylan Pharmaceuticals Inc.; (7) Sun Pharmaceutical Industries, Inc.; and (8) Zydus Pharmaceuticals, Inc., each of which are listed and available to the public at <https://nationalopioidsettlement.com/additional-settlements/>; and

BE IT FINALLY RESOLVED, the City of Lansing also authorizes the execution of a new Michigan State-Subdivision Agreement for Allocation of Opioid Settlement Agreements.

By Vice President Carter

Motion Carried

Ordinances for Introduction

Introduction of Ordinance

Council Member Hussain introduced:

An Ordinance of the City of Lansing, Michigan, to amend Chapter 206, Purchasing Contracts and Sales, specifically Sections 206.01, 206.02, 206.03, 206.05, 206.06, 206.07, and 206.16, to increase the dollar amount threshold for competitive bidding and related purchasing requirements, to reflect inflation since 1994, and to provide for annual modification of the threshold in accordance with the Consumer Price Index.

The ordinance was read a first time by its title and referred to the Committee on Ways and Means.

Resolution #2025-220

By the Committee on Ways and Means
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, September 22, 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 Chapter 206, Purchasing Contracts and Sales, specifically Sections 206.01, 206.02, 206.03, 206.05, 206.06, 206.07, and 206.16, to increase the dollar amount threshold for competitive bidding and related purchasing requirements, to reflect inflation since 1994, and to provide for annual modification of the threshold in accordance with the Consumer Price Index.

By Council Member Hussain

Motion Carried

Council Member Garza introduced:

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing, Chapter 887, by adding a new section 887.10 to provide for a service charge in lieu of taxes in the amount of eight percent of shelter rents for not less than 618 workforce multi-family dwelling units in a project known as Evergreen Park Apartments and Townhomes, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, MCL 125.1401, et seq.

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

Resolution #2025-221

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, September 22, 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 Code of Ordinances of the City of Lansing, Chapter 887, by adding a new section 887.10 to provide for a service charge in lieu of taxes in the amount of eight percent of shelter rents for not less than 618 workforce multi-family dwelling units in a project known as Evergreen Park Apartments and Townhomes, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, MCL 125.1401, et seq.

By Council Member Garza

Motion Carried

Ordinances for Passage

Passage of Ordinance

By Council Member Garza to reconsider the vote by which Ordinance #1339 was adopted.

Motion Carried

By Council Member Garza to adopt a substitute for the Ordinance.

Motion Carried

The Ordinance as substituted was adopted by the following roll call vote:

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

Nays: Council Member Jackson

By Council Member Garza to give the Ordinance immediate effect

Motion Carried

Ordinance #1339

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)I. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

THE CITY OF LANSING ORDAINS:

Section 1. That the Code of Ordinances of Lansing, MI be and is hereby amended by amending Chapter 206, Section 206.02, and shall read as follows:

206.02. - Purchases in excess of \$15,000.00; competitive sealed bids required; authority of Mayor.

- (a) All supplies, service and construction items, except as otherwise provided below, when the estimated cost thereof equals or exceeds \$15,000.00, shall be purchased by formal written contract from the lowest and most responsive and responsible bidder after notice inviting competitive sealed bids.
- (1) The Director shall provide for the procurement of competitive sealed bids as follows:
- A. An invitation for bids describing the requirements of the using agency shall be prepared.
 - B. The invitation for bids shall be publicized by advertising at least once, in a newspaper of general circulation in the City, not less than five days preceding the last day set for the receipt of competitive sealed bids. In addition, the Director is encouraged to place the invitation for bids in any appropriate trade journals, professional publications or other appropriate publication, in order to encourage as much competition as possible. The newspaper notice required herein shall include a general description of the supplies, services or construction items to be purchased or sold and in addition shall state where bid blanks and specifications may be obtained, the date, time and place for the filing and opening of bids, whether or not bid, performance or payment bonds are required and, if required, the amounts thereof, and anything else the Director may feel is necessary.

- C. Sealed bids shall also be solicited from all persons who are on the most current bidder's list by mailing them a copy of such newspaper notice or another notice that will acquaint them with the proposed purchase or sale. Invitations for bids sent to prospective bidders on the bidder's list shall be limited to commodities that are similar in character and ordinarily handled by the trade group to which the bid invitations are sent. Failure to respond to three consecutive bid invitations shall result in removal from the bidder's list for one year. After one year, the potential bidder may reapply to be placed upon the bidder's list.
- D. Bids submitted in response to the invitation for bids shall be submitted sealed and, in addition, shall be identified as bids on the outside of the envelopes and shall be accompanied by affidavits, where applicable, in such form and covering such matters as the Director approves, together with any bid security required.
- E. Bids shall be opened publicly at the time, place and date designated in the invitation for bids. Each bid, together with the name of the bidder, shall be recorded and the tabulation of all bids received shall be available for public inspection in the Finance Department.
- F. An invitation for bids may be cancelled, or any or all bids or proposals may be rejected, in whole or in part, as specified in the invitation for bids, when such rejection or cancellation is determined by the Director to be in the best interests of the City.
- G. The Director shall not knowingly accept the bid of a person who is in default in the payment of any taxes, licenses, fees, permits or any other moneys due the City or who is in any other respects disqualified according to any Federal or State law or any Municipal ordinance provision. A contract with a person who is discovered to have been in default or disqualified at the time of the awarding of the contract shall be voidable.
- H. The Director shall determine and recommend in writing to the Mayor the name of the lowest and most responsible and responsive bidder. In reaching a determination as to who the lowest and most responsible and responsive bidder is, the Director shall consider:
 1. The ability, capacity and skill of the bidder to perform the contract or provide the service or supplies required;
 2. Whether or not the bidder can perform the contract or provide the service or supplies promptly or within the time specified, without delay or interference;
 3. The character, integrity, reputation, judgment, experience and efficiency of the bidder in business;
 4. The quality of performance and time of completion by the bidder of previous contracts or services;
 5. The previous and existing compliance by the bidder with laws and ordinances relating to contract performance;
 6. The sufficiency of the financial resources, equipment and personnel resources and the ability of the bidder to satisfactorily perform the contract or provide the services or supplies;
 7. The quality, availability and adaptability of the supplies or services to the particular use required;
 8. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
 9. The number and scope of any additional, limiting or qualifying conditions attached to the bid by the bidder; and
 10. Whether the supplies are recyclable, biodegradable or otherwise compatible with environmental concerns.

The failure of a bidder to promptly supply information in connection with an inquiry from the Director with respect to any of the provisions enumerated herein may be grounds for a determination of nonresponsibility with respect to such bidder.

- I. **When using public funds for construction work, especially those involving skilled trade workers, the City acknowledges that the best value and lowest overall cost is most often achieved through quality work done by a responsive and responsible bidder, rather than simply the lowest bidder. In reviewing such bids where the construction work is in excess of \$75,000.00, the Director shall request of bidders and consider the following additional criteria.**

1. **Relating to Section 206.02(a)(1)H.1., the ability, capacity, and skill of the bidder to perform the contract or provide the service or supplies required:**
 - (i) Documentation that the bidder and any subcontractor(s) participates in an apprenticeship program that is registered with the United States Department of Labor (USDOL) Office of Apprenticeship or by a State Apprenticeship Agency recognized by the USDOL Office of Apprenticeship;
 - (ii) Evidence of the bidder's safety program and evidence of a safety-training program for employees and any subcontractor(s) addressing potential hazards of the proposed job site, including an authorized 10-hour U.S. Department of Labor - Occupational Safety and Health Administration (OSHA) construction safety course for all construction craft laborers to be employed at the site of work; and
 - (iii) Copies of any documented violations by the bidder and any subcontractor(s) for the past 3 years, and the bidder's corrective actions as a result of inspections conducted by the Michigan Occupational Safety and Health Administration (MIOSHA), OSHA, or any other applicable safety agency.
2. **Relating to Section 206.02(a)(1)H.3., the character, integrity, reputation, judgment, experience and efficiency of the bidder in business:**
 - (i) Evidence the bidder offers employer-sponsored healthcare benefits to employees;
 - (ii) Evidence the bidder offers structured retirement plans, including pension or other employer provided plans;
 - (iii) Evidence the bidder pays prevailing wage consistent with this Chapter on all jobs, not just those jobs required to be paid at prevailing by this Chapter.
3. **Relating to Section 206.02(a)(1)H.5., the previous and existing compliance by the bidder with laws and ordinances relating to contract performance:**
 - (i) Compliance with state and local licensing and permitting requirements, as applicable; and
 - (ii) Evidence the bidder properly classifies employees on jobsites as demonstrated by the utilization of 1099 workers compared to W-2 employees on current and past jobs, relative to other bidders for the contract.

The City Council by resolution shall create a scoring system with points for each of the considerations described in this subsection and Section 206.02(a)(1)H., and shall forward it to the Mayor and Director for use in reviewing bidders for contracts that involve construction work.

- (2) The Mayor, upon receipt of the Director's written bid recommendation, shall have the sole responsibility and the authority to award any City contract for supplies, services or construction when the contract amount is equal to or exceeds \$15,000.00. When the award is not given to the lowest bidder, a written statement of the reasons for placing the award with a responsible and responsive bidder who is not the lowest bidder shall be prepared by the Mayor and filed with the City Clerk and Council and with the other papers relating to the bid at the time the transaction is made. The written statement shall be available for public inspection in the Finance Department.

- (b) No contract or purchase shall be subdivided to avoid the requirements of this section.

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

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

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

Speaker Registration for Public Comment on City Government Related Matters

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

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

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

Item(s) from the Mayor re:

Reappointment; Mike Dombrowski as the 1st Ward member of the Park Board for a term to expire June 30, 2029
Referred to the Committee of City Operations

Act-3-2025; Utility Easement, 2020 and 2600 E. Mount Hope Ave. for Consumers Energy
Referred to the Committee of Development and Planning

Sole Source Purchase; Human Relations and Community Service Department report of OrbitBid.com as the supplier of 50 Mod Pods
Referred to the Committee on Ways and Means

Sole Source Purchase; Public Service Department report of Tetra Tech of Lansing as consultant for the procurement of Solar Array (AC Side) Project at WWTP
Referred to the Committee on Ways and Means

Sole Source Purchase; Public Service Department report of System Specialties as the vendor for Three Valve Actuators
Referred to the Committee on Ways and Means

Sole Source Purchase; Police Department and Information Technology Department report of Leadsonline as the vendor for Real Time Crime Investigation Software
Referred to the Committee on Ways and Means

Sole Source Purchase; Police Department notification of LaFontaine Chrysler Dodge Ram of Lansing as the vendor for two vehicles for Special Operations and Violent Crime Teams
Referred to the Committee on Ways and Means

- Communications and Petitions, and Other City Related Matters:

Communications expressing concerns with Flock Cameras from Austin Burk, Matt DeMay, and Michael A. Mulholland
Placed on file

Communications regarding Evergreen Park Property formerly known as Autumn Ridge Apartments located at 900 Long Blvd from residents and the YMCA
Referred to the Committee of Development and Planning

Public Comment on City Government Related Matters

Meghann Bakken spoke about the Evergreen Park Pilot Program.

Jake Kolka spoke about the Evergreen Park Pilot Program.

Nicklas Zande spoke about the new charter proposed by the City Charter Commission.

Ivan Droste spoke about the Fallen Angels encampment.

Darren spoke about the homeless encampment near Dietrich Park.

Adjourned Time 8:41 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) Item 2 - Brownfield/Turner North

Name (print) Joseph Mole E-Mail (optional) joseph-mole@yahoo.com

Address (street, city, zip) 1408 Dodge River Dr, Lansing MI 48906

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

Signature [Signature] Pronouns He/Him/His

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- 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) Item #2 (Brownfield & City lot 57 sale)
Name (print) Samantha Benson E-Mail (optional) Samantha@Oldtownmainstreet.org
Address (street, city, zip) 1232 Turner Street, Lansing, MI 48906
Company or organization represented, etc. (if applicable) Old Town Commercial Association
Signature [Signature] Pronouns she/her

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
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- 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.
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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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Public Comment on Legislative Matters Registration

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*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) Brownfield

Name (print) TERRY TERRY E-Mail (optional) terry@message maker

Address (street, city, zip) 1217 Turner St.

Company or organization represented, etc. (if applicable) Urban Beat, Message Maker

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

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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) 900 LONG BLVD

Name (print) JUSTIN GOLDEN E-Mail (optional) jgolden@greatwater.us

Address (street, city, zip) 900 LONG BLVD LANSING, MI 48911

Company or organization represented, etc. (if applicable) GREATWATER/ EVERGREEN PARK

Signature [Signature] Pronouns HE/HIM

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- 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.
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- Time limit to address the council on legislative matters is **3 Minutes***.
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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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

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

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Agenda Item Number(s) or Description(s) EVERGREEN PARK PILOT

Name (print) MEGHAN M BAKKEN E-Mail (optional) meghannbhaddjes@gmail.com

Address (street, city, zip) 8010 CREYTS RD, DIMONDIALE 48821

Company or organization represented, etc. (if applicable) EVERGREEN PARK

Signature MBakken Pronouns SHE/HER

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Agenda Item Number(s) or Description(s) Evergreen Park Pilot Program

Name (print) Jak Kolka E-Mail (optional) —

Address (street, city, zip) 205 White Street Williamston MI 48923

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

Signature [Signature] Pronouns He/Him

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

Name (print) JULIE MULLINS E-Mail (optional) JMULLINS@Beztak.com

Address (street, city, zip) 22626 BLACKBURN, St. Clair Shores MI 48080

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

Signature [Signature] Pronouns _____

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Swope, Chris

From: Mitch Rice <ricem1957@gmail.com>
Sent: Monday, September 22, 2025 1:24 PM
To: City Council; Clerk, City
Subject: [EXTERNAL] City Council meeting input

Dear Council members:

Agenda item 4. Amending Chapter 887 to add Section 887.10, Payment in Lieu of Taxes (PILOT), Evergreen Townhomes, 900 Long Blvd. for workforce housing (PEND-4143)

I am not in favor of granting this PILOT for the Evergreen Townhomes. I do support the lower rent proposal. However, the City of Lansing would be giving away an excessive amount of possible property taxes. From the packet documents the assessor states * Estimated taxes for 2025 based on a millage rate of 80.0519: \$853,393 Estimated based on Pro Forma with an 8% PILOT: \$352,241. The PILOT benefits developers & shareholders not the citizens of Lansing.

Regards,

Mitch Rice



1210 Turner St.
Lansing, MI 48906
(517) 371-4600
mica@micharts.org

Attention: City Clerk, Office of Chris Swope

Letter of Support Re:

Act-2-2025; Sale of City Property, Lot 57, 1400 block of Turner St.
Brownfield Plan #89; Turner North Development, 1400 block of Turner St.

Dear City Clerk Office and all Public Hearing Officials:

Michigan Institute for Contemporary Art is a 501(c)3 organization who has been the catalyst for community transformation through quality arts programming, for over four decades. We have done this by helping preserve and restore historic buildings, leading community revitalization efforts, exhibiting visual art throughout Lansing, producing music, poetry, dance, and other events that engage, inspire, catalyze and demonstrate value of the arts community and the vibrancy of urban centers as great places to play, work and live.

The sale of lot 57 and the Brownfield Plan #89, that is being proposed, will further the progress of community transformation and revitalization in Old Town and we ask for your support in this project. Your support will help ensure that our community will thrive with effective redevelopment of the vacant city lot and underutilized area on the northern block of Old Town.

We hope the city and Officials support this project, as it will not only attract customers to the area, but will also invite residents that will regularly utilize the businesses in Old Town like Urban Beat, Katalyst, Good Truckin' Diner, and more. Additionally, it will provide potential housing for our current and future employees.

Best regards,

Melissa Marciniak

Cc: Eric Helzer

Swope, Chris

From: Daniel Slick <djasonslick@outlook.com>
Sent: Monday, September 22, 2025 4:17 PM
To: Clerk, City
Subject: [EXTERNAL] Brownfield Plan #89; Turner North Development, 1400 block of Turner St. - letter of support

Hi Chris-I'm not able to attend tonight's hearing, but wanted to drop an email note of support. I've recently purchased a condo at the on the grand development directly to the south. This new project seems like an important additional shot in arm for the redevelopment of the neighborhood.

Thank you!

Daniel Slick

Sent from my iPhone

Swope, Chris

From: Jamie Schriner <oldtownjamie@gmail.com>
Sent: Monday, September 22, 2025 8:29 AM
To: Clerk, City
Cc: samantha@oldtownmainstreet.org; <board@oldtownmainstreet.org>
Subject: [EXTERNAL] Support of Turner North Development Project

Good morning,

I'm writing in support of the Turner North Development project in Old Town Lansing for both the sale of City Lot 57 and Brownfield Plan 89. As a long-time Old Town stakeholder (commercial property owner, resident and volunteer), I believe this project will significantly contribute to the vitality of the community. The property is currently a mix of blighted buildings and a gravel lot and is not contributing to the neighborhood's growth or vibrancy. More than 20 years ago, a group worked to try to assemble the properties for a potential development but did not succeed. Since that time, the buildings have only become more derelict and the trash pile behind the buildings has continued to grow. The proposed development will not only alleviate the blight, it will add many more residents to the community to shop, volunteer work and help grow Old Town.

The developers have been wonderful community partners. They have convened community members to discuss the potential development, listened to feedback, addressed concerns and even planned to make improvements like additional sidewalks and the installation of historic street lights. Because of this and more, I encourage you to sell Lot 57 (with a development agreement) and approve the proposed Brownfield Plan 89.

I apologize that I'm unable to present these comments in-person due to a work conflict. Please don't hesitate to reach out to me with any questions or concerns.

Thank you,
Jamie

Jamie Schriner
Resident, Commercial Property Owner, Old Town Commercial Association Board Chair
1216 Turner St., Apt. A
Old Town Lansing
517.927.8629

Greg Pratt [
GregPratt82@gmail.com
517-402-6158

September 22, 2025

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

Re: Request for Immediate Removal of HRCS Director for Mismanagement and Noncompliance

Dear Members of the Lansing City Council,

I am writing to formally request that the Lansing City Council exercise its oversight authority to remove the Director of the City's Human Relations and Community Services (HRCS) Department. The City's own *Path Forward* report (April 2025), commissioned by your office and prepared by Public Policy Associates and CityWise, provides overwhelming evidence of systemic failure under HRCS leadership.

The report documents:

- **Inconsistent HMIS Participation** – HRCS has failed to ensure that all providers enter data into the Homeless Management Information System (HMIS), in direct violation of HUD requirements.
- **Failure to Properly Use HARA/Coordinated Entry** – Families, who make up 41% of Lansing's unhoused population, are diverted outside the HARA process, in violation of HUD and MSHDA standards.
- **Civil Rights Violations in Shelters** – Mandatory religious participation, LGBTQIA+ discrimination, disability inaccessibility, and racial housing discrimination. These practices violate the ADA, Section 504, the Fair Housing Act, HUD's Equal Access Rule, and Michigan's Elliott-Larsen Civil Rights Act.
- **Street Outreach Failures** – Only 318 individuals (13% of 2,371 unhoused in 2023) were reached by outreach programs, leaving the majority of encampment residents disconnected from services.

City Council Oversight Responsibility

As the governing body of the City of Lansing, the City Council holds ultimate oversight authority over the Human Relations and Community Services (HRCS) Department. HRCS is a city department, funded by both local appropriations and federal/state pass-through funds, and is subject to your direct budgetary and legislative authority.

By approving budgets, contracts, and funding allocations for HRCS, the Council has a fiduciary duty to ensure that these funds are managed in compliance with federal HUD regulations, state ESG/HARA requirements, and Michigan civil rights law. When the City's own commissioned *Path Forward* report identifies failures including HMIS non-participation, civil rights violations, and program mismanagement, it is your responsibility to act.

Failure by the City Council to exercise this oversight not only perpetuates harm to Lansing residents experiencing homelessness but also exposes the City to loss of HUD and MSHDA funding, civil liability, and reputational damage. Council's accountability obligation is clear: you have both the authority and the duty to remove leadership that refuses or fails to comply with federal and state law.

Request for Council Action

I respectfully demand that the City Council:

1. Move to immediately terminate the current HRCS Director for cause.
2. Appoint an interim director with proven experience in HUD/SAMHSA compliance, fair housing law, and civil rights protections.
3. Require a public accountability plan to address each violation noted in the *Path Forward* report, with clear timelines and oversight measures.

Conclusion

The City of Lansing cannot continue under HRCS leadership that tolerates mismanagement, noncompliance, and systemic discrimination. The evidence is already documented in the City's own report — the time for decisive action is now.

Respectfully,

Greg Pratt
Lansing, Michigan

Exhibit A

Violations Identified in Lansing's Path Forward Report (April 2025)

This exhibit documents evidence from the Lansing's Path Forward report (April 2025) demonstrating practices in Lansing's homeless service system which conflict with federal and State of Michigan law. Each violation is supported by report citations, the relevant law or rule, and an explanation of the compliance failure. Numeric evidence from the report is included where available, to demonstrate the scale of noncompliance.

Report Evidence (with numbers)	Violation	Law/Rule Violated	Why It's a Violation
"Inconsistent participation in the Homeless Management Information System (HMIS)..." (pp. 52-53) Only 318 people (13% of 2,371 homeless in 2023) reached by outreach.	Providers failing to enter required data into HMIS	Federal: HUD CoC Program Rule (24 CFR § 578.7(b)) State: MSHDA ESG/HARA HMIS mandate	CoC and ESG recipients must use HMIS. Limited reporting (13% coverage) and inconsistent participation undermine compliance and funding eligibility.
"Families with children are less likely to receive homeless system-based support..." (pp. 26-30) Families made up 41% of all people experiencing homelessness in 2023.	Failure to use HARA/coordinated entry properly	Federal: HUD Coordinated Entry Requirement (24 CFR § 578.7(a)(8)) State: MSHDA HARA Policy	HARAs must serve as the single point of entry. Families exiting outside the HARA process violates coordinated entry rules.
"Mandatory attendance at religious services to access food or shelter." (pp. 42-43)	Religious coercion in federally funded shelters	Federal: Establishment Clause (U.S. Constitution) HUD Equal Treatment of Faith-Based Providers (24 CFR § 5.109)	Federal funds cannot support programs requiring religious participation. Mandatory attendance violates constitutional and HUD protections.
"Discriminatory policies... creating barriers to service access for LGBTQIA+ community members." (pp. 42-43) Survey: 27% of shelter exits led to permanent housing, leaving many LGBTQIA+ unhoused.	Anti-LGBTQ discrimination in shelter access	Federal: HUD Equal Access Rule (24 CFR §§ 5.100, 5.105(a)(2)) State: Elliott-Larsen Civil Rights Act (MCL 37.2302)	HUD requires equal access regardless of sexual orientation/gender identity. Michigan prohibits public accommodation discrimination.

Report Evidence (with numbers)	Violation	Law/Rule Violated	Why It's a Violation
Survey responses: "Not accessible for disability" cited as a barrier (p. 41) 63% of chronically homeless accessed shelter, meaning 37% remained unsheltered.	Disability access failures in shelters	Federal: ADA (42 U.S.C. § 12131 et seq.), Section 504 Rehab Act (29 U.S.C. § 794) State: Michigan Persons with Disabilities Civil Rights Act	Shelters must be accessible under federal and state law. Turning away disabled persons violates ADA, Section 504, and Michigan statutes.
"Landlords denying people of color housing despite their income being higher..." (p. 22) Black residents = 52% of unhoused, but only 23% of Lansing's population.	Racial housing discrimination	Federal: Fair Housing Act (42 U.S.C. §§ 3601–3619) State: Elliott-Larsen Civil Rights Act	Refusing housing based on race is unlawful under both federal and state law.

Street Outreach and PATH Failures to Reach Encampments

The report confirms that Street Outreach and PATH services in Lansing reached only 318 people (13% of the 2,371 homeless individuals in 2023). This leaves most unsheltered and encampment residents without services. People experiencing chronic homelessness—many living in encampments—had one of the lowest rates of shelter access at 63%. Barriers cited by unhoused residents included capacity (48%), curfews, discrimination, safety, and disability inaccessibility. The report itself recommends sanctioned encampments or safe outdoor spaces as a stopgap, implicitly acknowledging that outreach and shelter systems are failing to meet the needs of unsheltered people. These failures violate HUD's Equal Access Rule, SAMHSA PATH outreach requirements, and HMIS participation mandates.

Greg Pratt

426 N Grace Street Lansing, MI 48917

GregPratt82@gmail.com

517-402-6158

September 22, 2025

Office of Inspector General

Michigan Department of Health and Human Services (MDHHS)

333 S. Grand Avenue

P.O. Box 30037

Lansing, MI 48909

Re: Complaint Regarding HRCS and Advent House Ministries – Mismanagement, Noncompliance, and HMIS Failures in Lansing

Dear Inspector General,

I am submitting this formal complaint to the Michigan Department of Health and Human Services Office of Inspector General regarding systemic mismanagement and noncompliance by the City of Lansing's Human Relations and Community Services (HRCS) Department **and its contracted provider, Advent House Ministries**.

The City's *Path Forward* report (April 2025), commissioned by Lansing and prepared by Public Policy Associates and CityWise, provides clear documentation of violations that jeopardize federal and state funding compliance and infringe upon the rights of Michigan residents experiencing homelessness.

Findings Documented in the Report

- **HMIS Non-Participation:** HRCS failed to enforce consistent participation in the Homeless Management Information System (HMIS), and Advent House Ministries — a lead street outreach provider under PATH and local contracts — did not consistently enter outreach encounters into HMIS. Only 318 people (13% of the 2,371 unhoused in 2023) were documented by outreach, leaving most encampment residents unserved or uncounted. This is a direct violation of HUD CoC rules (24 CFR § 578.7(b)) and MSHDA ESG/HARA requirements.
- **Failure to Use HARA/Coordinated Entry:** Families (41% of the unhoused population) were diverted outside the Housing Assessment and Resource Agency (HARA) process, in violation of coordinated entry policies required by HUD and MSHDA. Advent House, as a contracted outreach agency, shares responsibility for bypassing this required process.
- **Civil Rights Violations:** The report documents mandatory religious participation in shelters, discrimination against LGBTQIA+ individuals, disability inaccessibility, and racial discrimination in housing access. These practices conflict with the ADA, Section 504, the Fair Housing Act, HUD's Equal Access Rule, and Michigan's Elliott-Larsen Civil Rights Act.

- **Failure to Record Homeless Deaths:** The report does not track deaths among unhoused individuals, despite state data confirming 301 Michiganders with a history of homelessness died in 2023. HUD and MSHDA require deaths to be recorded as program exits in HMIS. Advent House's failure to document outreach outcomes, including deaths, erases these individuals from the system and distorts performance reporting.

Additional Evidence: East Lansing Contract Cancellation

It is also significant that the **City of East Lansing has already terminated its contract with Advent House Ministries for street outreach services**. Public records confirm that East Lansing allowed its \$20,000 outreach contract with Advent House to lapse in 2024, citing **outdated contractual arrangements, compliance concerns, and limited program outcomes**.

East Lansing officials noted that the program was operating under an "old contract," raising accountability issues, and budget discussions revealed doubts about whether Advent House's outreach worker was producing sufficient results. This cancellation underscores a **documented pattern of nonperformance** by Advent House Ministries that extends beyond Lansing and should raise alarms at the state level.

If one Michigan municipality has already severed ties with Advent House for failing to meet contractual and compliance standards, it is highly concerning that HRCS continues to rely on this same provider with no corrective oversight.

Request for Investigation

Given these documented failures, I request that the Office of Inspector General:

1. Investigate HRCS and Advent House Ministries' use and oversight of federal and state funds supporting homeless services, including PATH, ESG, and HARA programs.
2. Determine whether HRCS and Advent House's failure to enforce HMIS participation constitutes fraud, waste, or abuse of public resources.
3. Review whether civil rights violations documented in the report place the City of Lansing and Advent House Ministries in violation of state or federal nondiscrimination laws.
4. Examine the East Lansing contract cancellation as additional evidence of a pattern of Advent House's mismanagement.
5. Require Lansing and Advent House to adopt corrective actions, including leadership changes, compliance monitoring, and mandatory training.

Conclusion

The failures outlined in the *Path Forward* report, combined with East Lansing's termination of Advent House's outreach contract, demonstrate a serious and ongoing pattern of noncompliance. Without intervention, these failures will continue to harm families, LGBTQ residents, people with disabilities, and communities of color while putting vital state and federal funding at risk.

Thank you for your attention to this matter. Please confirm receipt of this complaint and provide updates on your office's investigation.

Respectfully,

Greg Pratt

426 N Grace Street Lansing, MI 48917

GregPratt82@gmail.com

517-402-6158

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, September 22, 2025, at 7:00 p.m. in the Tony Benavides 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, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #89 – Turner North Redevelopment pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as Turner North located in the City of Lansing, but more particularly described as:

1413 Turner Street (Tax Parcel No. 33-01-01-09-252-131):

COM 2 R N OF SE COR LOT 9, TH N 4 R, W 10 R, S 4 R, E 10 R TO BEG;
BLOCK 10 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-152):

N 6.16 R OF S 7 R LOTS 6, 7 & 8 BLOCK 10 ORIG PLAT;

1421 Turner Street (Tax Parcel No. 33-01-01-09-252-161):

COM 69.5 FT S OF SE COR LOT 4 BLOCK 9, TH S 46 FT, W 165 FT, N 46 FT,
E 165 FT TO BEG; BLOCK 10 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-171):

COM 37.5 FT N OF NE COR BLOCK 10, TH W 165 FT, S 41 FT, E 165 FT, N 41
FT TO BEG; SEC 9 & BLOCK 10 ORIG PLAT;

1429 Turner Street (Tax Parcel No. 33-01-01-09-252-181):

COM 12.5 FT N OF SE COR LOT 4 BLOCK 9, TH W 165 FT, S 41 FT, E 165 FT,
N 41 FT TO BEG; SEC 9 & BLOCK 9 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-191)(PART):

Part of Lot 4, Block 9, ORIGINAL PLAT OF THE CITY OF LANSING, INGHAM COUNTY, MICHIGAN, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, being more particularly described as: BEGINNING at the Northeast corner of the South 12-1/2 feet of said Lot 4; thence South 89 degrees 35 minutes 40 seconds West, along the Northline of the South 12-1/2 feet of said Lot 4, 165.86 feet; thence North 00 degrees 50 minutes 03 seconds East, along the West line of said Lot 4 and the East line of

WYLLIS O. DODGE SUBDIVISION OF PART OF BLOCK 10 AND VACATED STREETS OF ORIGINAL PLAT OF THE CITY OF LANSING, as recorded in Liber 6 of Plats, Page 40, Ingham County Records, 22.27 feet to the Southeast corner of Lot 12 of said WYLLIS O. DODGE SUBDIVISION; thence North 89 degrees 35 minutes 40 seconds East, 165.71 feet to the East line of said Lot 4; thence South 00 degrees 26 minutes 14 seconds West, along the East line of said Lot 4, 22.26 feet to the POINT-OF-BEGINNING.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Chelsea Dowler, Project Coordinator, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-898-1709.

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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope



April 2, 2025

Attn: City of Lansing and Ingham County

Re: Letter of Support
Turner North Development Project
Old Town, Lansing, MI 48906

Dear County and City Officials:

As the president of the On the Grand Condo Association, I am writing this letter of support on behalf of our 28 co-owners to a proposed multifamily residential project at the northwest corner of Turner Street and Dodge River Drive. Turner North Development has met with our association board and presented their project plans. They have answered our questions and continue to update us on their efforts. We are happy to have their project as a neighbor to our north. The redevelopment of the entire block is significant to the community as this project will bring needed and attainable workforce housing. This housing will also support the many businesses in downtown Old Town. An introduction of increased housing density will attract residents that will utilize the local commercial, retail and restaurant establishments. We need support for our neighborhood to revitalize it and bring in the residents needed downtown to allow Old Town to continue to thrive for years to come.

The Turner North Development project will also remove all the abandoned and blighted buildings that our association residents have been living next to for well over a decade.

The proposed project, focusing on workforce housing in Old Town, is a positive step towards revitalizing the area by bringing residents and economic support to local businesses. By attracting people to live downtown, the project contributes to the overall vitality and growth of the city.

The developer is seeking city and county support, including financial assistance and a parcel purchase from the city, to implement a housing project that aims to improve infrastructure, remove blight, and offer needed housing downtown. The project requires approval from both city and county officials. We encourage the city and county officials to support the project which could lead to a positive impact on the community through housing, economic growth, and improved infrastructure.

Sincerely,

REVA DARLING | President
rdarling@michigandental.org | 517.490.3109

ON THE GRAND CONDOS

OLD TOWN | 1325 Turner Street, Lansing, MI 48906

c: Turner North Development, LLC – Eric Helzer

Swope, Chris

From: Liane Zimny <lmzimny@gmail.com>
Sent: Wednesday, September 17, 2025 3:19 PM
To: Clerk, City
Subject: [EXTERNAL] Email supporting project to be considered at public hearings on 9-22-25

SUPPORT EMAIL FOR PROJECT PUBLIC HEARINGS ON 9-22-2025:

- Public Hearing on Act-2-2025; Sale of City Property, Lot 57, 1400 block of Turner St.
- Public Hearing on Brownfield Plan #89; Turner North Development, 1400 block of Turner St.

We are homeowners in the townhouses immediately south of the project area. We have heard presentations by the developers and are fully supportive of their plans. Not only will long-standing blight be eliminated, but also new moderate income housing will be created.

We regret that we will be unable to attend the public hearings in person on Sept. 22.
Please make our email of support part of the public record for this project.

Thank you,

Liane & David Zimny

1317 Turner St.

Lansing, MI 48906

PH 510-332-0620

EM LMZimny@gmail.com



MessageMakers

experiences that transform

messagemakers.com

1217 Turner Street

Lansing MI 48906 USA

tel +1 (517) 482.3333

fax +1 (517) 482.9933

Attention: Ingham County and City of Lansing Officials

September 17, 2025

Re: Turner North Development Project Support Letter – Old Town Lansing
Turner Street and Dodge River Drive, Lansing, MI 48906

Dear County and City Officials:

As the president of MessageMakers and UrbanBeat and a property owner throughout Old Town, I have been invested in Lansing for over 45 years. Our companies have supported this community for decades and have participated very actively in the revitalization of Old Town....and continue to do so.

The redevelopment proposed by Turner North Development will continue this progress and I ask for your support to ensure that their requests are approved to help ensure successful redevelopment of the vacant, city lot and underutilized city block within the heart of Old Town. The redevelopment of this block is significant to the community as this project will bring needed workforce housing and attract residents that will utilize the local commercial, retail and restaurant establishments like Urban Beat, Good Trucking, Loyalty and Polka Dots. Further, it will provide potential housing for our current and future employees.

To thrive neighborhoods like Old Town need a multi-faceted approach to revitalization, including attracting new residents and fostering a strong sense of community. This involves a combination of physical improvements, economic development, and community engagement. The Turner North Development project will do all of that.

I have had the opportunity to see Eric Helzer at work on Joel Ferguson's projects and was quite impressed with his experience, knowledge and attention to detail. I also attended the community meeting held in Old Town and came away very confident that, when approved, North Turner Development has what it takes to make their project a resounding success.

I hope the County and City appreciates and supports their requests, including the sale and reuse of the vacant unimproved city lot 57 and Brownfield Plan # 89. Please approve the Turner North Development financial applications requests, Brownfield Plan and city lot purchases.

Yours, 
Terry Terry,
President

cc: Turner North Development, LLC

Cool City Developers, LLC

310 North St Lansing, MI 48906

To: City of Lansing and Ingham County Officials

9/17/2025

Re: Act-2-2025: Sale of City Property, Lot 57, 1400 block of Turner St; Brownfield Plan #89:
Turner North Development, 1400 block of Turner St – Letter of Support

Cool City Developers, LLC owns and has tenants in 1522 Turner, 310 E. North Street and 305 Beaver (Ozone's). Our property is across from the proposed development.

We acquired the property in 2008 and have seen much growth in Old Town since that time.

We support Sale of City Property, Lot 57, 1400 block of Turner St (Act-2-2025) and Turner North Development, 1400 block of Turner St (Brownfield Plan #89). The redevelopment of the Turner properties north of Dodge River Drive and the vacant City lot will finally connect us with the rest of Old Town, provide for much needed workforce housing and improve the aesthetics and value of the area.

We need this. It is long overdue. It will be a game changer by catalyzing the next phase of the Old Town and Downtown's growth. We strongly support it.

We ask that you do the same and approve Act-2-2025, the sale of City Property, Lot 57 and Brownfield Plan #89, Turner North Development.

With much enthusiasm,



Sophia Cheng

Managing Member

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#25-291 – City of Lansing, Notice of Public Hearing, Sept. 22, 2025 (Brownfield Plan #89, Turner North Redevelopment)** – was published Wednesday, September 10, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 10th day of September 2025

A handwritten signature in blue ink, appearing to read "Stephen Underwood", is written over a horizontal line.

Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on September 10, 2025

By Stephen Underwood

A handwritten signature in black ink, appearing to read "Berl Schwartz", is written over a horizontal line.

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, September 22, 2025, at 7:00 p.m. in the Tony Benavides 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, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #89 – Turner North Redevelopment pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as Turner North located in the City of Lansing, but more particularly described as:

1413 Turner Street (Tax Parcel No. 33-01-01-09-252-131):

COM 2 R N OF SE COR LOT 9, TH N 4 R, W 10 R, S 4 R, E 10 R TO BEG; BLOCK 10 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-152):

N 6.16 R OF S 7 R LOTS 6, 7 & 8 BLOCK 10 ORIG PLAT;

1421 Turner Street (Tax Parcel No. 33-01-01-09-252-161):

COM 69.5 FT S OF SE COR LOT 4 BLOCK 9, TH S 46 FT, W 165 FT, N 46 FT, E 165 FT TO BEG; BLOCK 10 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-171):

COM 37.5 FT N OF NE COR BLOCK 10, TH W 165 FT, S 41 FT, E 165 FT, N 41 FT TO BEG; SEC 9 & BLOCK 10 ORIG PLAT;

1429 Turner Street (Tax Parcel No. 33-01-01-09-252-181):

COM 12.5 FT N OF SE COR LOT 4 BLOCK 9, TH W 165 FT, S 41 FT, E 165 FT, N 41 FT TO BEG; SEC 9 & BLOCK 9 ORIG PLAT;

No Address (Tax Parcel No. 33-01-01-09-252-191)(PART):

Part of Lot 4, Block 9, ORIGINAL PLAT OF THE CITY OF LANSING, INGHAM COUNTY, MICHIGAN, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, being more particularly described as: BEGINNING at the Northeast corner of the South 12-1/2 feet of said Lot 4; thence South 89 degrees 35 minutes 40 seconds West, along the Northline of the South 12-1/2 feet of said Lot 4, 165.86 feet; thence North 00 degrees 50 minutes 03 seconds East, along the West line of said Lot 4 and the East line of WYLLIS O. DODGE SUBDIVISION OF PART OF BLOCK 10 AND VACATED STREETS OF ORIGINAL PLAT OF THE CITY OF LANSING, as recorded in Liber 6 of Plats, Page 40, Ingham County Records, 22.27 feet to the Southeast corner of Lot 12 of said WYLLIS O. DODGE SUBDIVISION; thence North 89 degrees 35 minutes 40 seconds East, 165.71 feet to the East line of said Lot 4; thence South 00 degrees 50 minutes 40 seconds West, along the East line of said Lot 4, 22.26 feet to

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Act-2-2025, Sale of City-owned Property, Lot 57, 1400 block Turner St.

The Lansing City Council will hold a public hearing on Monday, September 22, 2025 at 7:00 p.m., in the Tony Benavides Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan Ave., Lansing, Michigan, to consider a resolution to sell a parcel along the 1400 block of Turner St., commonly known as Parking Lot 57.

Details of the sale are on file with the City Clerk's Office and are available at Ninth Floor, City Hall, 124 West Michigan Ave. or www.lansingmi.gov/clerk. For more information about this sale, phone City Council Offices on business days, Monday through Friday, between 8 a.m. and 5 p.m. at 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

Act-2-2025, Lot 57, 1400 block Turner St., Sale of Real Property - STAFF REPORT

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

APPLICANT	City of Lansing, Economic Development and Planning Dept.
PROPOSAL:	Sale of Real Property, 1400 block of Turner St.
PARCEL(S):	PID # 33-01-01-09-252-152
CURRENT OWNER(S):	City of Lansing 316 N Capitol Ave, Suite D1. Lansing, MI 48933
EXISTING LAND USE	Use: Vacant – gravel parking lot, Zoning: MX-3 Mixed-Use District Center
PROPERTY SIZE AND SHAPE:	0.385 acres, rectangular
SURROUNDING ZONING & LAND USE	North: DT-2; residential East: DT-2; residential South: MX-3; multi-family residential West: MX-3; residential

ANALYSIS

BACKGROUND:

The City of Lansing proposes to sell vacant land on Turner St. in Old Town to facilitate the building of a multi-family apartment building.

Historic aerials show this property being vacant as far back as 1970. Assessing records show the City of Lansing obtained the property in 1994 from the Michigan Department of Natural Resources for \$75.00. While the land has not been improved with an actual parking lot in accordance with zoning standards, it appears to have been used for overflow parking over the years and has been utilized during parades according to the Parks and Recreation Department.

The property does not produce any revenue for Parking Services and was included amongst the assets recommended for sale in the 2023 Parking Study, conducted by Walker Consultants. An August 2023 appraisal valued the property at \$100,000.

Lansing Economic Development Corporation (LEDC) in partnership with the City, released a request for proposals for this parcel in 2023. Only one respondent submitted a plan, which included their purchase of adjacent properties owned by a third party. The consolidation of these adjoining properties is necessary to build their proposed apartment building.

LOCATION:

The subject property is located along the west side of the 1400 block of Turner St. in Old Town. Please see Aerial.

CHARACTER:

The subject property is vacant and considered a parking lot, but it is unpaved and unimproved. Old Town is highlighted in the Comprehensive Plan as one of the most important commercial districts in the City. Plan goals included policies to expand housing choice, increase density, strengthen walkability, and connect to the riverfront. Redeveloping this vacant, underutilized property will allow its highest and best use, making it more productive and returning it to the tax rolls.

EXTENT:

The extent of the acquisition is one parcel, 0.385 acres to facilitate multi-family residential redevelopment.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- (Dan Danke) Sewer maps do not indicate any ownership. Google Streetview indicates a change in use in 2016-2017. I know it was used as a parking option in 2021 during CSO construction in the area.

Lansing Fire Department:

- No comment received.

Parks and Recreation Department (Brett Kaschinske, Director)

- This will have some impact for festivals that use Turner St and would need to work with event planners who use the property during festivals. We would also need to make sure emergency services can get to this property and the # of units with the street closures etc. for the festival. Nothing that would prevent the sale.

EDP – Development Office

- Supportive of sale.

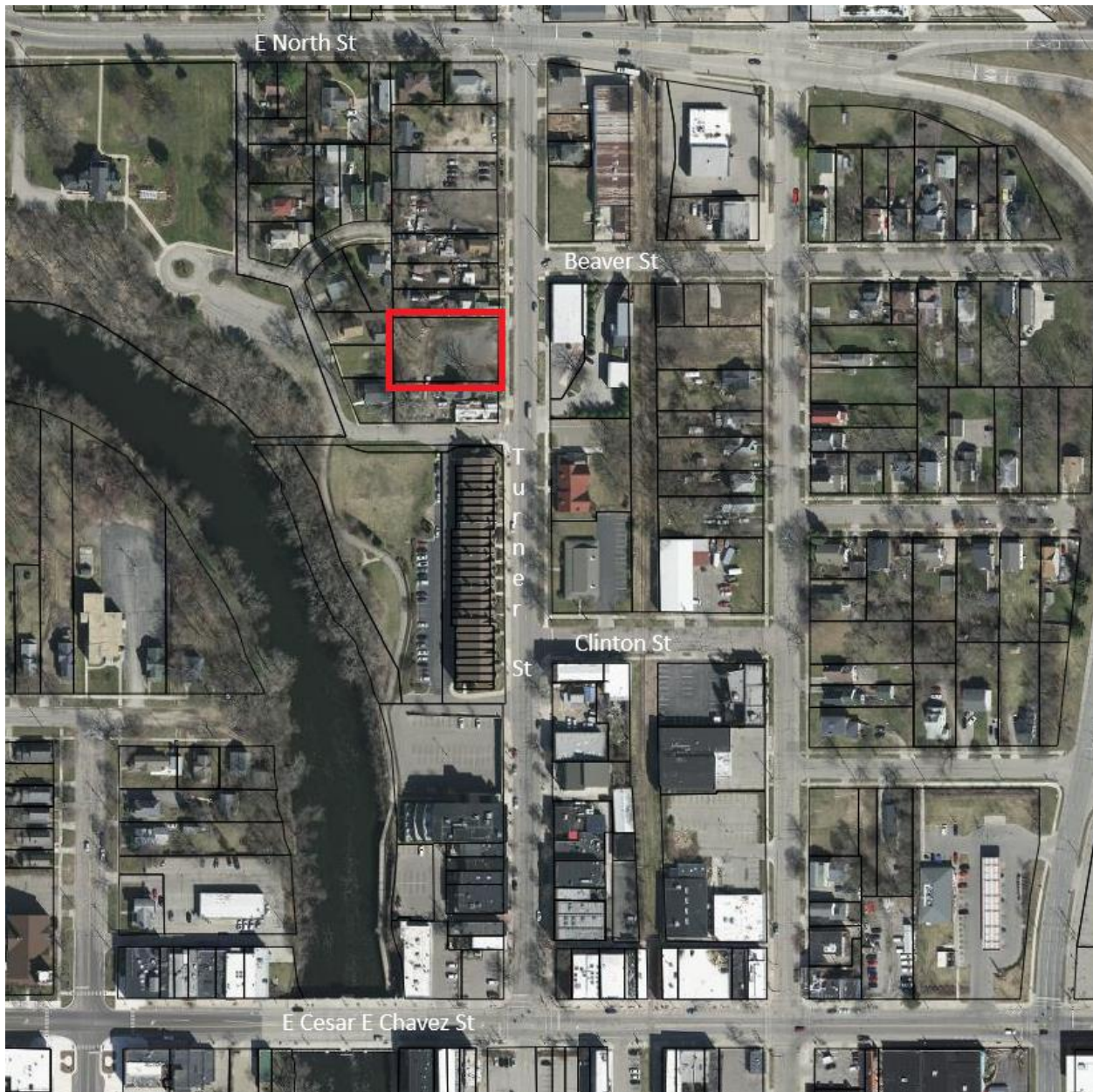
STAFF RECOMMENDATION

Staff recommends approval of Act-2-2025 as proposed, to return under-utilized property back to the tax rolls and to support the goals of the Comprehensive Plan. The subject property is unnecessary for city operations.

**Respectfully submitted,
Andy Fedewa, Planner**

Act-2-2025, Lot 57, 1400 block Turner St., Sale of Real Property - STAFF REPORT

Aerial:



9.00 D Dnd
200

LIBER 2223 PAGE 737

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES



No. 177555

DEED under Act 223, Public Acts 1909, as amended.

THIS DEED, Made this 21st day of November 19 94

BY AND BETWEEN, The DEPARTMENT OF NATURAL RESOURCES for the STATE OF MICHIGAN, by authority of Act 17, P.A. 1921, as amended, and Act 380, P.A. 1965, as amended, hereafter called "First Party", and
City of Lansing, a Michigan Municipal Corporation
124 West Michigan Avenue
Lansing, Michigan 48933

hereafter called "Second Party".

WITNESS, that the First Party, acting for and in behalf of the State of Michigan by authority of Act 223, P.A. 1909, as amended, and for the sum of Seventy-Five (\$75.00)

dollars paid to it by Second Party, hereby grants, conveys, and quit-claims unto the Second Party and to Second Party's successors and assigns, for Public purposes, all the right, title and interest acquired by the State of Michigan in and to the following described land located in the county of Ingham, State of Michigan:

City of Lansing SN238
ORIGINAL PLAT

Com 3 r N of SE cor Lot 8, th S 2.16 R, W 10 R, N 2.16 R, E 10 R to beg; Block 10
3301 01 09 252 141

City of Lansing SN239
ORIGINAL PLAT

Com 7 R N of NE cor, Lot 9, th W 10 R, S 4 R, E 10 R, N 4 R to beg; Block 10
3301 01 09 252 151

RECORDED

Nov 29 11 10 AM '94

REGISTER OF DEEDS
Ingham County, Mich.

001640957	0006	5-DEED	\$9.00
001640957	0006	4-SSR	\$0.00

It is expressly understood that when the above described land is no longer needed by the Second Party and sold for a valuable consideration, the proceeds from any such sale, in excess of expenditures for acquisition or improvement, shall be accounted for to the State and the local units of Government pro rata according to their several interests therein arising from the non-payment of taxes and special assessments thereon as appear in the offices of the State Treasurer, County, City, Village or Township Treasurers.

Robert Engel

City of Lansing

119 N Washington St, Lansing 48933

Exemption from County Real Property Transfer Fee is claimed under authority of Section 5(h), Act 134, P.A. 1966 (207,505, Compiled Laws)

PR 6304
Rev 2/87

117

SAVING AND EXCEPTING OUT OF THIS CONVEYANCE and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands hereby conveyed, with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given, at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, making merchantable, and taking away the said mineral, coal, oil and gas; and also saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all the above mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Section 12, of Act 280, P.A. of 1909, as amended. Further, excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earth-works, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Act 173, P.A. of 1929.

The First Party, by its Chief, Real Estate Division

_____, has signed and affixed the seal of the Department of Natural Resources the day and year first above written.

Signed, Sealed and Delivered in Presence of:

Janet Griffin
Janet Griffin
Patricia A. Simon
Patricia A. Simon

DEPARTMENT OF NATURAL RESOURCES
FOR THE STATE OF MICHIGAN

By: Rodney A. Stokes
Rodney A. Stokes, Chief
Real Estate Division

STATE OF MICHIGAN, } ss.
County of Ingham

The foregoing instrument was acknowledged before me this 21st day of November, 19 94,
by Rodney A. Stokes, Chief, Real Estate
of the Department of Natural Resources for the State of Michigan.

Recorded in Liber 358 of Deeds, Page 55
(Real Estate Division Records)

Prepared by Lois A. Hinkle
DEPARTMENT OF NATURAL RESOURCES
Real Estate Division
Box 30028
Lansing, Michigan 48909

Roxanne L. Harris
Roxanne L. Harris
Ingham County, Michigan
Notary Public

My Commission Expires February 21, 1999

DEED

State of Michigan

to

REGISTRAR'S OFFICE

County of

ss

Received for Record this

day of

19

at

o'clock

M. and

recorded in Liber

of Deeds at Page

Register

TURNER NORTH DEVELOPMENT, LLC

1452 RANDOLPH STREET, #300, DETROIT, MI 48226

March 27, 2025

Mr. Kris Klein
Lansing Economic Development Corporation
401 S. Washington Sq., Suite 101
Lansing, MI 48933

Transmitted via Email: kris@lansingedc.com

RE: Request For Proposal Response
City of Lansing Parking Lot 57 (tax parcel number 33-01-01-09-252-152)

Dear Mr. Klein,

This letter is Turner North Development, LLC response to your request for proposals (RFP) dated October 20, 2023, to develop the City of Lansing Parking Lot 57, tax parcel number 33-01-01-09-252-152 (hereinafter called "City Parcel"). We updated this response from our previously submitted letter response dated December 20, 2023. The City Parcel is located on the west side of Turner Street and is approximately 0.385 acres. Our response is unique in that we recently completed due diligence towards the redevelopment of parcels immediately adjacent to the north and south of the City Parcel. Together with the City Parcel our Project (as defined in the section titled "Proposed Development Concept Plan" below) would entail the redevelopment of over 1.2 contiguous acres across six (6) parcels. These parcels have historically been single family residential properties with some limited commercial uses. Several of the parcels currently contain dilapidated buildings and underutilized land generating very little in tax base for the city.

CITY PARCEL ENCUMBRANCE INFORMATION DISCOVERED

Our team members have targeted this block for potential redevelopment for nearly 12 years and are in the beginning stages of our pre-development phase of the project which includes site analysis, feasibility, due diligence, and concept planning. During our efforts we collected available property information, utility and permitting information along with site use and zoning restrictions to assist with concept planning. This information was gathered from site visits and available public records. Through these efforts we discovered that the City Parcel has a current encumbrance that will significantly affect the redevelopment potential of this parcel as follows:

There is an existing Raw Water Well Line that extends from an adjacent Lansing Board of Water & Light ("LBWL") parcel to the west that contains a former Raw Water Well that is currently abandoned and not in use. The Raw Water Well Line essentially bisects the City Parcel running from west to east as it continues across Turner Street. Through our development team's efforts, we have been working diligently with LBWL to determine what might be done to remove the encumbrance on the City Parcel.

The solution reached between the LBWL and Turner North Development is to remove this encumbrance by:

1. Properly abandoning the Raw Water Well;
2. Removing the Water Line that crosses the City Parcel;
3. Properly abandoning the Water Line under Turner Street with Flowfill, and;
4. Cutting and capping the line at its tie-in on the east side of Turner Street.

As we understand it today, the LBWL will complete all of this work at the expense of Turner North Development. Current estimates for this work are at \$95,000 plus engineering and professional fees. Further discussion with the city and LEDC will be needed as we continue to work with LBWL to resolve and/or clarify the solution for this encumbrance.

As requested in the RFP we have formatted our response in accordance with Section 3 Requirements for Proposal, pages 11-14.

RESPONDENT'S STATEMENT OF QUALIFICATIONS

Turner North Development is uniquely qualified because its principal co-managers Craig Willian and Eric Helzer have dedicated more than 59 years of their combined careers to the real estate development industry amounting to creating thousands of new jobs and several billions of dollars in new private investment for over 100 communities on over 400 transformational projects. Their combined project experience involved the redevelopment of property in urban areas and most of that work accounted for residential housing and mixed-use developments. Mr. Willian and Mr. Helzer approach the redevelopment of difficult sites by identifying not only the physical obstacles, but the financial hurdles, quantifying their cost and facilitating and structuring the correct incentives and financial packages to position a property for successful redevelopment.

Turner North Development is a committed developer on this Project and has the current capacity to undertake this Project.

RESPONDENTS ABILITY TO PROVIDE DEVELOPMENT SERVICES

Turner North Development, LLC is a multi - disciplinary, full-service development firm with more than 59 years of combined experience providing a strategic and effective redevelopment Project. Turner North Development was formed in 2023 specifically for this Project and has the technical knowledge and relevant project experience to deliver the proposed Project. Our development office is currently located at 1452 Randolph Street, #300, Detroit, Michigan. Mr. Helzer is locally based in the Lansing area and is immediately available to carry out the necessary day-to-day activities required for the Project.

Turner North Development, LLC is a privately held, single purpose development company with a focus on multifamily residential real estate development at the proposed Project parcels. The membership structure for our company will include a Limited Dividend Housing Association ("LDHA") Limited Partnership formed under Michigan law to provide housing for moderate-income individuals. Turner North Development, LLC has no pending or completed litigation cases with previous clients, we are not currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity. Additionally, our firm and all consultants or partners are not in default with the City or delinquent on any property or income tax owed to the City that we are aware of.

RESPONDENTS QUALIFICATIONS FOR PROFESSIONAL SERVICES

Current members, Craig Willian and Eric Helzer, have extensive capacity and experience to successfully develop, construct, finance, own and manage the proposed Project. A project of this type needs to be managed by a developer, and his team of professionals, who have demonstrated experience for all aspects of project development. The development team of professionals we have assembled for this Project have the requisite experience. Mr. Willian and Mr. Helzer have developed numerous projects across the state of Michigan. Below are two (2) projects, completed within the last five (5) years demonstrating the developers experience related to similar projects to the proposed development Project. Similar other project experience summaries beyond the below project examples can be provided upon request.

Eric Helzer and Advanced Redevelopment Solutions was an integral development team member toward the development of the 500 Block Redevelopment Project located at 501 South Capitol in Lansing Michigan. The over \$49 million project is an adaptive re-use of the former Lake Trust Credit Union's Headquarters and the construction of a new building in the heart of downtown Lansing on 1.23 acres. The project was completed in 2023 and delivered a mixed-use commercial and workforce housing apartment development. Building 1 – 501 S. Capitol office building is an adaptive reuse renovation into a mixed-use building with approximately 18,101 square feet of finished office/commercial/commercial self-storage space and five (5) floors of residential containing 55 workforce residential apartments. Building 2 – Newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with 117 workforce residential apartments and approximately 3,459 square feet commercial. The property was functionally obsolete, environmentally contaminated and had been a subject of numerous studies by the Michigan Economic Development Corporation and the City of Lansing for re-use alternatives until the developers of the successful project tackled this challenging redevelopment effort. Whereas numerous development teams failed to redevelop this entire block before, Eric Helzer and the team of professionals delivered a successful redevelopment strategy structured on conventional finance, Brownfield tax increment financing (TIF), Brownfield TIF Loans, and reducing costs to manage the massive, extraordinary costs that came along with the Brownfield conditions and adaptive reuse challenges associated with this property. Project reference information can be made to Jonathan Branoff at WestPac Communities, phone 517-505-0083, email jonathan@westpacinv.com.



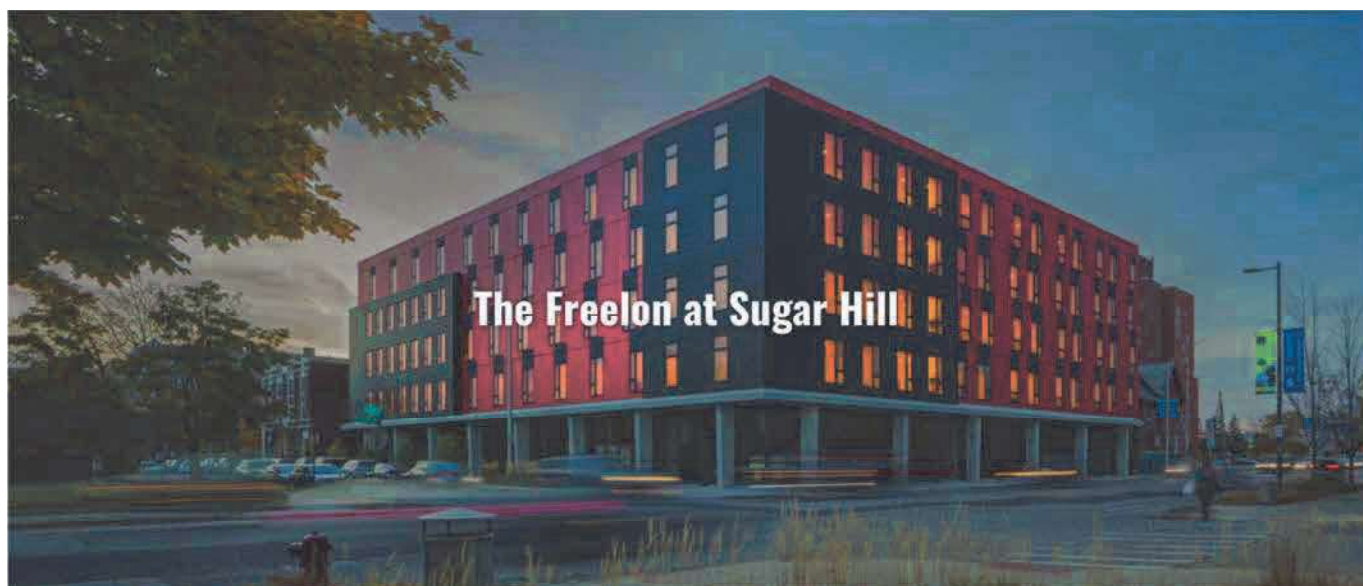
TURNER NORTH DEVELOPMENT, LLC

Request For Proposal Response

City of Lansing Parking Lot 57

Page 3 of 14

Craig Willian as Owner/Developer led The Freelon at Sugar Hill development located at 119 Garfield, Detroit Michigan. The over \$36.6 million project is a newly-constructed mixed use building supporting the inclusive growth of the Sugar Hill Historic Arts District and serving Wayne State University and the DMC Medical Campus housing needs. The building houses 68 residential loft-style apartments, a 160-stall parking garage and several retail businesses, including Haraz Coffee and Hope for Flowers. The property was environmentally contaminated. The building was developed through a joint effort of Preservation of Affordable Housing (POAH), a national nonprofit affordable housing developer, and local nonprofit Develop Detroit in partnership with the City of Detroit and other public and private funders. The development is following Enterprise Green Communities criteria for sustainable and healthy living environments The building's location is within a highly walkable urban environment within one block of the Q-line and other public transit options and near bike and pedestrian pathways connecting Midtown with other Detroit neighborhoods. New commercial space, a green pedestrian walkway, and a much-needed public parking garage have furthered the Midtown revitalization now taking place while ensuring lower income households and local businesses benefit and flourish. Craig Willian and the team of professionals delivered a successful redevelopment strategy structured on an integral financial stack consisting of a conventional senior loan, sponsor equity, New Market Tax Credit Equity, City CDBG funds, City HOME funds, City Section 108 Loan, PRI Loan, Brownfield MBT Credit, Brownfield TIF, MSF MCRP Loan, and local grants. Project reference information can be made to Bryan Kieler at PNC Bank, Senior Lender and NMTC, phone 248-729-8654, email bryan.kieler@pnc.com. Alternate project reference information can be made to Rebecca Labov at the City of Detroit, Chief Development & Investment Officer in the Housing and Revitalization Department, phone 313-224-3152.



PROJECT TEAM MEMBERS QUALIFICATIONS

Co-managing members Craig Willian and Eric Helzer are the principal development team members in Turner North Development, LLC that will develop this Project. Turner North Development, LLC will form Turner North Development Limited Dividend Housing Association ("LDHA") Limited Partnership in order to construct, finance, and own the multifamily residential apartment Project located in Old Town, Lansing, Michigan. The Developer and Operating Entity structures are illustrated on the attached organizational charts. Turner North Development's will contract with specific key pre-

development team members for site analysis, feasibility, due diligence, and concept planning. Through our experience, we understand the importance of hiring “local firms”. Our approach toward team member selection is to hire local firms who employ local residents within the Lansing area. Currently we are engaged with a local architect, Studio Intrigue, local civil engineering and surveying office, PEA Group, local environmental consultant, PM Environmental. We have narrowed down our selection of our geotechnical engineer and foundations engineer to local Lansing firms as well. Additionally, we have been engaging with local contractors and lenders to discuss our Project as we gain clarity of our Project’s scope after unraveling the LBWL encumbrance on and off the City Parcel.

Craig Willian joined DDI and Develop Detroit in March 2020 as the Vice President of Real Estate. DDI and Develop Detroit are full-service real estate development not-for-profit firms that specialize in affordable and mixed-income housing. Mr. Willian brings to the firm over 27 years of experience with extensive qualifications in multi-site development projects and managing investments into income producing assets. Prior to joining DDI and Develop Detroit, Mr. Willian was Vice President of Development for the Platform, a Detroit-based residential and mixed-use developer. He was responsible for managing all aspects of the real estate development team and process. Prior to that, Mr. Willian was Vice President of Retail Development at REDICO during which time he oversaw \$850 million of development in the Midwest and California as well as portfolio management of \$240 million for institutional clients across the country. Mr. Willian sits as representing chair of the commercial real estate industry to the Federal Reserve Chicago Branch, and holds a position with the International Council of Shopping Center State Governmental Relations Committee. Mr. William’s involvement with this Project and on this development team is a critical component in creative unconventional and alternative financing strategies to bring this Project to fruition.

Eric Helzer, EDFP, is Principal of Advanced Redevelopment Solutions. Advanced Redevelopment Solutions is a boutique specialized real estate consulting firm established in 2001, serving both private and public sector clients including developers, public agencies, investors, and other real estate professionals throughout the Midwest. Mr. Helzer brings to the firm over 32 years of multi-disciplinary real estate experience in economic development finance, environmental & civil engineering, consulting, development, owner’s representation, and construction management. Mr. Helzer has a proven process that he applies toward the redevelopment of pre-developed sites. His process identifies and addresses due diligence considerations that can help minimize risk for developer investment and development strategies. Prior to founding Advanced Redevelopment Solutions, Eric was Vice President of Economic Development & Incentives at AKT Peerless, a nation-wide consulting firm. His role included facilitating, evaluating, recommending, and coordinating all types of economic development incentives at the federal, various states and local units of government level (such as Cash Grants & Low-Interest or Forgivable Loans, Tax Increment Financing, Tax Credits, and Tax Abatements to name a few). Before AKT Peerless he served the Michigan Economic Development Corporation (“MEDC”) as its Brownfield Program Team Leader where he was responsible for developing/implementing Brownfield strategies, policy & guidance documents for the State. His role included coordinating, evaluating, and recommending the approval of Michigan’s Brownfield Programs (Tax Increment Financing & Credits). Over the first 15 years of his career Mr. Helzer was directly involved with real estate development from land acquisition through construction, environmental assessment through remediation, and preliminary cost projections through secured financing. His roles included ownership, Vice President, Principal Consultant, Project Manager and Engineer. Eric’s experience includes over 60 enhancement programs at the federal, various states & local government level, securing over \$2 billion in numerous types of incentive programs. His work has resulted in many

thousands of new jobs and several billions of dollars in new private investment for over 100 communities on over 400 transformational projects. Mr. Helzer's involvement with this Project and on this development team is a critical component in making this Project a reality through his extensive direct redevelopment experience on similar projects across Michigan.

PUBLIC PRIVATE PARTNERSHIP APPROACH TO DEVELOPMENT SERVICES

Turner North Development co-managers have a proven track record on their efforts to engage residents, stakeholders, and governing leadership/bodies regarding shaping strategic programming and redevelopment of their past projects. As has been demonstrated already with the efforts of this team on the proposed Project related to the Raw Water Well and Line encumbrance identified on the City Parcel, we have been open and actively engaging with the LBWL and LEDC toward addressing and resolving this issue. Additionally, we have already met with the Old Town Commercial Association ("OTCA") Board and the On the Grands ("OTG") Condos Association Board who are very receptive and excited about our Project. Our efforts will continue as we proceed with Project pre-development activities, and we will be meeting with community stakeholders, business owners and residents on April 29, 2025 in Old Town at Urban Beat. We are excited about being a part of the Old Town community and will actively engage and participate in the direction of the community's desired future. Turner North Development will continue our partnership work with community stakeholders, Lansing Council members, Mayor Schor's office, the Economic Development & Planning Department, the LEDC, Ingham County, and many other stakeholders during our Project's efforts.

Our multifamily experience, business approaches, and financing mechanisms used involve utilizing state of Michigan enhancement programs to affect the redevelopment of projects. By placing more weight onto state programs and incentives we attempt to reduce the impact on locally administered programs. However, some of the state enhancement programs require local funds to be placed first or in combination with state funding mechanisms, such as Brownfield tax increment financing. We anticipate that this Project will require the use of Michigan's amendments to PA 381, the Brownfield Redevelopment Financing Act of 1996, as amended. Recent amendments to PA 381 allow for Housing Development Activities as eligible reimbursable expenses to qualified Housing Development Property which our planned Project will qualify for. We look forward to working with the LEDC, the Lansing Brownfield Redevelopment Authority and City Council to effectively deploy the use of this PA 381 Program. Additionally, we will be working closely with the Michigan State Housing Development Authority ("MSHDA") on the use of PA 381 amendments and other MSHDA offered financing programs.

Turner North Development has provided its Project Proforma to the LEDC which includes specific Project financials such as general rate of return for capital and equity elements of the financing plan sufficient to demonstrate financial viability of the proposed Project and the anticipated financing method.

PROPOSED DEVELOPMENT CONCEPT PLAN

Turner North Development Project is a multi-family mixed income residential apartment development with self-contained on-site parking (the "Project"). The proposed new construction Project will redevelop six (6) vacant and functionally obsolete parcels (including the City parcel) into a workforce housing project, bringing new residents and expanded living opportunity into the City of Lansing. The proposed Project will consist of 76 residential units, all of which will be revenue-generating rental units. Upon completion of construction, all the affordable units will be restricted to households earning

between 60 and 120 percent of the Area Median Income (AMI). The Project plans on income averaging all 76 units at 80 percent AMI. The Project will expand the tax base, result in significant capital investment in the community at an estimated \$26 million and create new needed housing opportunities in the City of Lansing. Construction is anticipated to be complete by early 2029.

The Project site is located on approximately 1.2-acres in the desirable and walkable Old Town District of the City of Lansing, Michigan. The Project is bounded by Turner Street to the east and Dodge River Drive to the south.

The Project will achieve the following goals and objectives:

- *Foster economic development in the Old Town District* – Project is an urban-oriented Project that is an immediate enhancement and extension of the current Old Town downtown district. The redevelopment Project will activate a substantially vacant, underutilized, and blighted area. The Project will be a catalyst for other redevelopments in the immediate area and grow the tax base because there are other properties in the immediate area that are underutilized, blighted and functionally obsolete that will become an opportunity for redevelopment and greater investment with additional housing and commercial space. Additionally, this Project will increase density with its housing apartments. The Project will generate a lot of activity for local businesses and create new business opportunities for the Old Town area as density creates more density. These households will desire the convenience of a downtown district like Old Town to work, shop, live, eat, and play. The development will strike the appropriate balance with an influx of new residents to secure a healthy downtown district. The positive impact on the local small business community is the greatest expected outcome of this development in addition to the creation of attainable housing. The local workforce will need not venture far to find a place to call home and businesses will be able to attract and retain talent. Thus, this Project will be transformational for the community.
- *Maximize the development opportunity at this property or other properties, to increase tax revenue for capture by the City* – Project consists of five (5) other properties in addition to the City Parcel offered up for development in the city RFP. The development team is currently in its twentieth month of due diligence on these properties. The redevelopment parcels are extremely blighted, functionally obsolete and underutilized generating very little property taxes. These properties are a blight and an eyesore to the wonderful things happening in Lansing's Old Town District. The Project will eliminate the blight and deliver a residential apartment development that the community will embrace (subject to the current Form Based Code Zoning). The current taxable value of a city owned parcel is \$0.00 and the additional five (5) parcels are approximately \$74,000. Upon the Project's completion, the new taxable value is estimated at approximately \$4.2 million, which is an increase in taxable value of at least 56 times the current parcels' taxable value. Below is a Project Location Map, Parcels Map identifying the planned Project parcels, six (6) parcels, Site Plan, and Project renderings.

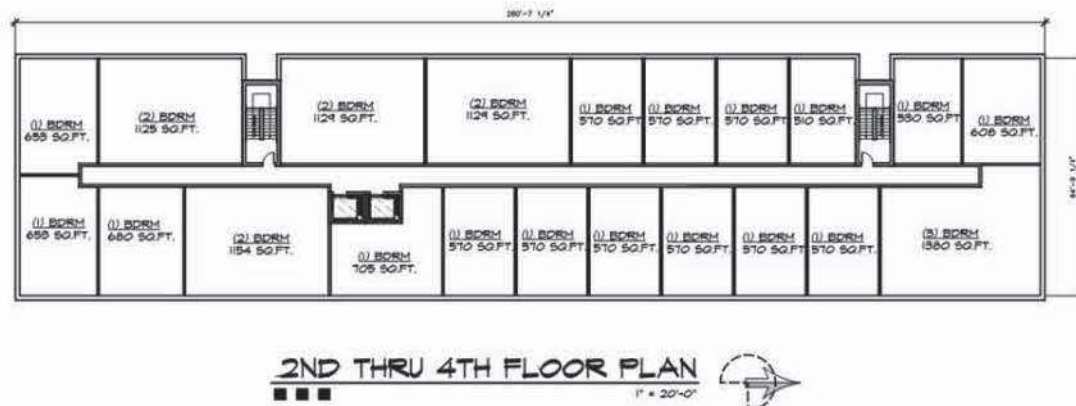
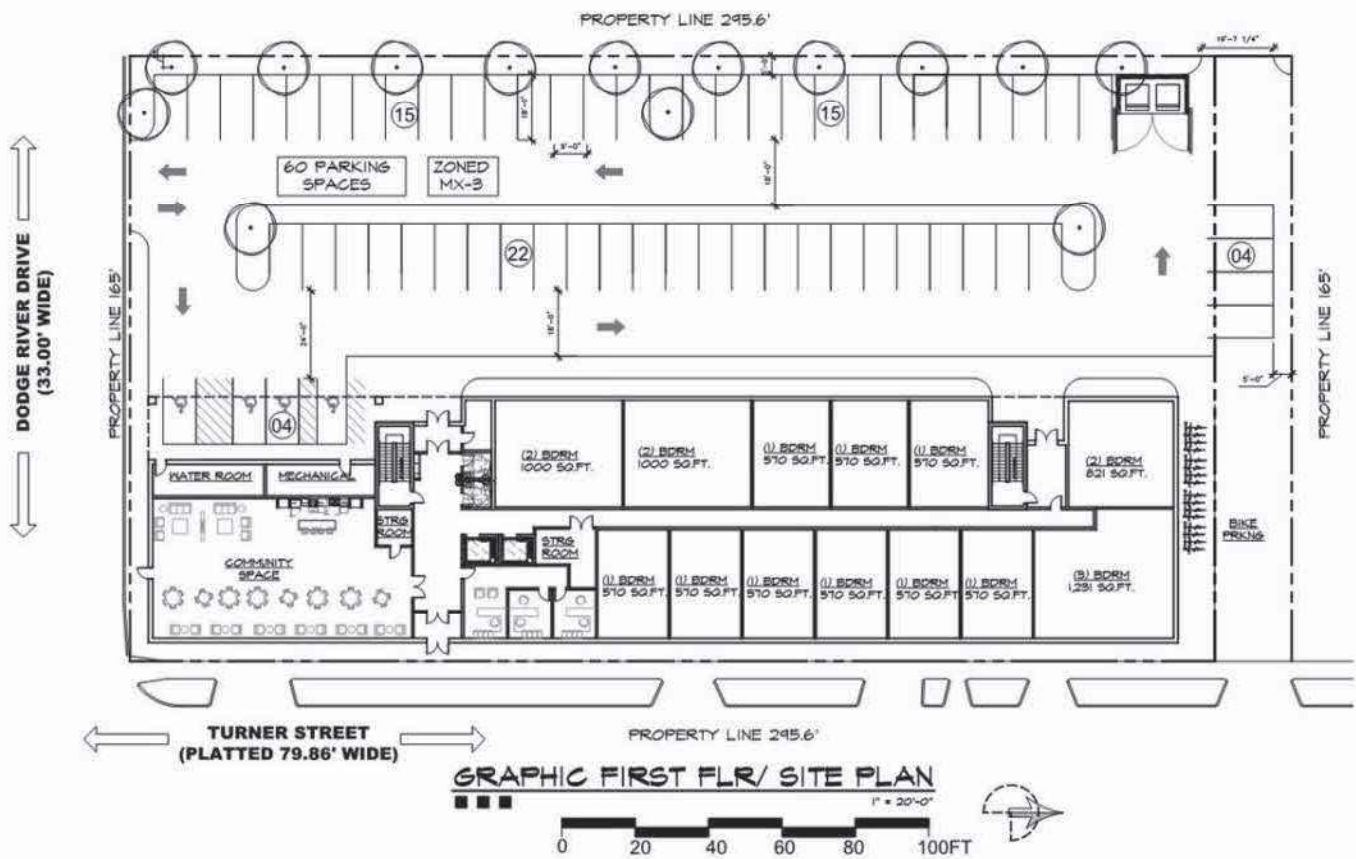


TURNER NORTH DEVELOPMENT, LLC

Request For Proposal Response

City of Lansing Parking Lot 57

Page 8 of 14



TURNER NORTH DEVELOPMENT, LLC

TURNER NORTH



STUDIOintrigue
ARCHITECTS

1413 TURNER RD. LANSING MI 48906

PROJECT #23.127
DATE: 09/27/24

TURNER NORTH



STUDIOintrigue
ARCHITECTS

1413 TURNER RD. LANSING MI 48906

PROJECT #23.127
DATE: 09/27/24

TURNER NORTH



STUDIOintrigue
ARCHITECTS

1413 TURNER RD. LANSING MI 48906

PROJECT #23.127
DATE: 10/01/24

TURNER NORTH



STUDIOintrigue
ARCHITECTS

1413 TURNER RD. LANSING MI 48906

PROJECT #23.127
DATE: 10/01/24

TURNER NORTH DEVELOPMENT, LLC

Request For Proposal Response

City of Lansing Parking Lot 57

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Our planned redevelopment Project will be of great benefit to the city and its residents while strengthening and adding to the vibrancy and growth of the Old Town District. Our Project will align with the city's goals and objectives to address the needed housing in the City of Lansing. The Developer looks forward to working with the LEDC and the rest of the city departments in a public/private partnership to successfully redevelop all these parcels. This will be a redevelopment everyone can be proud of! We look forward to putting this underutilized city-owned parcel within our redevelopment plans.

- *Develop a highest and best use for the Property to through innovative plans incorporating design strategies, operational efficiencies, sustainable design, utilization of City assets, and or available privately owned real estate assets* – The Project area is already designated for redevelopment in conjunction with the city's planning and economic development initiatives to improve the district to the north as a vibrant, economically sustainable living environment. The Project fits perfectly into these parcels current Form Based Code Zoning MX-3 – Mixed-Use District Center. The proposed Project is dense, active, and urban, located in the heart of the Old Town District with our building(s) fronting Turner Street with our parking placement self-contained in the rear or side yard. The Project is a transit-oriented development that promotes pedestrian safety located along Turner Street, a “neighborhood connectors” street, creating a vibrant, livable, and sustainable community.

The September 2023 Downtown Lansing Inc Potential Site Development Plans report prepared by SmithGroup identifies Lansing's opportunities. One of those development opportunities is

through the redevelopment of: (a) the many city-owned lots and surface parking lots like this RFP's City Parcel, and; (b) vacant buildings and lots like the other five (5) parcels we are working on to redevelop. Additionally, the August 1, 2023 Real Estate Analysis for the Old Town District prepared by LandUseUSA in collaboration with SmithGroup and CIB identifies the demand for rental housing in the Old Town District at about 200 units annually after adjusting for new renters that have exceptionally high movership rates (375 units annually without adjusting).

With these very recent reports/studies and the fact that our Project is in an appropriate zoning district, our Project is the highest and best use for the property and is in a prime location for utilization of the city's assets.

BUSINESS PROPOSAL

We have reviewed the RFP provided appraisal for the City Parcel and propose to outright purchase this parcel over the appraised value of \$100,000 at \$105,000. As with any real property purchase, we will work with the city in addressing the Raw Water Well and Line encumbrance to allow the highest and best use of the parcel. We understand that the information we discovered in our pre-development due diligence work relating to the encumbrance is new information to the LEDC and city so we understand that we will need to collectively work together in a public/private partnership towards resolving this issue in the most cost effective and beneficial way for all parties.

We are familiar with the City's process towards working through a mutually agreeable Purchase and Sale Agreement and are prepared to enter into those discussions.

- Due Diligence - Purchaser shall have ninety (90) days from the date of acceptance and delivery by Seller of all due diligence materials, in which to complete Purchaser's Due Diligence, including but not limited to title, survey, and all environmental reports. In any event the Purchaser is not satisfied with the due diligence materials, the Purchase and Sale Agreement may be terminated with written notice and the Escrow Deposit shall be returned to the Purchaser.
- Closing - Closing to occur within a timeframe as per agreed upon terms and conditions which shall be specified in the Purchase and Sales Agreement. The timing to be no later than the closing of the adjacent and contiguous parcels to the City Parcel (the other five (5) Project parcels).

PROJECT PROPOSED TOTAL COST ESTIMATE

The Project's total development cost is currently estimated at \$26 million.

SPECIFIC FINANCING PLAN AND COST ADJUSTMENTS

The Project's specific financing plan and total development cost estimate are outlined in the Proforma provided directly to the LEDC for its review. The Proforma identifies specific sources of funds required for the delivery of the Project along with specific financial incentives and programs anticipated.

DETAILED PROJECT SCHEDULE

The Project's schedule is included as an attachment and breaks down critical financing deadlines, approvals and construction milestones. We anticipate starting construction in the Fall 2025 with removal of the blighted and abandoned buildings. By the Summer 2026 the Project will begin vertical

construction when all of its financing is in place. Project completion should be in the Summer 2028, within 18-24 months of the start of vertical construction.

RESPONDENT'S ABILITY TO SECURE FINANCING

Turner North Development co-managing members have the requisite experience in financing comparable projects with similar financing structures to what we believe we will use on the proposed Project. Since 2016, the co-manager has developed over \$200 million of affordable workforce housing utilizing tools such as the Michigan State Housing Development Authority's 4% and 9% LIHTC bonds as the permanent debt and construction lender as well as providing various soft-source subsidies. Succinctly, the co-manager has national, regional and local financial partners that have been investors in the same, including but not limited to banks, CDFI's and philanthropic resources.

PROPOSAL COMPLIANCE DOCUMENTS

RFP provided Attachment F - City of Lansing Department of Treasury and Income Tax Taxpayer Information Verification Forms and the Project Proforma will be remitted under Confidentiality in a separate email to the LEDC. Attachment G - City of Lansing Universal Development Agreement Litigation Affidavit Form and Attachment H - RFP Proposal Acknowledgement Form are complete and attached.

We look forward to working with the LEDC, the City Economic Development & Planning Department, Mayor Schor's office, Lansing Council members, and community stakeholders to deliver a successful transformative development that will further activate and contribute to the success of the Old Town District.

Sincerely,



Eric P. Helzer, Co-Managing Member
517-648-2434
ephelzer@msn.com

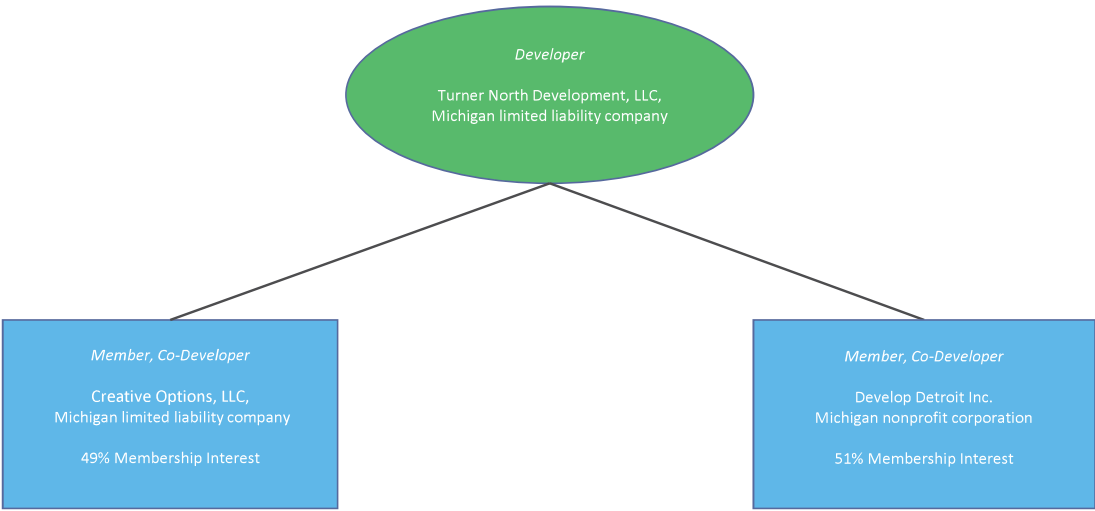
Attachments:

- Organizational Charts
- Completed RFP provided Attachments:
 - G - City of Lansing Universal Development Agreement Litigation Affidavit Form
 - H - RFP Proposal Acknowledgement Form
- Project Schedule

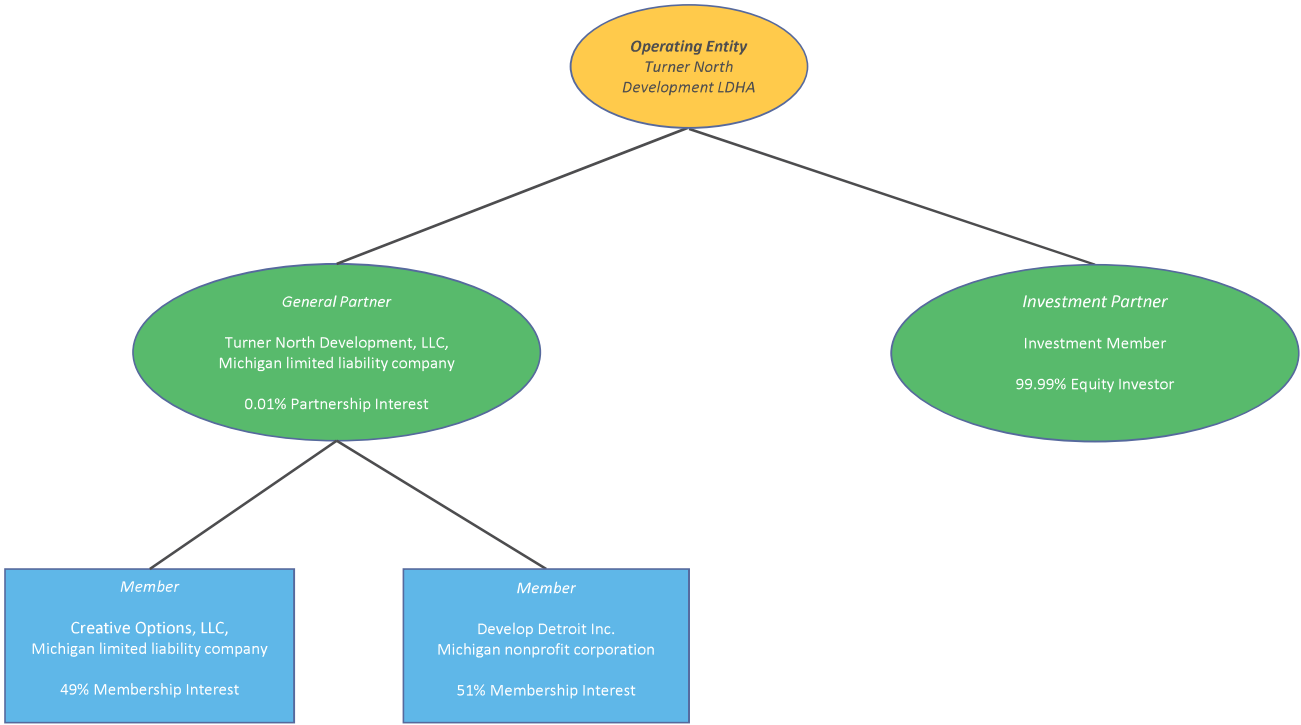
ATTACHMENTS

Organizational Charts

Turner Street Old Town Lansing Project
Turner North Development, LLC



Turner Street Old Town Lansing Project
Turner North Development Limited Dividend Housing Association (LDHA) Limited Partnership



Completed RFP provided Attachments:

- G - City of Lansing Universal Development Agreement Litigation Affidavit Form
- H - RFP Proposal Acknowledgement Form



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

City of Lansing: Universal Development Agreement Litigation Affidavit

This affidavit must be completed by each person that has a 20% or greater ownership interest in the Applicant.

First Name

Craig

Middle

Phillip

Last Name

Willian

Street Address, City, State Zip

1452 Randolph Street

Detroit

MI

48226



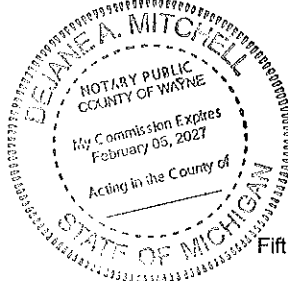
I do not currently have any litigation with the City of Lansing.



I am presently engaged in litigation with the City of Lansing. (Please provide description below)

*Please list any court case numbers and attach copies of the court orders.
Please include a description of the litigation.

I affirm that the statements above are true to the best of my information, knowledge, and belief.



Subscribed and sworn to me this 25 day of March, 2025
Dejané A. Mitchell Notary Public, Wayne County
Acting in Ingham County, Michigan
My Commission expires on 02/05/2027



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

City of Lansing: Universal Development Agreement Litigation Affidavit

This affidavit must be completed by each person that has a 20% or greater ownership interest in the Applicant.

First Name	Middle	Last Name
Eric	Phillip	Helzer
Street Address, City, State Zip		
14059 W. Howe Road	Eagle	MI 48822

- ☒ I do not currently have any litigation with the City of Lansing.
- ☐ I am presently engaged in litigation with the City of Lansing. (Please provide description below)

*Please list any court case numbers and attach copies of the court orders.
Please include a description of the litigation.

I affirm that the statements above are true to the best of my information, knowledge, and belief.



Subscribed and sworn to me this 26 day of March, 2025
Austin King-Bey-Hayes Notary Public, Maricopa County AZ
Acting in Ingham County, Michigan
My Commission expires on Aug 31, 2028

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#25-292 – City of Lansing, Notice of Public Hearing, Sept. 22, 2025 (Act-2-2025, Sale of City-owned Property, Lot 57)** – was published Wednesday, September 10, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 10th day of September 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on September 10, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

Act-2-2025, Sale of City-owned Property, Lot 57, 1400 block Turner St.

The Lansing City Council will hold a public hearing on Monday, September 22, 2025 at 7:00 p.m., in the Tony Benavides Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan Ave., Lansing, Michigan, to consider a resolution to sell a parcel along the 1400 block of Turner St., commonly known as Parking Lot 57.

Details of the sale are on file with the City Clerk's Office and are available at Ninth Floor, City Hall, 124 West Michigan Ave. or www.lansingmi.gov/clerk. For more information about this sale, phone City Council Offices on business days, Monday through Friday, between 8 a.m. and 5 p.m. at 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#25-292

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, September 22, 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 Code of Ordinances of the City of Lansing, Chapter 887, by adding a new section 887.10 to provide for a service charge in lieu of taxes in the amount of eight percent of shelter rents for not less than 618 workforce multi-family dwelling units in a project known as Evergreen Park Apartments and Townhomes, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, MCL 125.1401, et seq.

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

Ordinance No. _____

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing, Chapter 887, by adding a new section 887.10 to provide for a service charge in lieu of taxes in the amount of eight percent of shelter rents for not less than 618 workforce multi-family dwelling units in a project known as Evergreen Park Apartments and Townhomes, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, MCL 125.1401, et seq.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 887 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section 887.10, to read as follows:

887.10. Evergreen Park Apartments and Townhomes

(a) *Applicability of Sections 887.01 to 887.07.* All procedures, substantive requirements, and definitions provided in Sections 887.01 to 887.07 of the Code of Ordinances of the City of Lansing are incorporated by reference and shall apply to this Section 887.10, except:

- (1) This ordinance section 887.10 shall be accepted as the “PILOT resolution”.**
- (2) The PILOT payment is to be eight percent of the annual shelter rent obtained from the Workforce Housing Project.**

(b) *Workforce Housing Project and Developer.* For the purpose of this Section 887.10 the name and location of the Workforce Housing Project is Evergreen Park Apartments and Townhomes, and consists of six hundred eighteen (618) units of rental housing located at 900 Long Boulevard in the City of Lansing, Michigan, 48911, on parcels 33-01-05-09-476-005 and 33-01-05-09-476-011. For the purpose of this Section 887.10 the name of the

Sponsor is 900 LONG TIC 1 LLC, as managing member of a tenancy in common with 900 LONG TIC 2 LLC; 900 LONG TIC 3 LLC, and 900 LONG TIC 4 LLC.

(c) *Establishment of annual service charge.*

- (1) The City Council acknowledges that the Sponsor is the owner of the Workforce Housing Project, has already commenced construction, and has submitted a complete application prior to the consideration and adoption of this ordinance. Further the City Council have reviewed the application materials and determined that the factors set forth in Section 887.04(e) favor approval of the Sponsor's application.**
- (2) Subject to the conditions and requirements of this Chapter 887 and the Act, the six hundred eighteen (618) units in the housing development identified as Evergreen Park Apartments and Townhomes and the property on which they are constructed shall be exempt from all property taxes for not more than fifteen (15) years, commencing in the earliest tax year that all conditions are requirements are met, which is currently 2026.**
- (3) In lieu of all said property taxes on the six hundred eighteen (618) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service charge for public services in the sum equal to eight percent (8%) of the annual shelter rents.**

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed as they pertain to Evergreen Park Apartments and Townhomes at the time this exemption commences.

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 the City Council, and shall expire December 31, 2034.



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Jennifer Czeiszperger, Assessor

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

Project: Evergreen Townhomes

Parcel ID #: 33-01-05-09-476-005 & 33-01-05-09-476-011



The project includes two parcels that have a combined Taxable Value of \$15,975,000 for the 2025 assessment year. The parcels are currently improved properties with substantial off-street parking.

- Estimated taxes for 2025 based on a millage rate of 80.0519: \$1,278,829

The property is fully developed and contains a total of 618 units with a mix of apartments and townhomes. All units will be part of the Workforce PILOT. Units vary in size and bedroom count, ranging from 1-bedroom units with 660 sq ft to 3-bedroom units with 1,482 sq ft. The complex is partially rented with renovations in progress. The owners are currently advertising the rent for 2-bedroom units at \$1,095 per month. The site also has a rental office and clubhouse.

- Estimated based on Pro Forma with an 8% PILOT: \$352,241

Charles English, MAAO
Deputy Assessor
Assessing Department



CITY ASSESSORS OFFICE

Jennifer Czeiszperger, Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

Project: Evergreen Townhomes

Parcel ID# 33-01-05-09-476-005 & 33-01-05-09-476-011



The project includes two parcels that have a combined Taxable Value of \$10,660,500 for the 2025 assessment year. The parcels are currently improved properties with substantial off-street parking.

* Estimated taxes for 2025 based on a millage rate of 80.0519: \$853,393

The property is fully developed and contains a total of 618 units with a mix of apartments and town homes. All units will be part of the Workforce PILOT. Units vary in size and bedroom count, ranging from 1-bedroom units with 660 sq ft to 3-bedroom units with 1,482 sq ft. The complex is partially rented with renovations in progress. The owners are currently advertising the rent for 2-bedroom units at \$1,095 per month. The site also has a rental office and clubhouse. The first year 8% PILOT estimated is below.

* Estimated based on Pro Forma with an 8% PILOT: \$352,241

Jennifer Czeiszperger, MMAO
City Assessor
Assessing Department



City of Lansing Application
Payment in Lieu of Taxes (PILOT)

Municipal Review of Workforce Payment in Lieu of Tax (PILOT)
(LANSING, MI ORDINANCE CHAPTER 887)

Dear PILOT Applicant:

Please read the following information carefully for an overview of the City's Workforce Payment in Lieu of Tax (PILOT) application process.

After you complete and submit a Workforce Payment in Lieu of Tax (PILOT) application to the Community Development Office, the city's review process begins. Our office will forward your application for review to various departments. Of these departments, the following may be in contact with you:

- ☐ Mayor's office
- ☐ City Assessor
- ☐ City Zoning Administrator
- ☐ City Engineer
- ☐ City Treasurer
- ☐ City Clerk

Upon concurrence from all necessary departments- *applications will be placed on the appropriate City Council agenda for final approval*; applicants will be notified of these meetings. Process is estimated to take 120 days.

Application Fee - All fees are to be paid in full upon submission.

Applications received without payment will not be reviewed.

- ☐ Applications for *new or renewal applications* Payment in Lieu of Tax (PILOT) = **\$850**
- ☐ Payment to City of Lansing by Check. Please turn into Community Development Office.

We recognize the importance of providing you with a response as quickly as possible – the City of Lansing is committed to working with you.

Should you have any questions, please feel free to contact our office.

Thank you for choosing the City of Lansing!

Sincerely,

Erin Buitendorp
Community Development Manager

City of Lansing, MI
Application for PILOT – Payment in Lieu of Tax
Ordinance Chapter: 887



Please complete the following information even if preliminary. This will help to expedite the process. We will schedule a meeting with pertinent departments and the applicant as soon as possible.

Please indicate the type of application being filed (check all that apply):

- ☒ New
☐ Renewal
☐ Transfer of Ownership

Other

Please read the following information carefully for an overview of the City's payment in lieu of taxes application process.

Applicant: **900 LONG TIC 1 LLC (managing member); 900 LONG TIC 2 LLC; 900 LONG TIC 3 LLC; 900 LONG TIC 4 LLC**

Developer, if different than above: **Greatwater Opportunity Capital LLC**

Name of Organization, if any: **Greatwater Opportunity Capital LLC**

Owners of Organization: **Justin Golden & Matthew Temkin**

Address: **900 Long Blvd.** **Lansing** **MI** **48911**
Street City State Zip

Authorized Applicant Representative: Justin Golden

Phone No: **313-878-8824** E-Mail: **jgolden@greatwater.us**

(Must include - name, address, e-mail address and telephone number of the applying entity, and the legal entity that will own the project, if different from the applying entity. Name of applying entity's representatives, financial guarantors of the project, and name of principals of those entities, addresses, emails, and telephone numbers.)

Type of ownership of project:

- ☐ Partnership ☐ Subchapter S Corporation ☐ Individual proprietorship
☐ Corporation ☐ Cooperative ☒ Limited Liability Company

Federal Identification No. or Social Security No. **900 LONG TIC 1 LLC: 99-2104428; 900 LONG TIC 2 LLC: 33-1470436; 900 LONG TIC 3 LLC: 33-1492171; 900 LONG TIC 4 LLC: 33-1513957**

If a corporation, specify the state and date of incorporation:

Name and title of individual to contact: _____

Email address: _____

Mailing address: _____

City, State, Zip _____ Phone No. _____

Indicate the tax incentives applied for and terms. Be specific

Property Tax Exemption Payments In Lieu of Taxes:

15 Number of years 2025 Beginning year 2040 Ending year

8% Percent of exemption \$728k avg (see Payment Schedule) Estimated amount of annual pmt
(attach schedule if needed)

For Transfer of Ownership Only:

TRANSFEROR: CORPORATION, INDIVIDUAL, OR PARTNERSHIP NAME:

(First, Middle, Last Name of Officers and/or Directors)

(Phone)

(Address)

(Email)

(First, Middle, Last Name of Officers and/or Directors)

(Phone)

(Address)

(Email)

Have you submitted an application for a similar request to the City of Lansing? ☐ Yes ☒ No

Do you owe city funds for delinquent taxes or utilities bills? ☐ Yes ☒ No

Did you include names of all officers and/or directors as it relates to this application? ☒ Yes ☐ No

Check all that has been included with this application, if an item is not included; please provide a brief explanation why.

- ☒ Target median income and proposed rents. Include current Area Median Income chart as attachment [See Proposed Rents PDF & AMI Chart](#)
- ☒ Legal description of project real property and survey of the proposed exempt property: [See Legal Description PDF](#)
- ☒ Proof of ownership interest or control of the project: [See Background PDF](#)
- ☒ Site plan. [See Site Plan PDF](#)
- ☒ A description of the sponsor's organizational structure and development experience, , including background information on applicant and guarantors, if any, and all other relevant information pertaining to the PILOT project: [See Background, Impact Initiative, and Org Chart PDF](#)
- ☒ Attach a detailed narrative describing the PILOT – detailing [See Narrative and Impact Initiative PDF](#)
 - a. The scope of the workforce housing project
 - b. Location, number and type of units
 - c. A schedule with projected milestones
 - d. A development income and expense pro forma (including the estimated annual shelter rents)
 - e. A ten-year cash flow projection [See Pro Forma PDF](#)
 - f. Intended usage/target market
 - g. Economic impact
 - h. Environmental impact, including any measures taken to mitigate negative impact or improve the natural environment
 - i. Impact on City infrastructure, including transportation and utilities
 - j. Impact on City services, such as police, fire, emergency medical transport, code enforcement
 - k. Square footage of the building and land area to be renovated
 - l. Architectural renderings, including number and types of units
 - m. Any other information needed to fully explain the project

Will this project consist of new construction or rehabilitation of an existing structure?

- ☒ If existing facility, when was it constructed? [1977](#)
- ☐ If new construction, please provide responses for the following:
 - ☐ Estimated date of commencement of construction of the project covered by this application.
 - ☐ Description of project to be constructed including size, type, and quality of construction.
 - ☐ Approximate date of commencement of this project's operation.

☒ Describe the marketing plan for the project, identifying the intended market. List the types of lessees anticipated. If the project is speculative, how long is full occupancy expected to take and who will manage the project? [See Marketing Plan PDF](#)

☒ Do you have a third-party market study? If yes, please submit copy. [No](#)

☒ Briefly describe the ownership and tax information for this Project. Include in this section the following: [See Ownership and Tax Information PDF](#)

- a. State the location of the proposed project by street address and legal description
- b. Name the property owner at the time of application submittal
- c. If the Applicant does not presently own the property, attach a valid option to purchase the property

- d. Describe all existing financing, options, and liens on the property
- e. State the tax parcel number for all property involved with the Project and the current assessed value of the Property
- f. Are any assessments presently under appeal? If so, describe the status of the appeal(s)
- g. Will the Project result in the subdivision of any present tax parcel?

■ Provide a detailed development pro forma outlining proposed hard, soft, financing costs, and developer fees associated with proposed development. Pro forma must also identify all sources of financing and terms, including Applicant equity, construction and permanent financing and any government assistance.

Proposals will contain detailed costs breakdowns. [See Development Details PDF](#)

■ Provide a detailed operating pro forma that will include all anticipated Major Revenues and Expenses for the full term of the requested PILOT. [See Pro Forma PDF for 15 year projection with and without the PILOT](#)

■ Are changes proposed to the public space around the Project (Example; sidewalks, lighting, and planting)? If yes, describe. [None](#)

■ State proposed time schedule for the Project including anticipated dates for the following:

- a. Closing of the loan or contributing financing availability [April 26, 2024](#)
- b. First expenditure of funds regarding the project [April 2024](#)
- c. Anticipated date construction will begin [April 2024](#)
- d. Anticipated completion date [Dec 2025](#)

■ Financial Background: [See Financial Background PDF](#)

- a. Attach current audited financial statements of the applicant and guarantors. If audited financial statements are unavailable, please submit non-audited statements
- b. State the relationship any applicant or grantor has had with any accounting firm over the last five years and reason for change, if any
- c. Give three credit references for the applicant.

■ Development Team: Name any of the following that will be involved with the Project (with addresses, e-mail addresses, and phone numbers): [See Development Team PDF](#)

- a. Applicant Primary Point of Contact
- b. Architects and engineers.
- c. Construction Project Manager
- d. General Contractor for project
- e. Other professionals

■ Please describe any potential conflicts of interest the applicant or any guarantor may have with any City Personnel or City Council members. [None](#)

■ Describe the following as to any applicant, guarantor, or other person involved with this project: [None](#)

- a. Any pending civil litigation involving this property or other business holdings;
- b. Any pending criminal proceeding involving this property or other business holdings;
- c. Any conviction, or other pending criminal matter, that is for any felony offense or any theft- related misdemeanor, involving this property or other business holdings.

Applicant or applicant's representatives must execute the following statement and provide it as part of the application.

The person(s) completing this application hereby declares that:

1. They will not violate any of the laws of the State of Michigan or of the United States or any Ordinance of the City.
2. Should any of the information provided in this application or any attachment thereto change during the term of the license or any renewal thereof, they will notify the Community Development Office in writing within thirty (30) days of such change.
3. They have reviewed and understand the Ordinance 887 and all subsections.

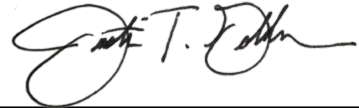
The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City from the applicant as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.

Date: 4/16/2025

Authorized Applicant Representative:

Justin T. Golden

(Signature)



Name: Justin T. Golden

Title: Partner

Phone: 313-878-8824

Email: jgolden@greatwater.us

Website:

www.greatwater.us

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#25-322 – City of Lansing, Summary of Adopted Ordinance # 1342** – was published Wednesday, October 8, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 8th day of October 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on October 8, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
SUMMARY OF
ADOPTED ORDINANCE # 1342**

Lansing City Council adopted an Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing, Chapter 887, by adding a new section 887.10 to provide for a service charge in lieu of taxes in the amount of eight percent of shelter rents for less than 618 workforce multi-family dwelling units in a project known as Evergreen Park Apartments and Townhomes, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, MCL 125.1401, et seq.

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#25-322

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, September 22, 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 Chapter 206, Purchasing Contracts and Sales, specifically Sections 206.01, 206.02, 206.03, 206.05, 206.06, 206.07, and 206.16, to increase the dollar amount threshold for competitive bidding and related purchasing requirements, to reflect inflation since 1994, and to provide for annual modification of the threshold in accordance with the Consumer Price Index.

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

ORDINANCE NO. _____

An Ordinance of the City of Lansing, Michigan, to amend Chapter 206, Purchasing Contracts and Sales, specifically Sections 206.01, 206.02, 206.03, 206.05, 206.6, 206.07, and 206.16, to increase the dollar amount threshold for competitive bidding and related purchasing requirements, to reflect inflation since 1994, and to provide for annual modification of the threshold in accordance with the Consumer Price Index.

Section 1. That Chapter 206, Sections 206.01, 206.02, and 206.03, of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

206.01. – Definitions.

***purchase price threshold* means the purchase amount, equal to or exceeding, at which competitive sealed bids will be required. This amount shall automatically be adjusted each fiscal year after the effective date of this ordinance by the Bureau of Labor Statistics Indicator, Consumer Price Index U.S. City Average (CPI-W U.S. City Average) for the prior calendar year. The City Controller will report the changes in the CPI-W U.S. City Average, based on most recently reported data, to City Council and the Department each year on May 1, to take effect on July 1 of that year. The purchase price threshold for City Fiscal Year Ending June 30, 2025, is \$31,000. Adjustments thereafter will be to the nearest \$1,000.**

206.02. - Purchases ~~in excess of \$15,000.00~~ equal to or exceeding the purchase price threshold; competitive sealed bids required; authority of Mayor.

(a) All supplies, service and construction items, except as otherwise provided below, when the estimated cost thereof ~~equals or exceeds \$15,000.00~~ is equal to or exceeds the purchase price

1 **threshold**, shall be purchased by formal written contract from the lowest and most responsible and
2 responsive bidder after notice inviting competitive sealed bids.

3 (1) The Director shall provide for the procurement of competitive sealed bids as follows:

4 A. An invitation for bids describing the requirements of the using agency shall be
5 prepared.

6 B. The invitation for bids shall be publicized by advertising at least once, in a
7 newspaper of general circulation in the City, not less than five days preceding the
8 last day set for the receipt of competitive sealed bids. In addition, the Director is
9 encouraged to place the invitation for bids in any appropriate trade journals,
10 professional publications or other appropriate publication, in order to encourage as
11 much competition as possible.

12 The newspaper notice required herein shall include a general description of the
13 supplies, services or construction items to be purchased or sold and in addition shall
14 state where bid blanks and specifications may be obtained, the date, time and place
15 for the filing and opening of bids, whether or not bid, performance or payment
16 bonds are required and, if required, the amounts thereof, and anything else the
17 Director may feel is necessary.

18 C. Sealed bids shall also be solicited from all persons who are on the most current
19 bidder's list by mailing them a copy of such newspaper notice or another notice that
20 will acquaint them with the proposed purchase or sale. Invitations for bids sent to
21 prospective bidders on the bidder's list shall be limited to commodities that are
22 similar in character and ordinarily handled by the trade group to which the bid
23 invitations are sent. Failure to respond to three consecutive bid invitations shall

1 result in removal from the bidder's list for one year. After one year, the potential
2 bidder may reapply to be placed upon the bidder's list.

3 D. Bids submitted in response to the invitation for bids shall be submitted sealed
4 and, in addition, shall be identified as bids on the outside of the envelopes and shall
5 be accompanied by affidavits, where applicable, in such form and covering such
6 matters as the Director approves, together with any bid security required.

7 E. Bids shall be opened publicly at the time, place and date designated in the
8 invitation for bids. Each bid, together with the name of the bidder, shall be recorded
9 and the tabulation of all bids received shall be available for public inspection in the
10 Finance Department.

11 F. An invitation for bids may be cancelled, or any or all bids or proposals may be
12 rejected, in whole or in part, as specified in the invitation for bids, when such
13 rejection or cancellation is determined by the Director to be in the best interests of
14 the City.

15 G. The Director shall not knowingly accept the bid of a person who is in default in
16 the payment of any taxes, licenses, fees, permits or any other moneys due the City
17 or who is in any other respects disqualified according to any Federal or State law
18 or any Municipal ordinance provision. A contract with a person who is discovered
19 to have been in default or disqualified at the time of the awarding of the contract
20 shall be voidable.

21 H. The Director shall determine and recommend in writing to the Mayor the name
22 of the lowest and most responsible and responsive bidder. In reaching a

determination as to who the lowest and most responsible and responsive bidder is,
the Director shall consider:

1. The ability, capacity and skill of the bidder to perform the contract or provide the service or supplies required;
2. Whether or not the bidder can perform the contract or provide the service or supplies promptly or within the time specified, without delay or interference;
3. The character, integrity, reputation, judgment, experience and efficiency of the bidder in business;
4. The quality of performance and time of completion by the bidder of previous contracts or services;
5. The previous and existing compliance by the bidder with laws and ordinances relating to contract performance;
6. The sufficiency of the financial resources, equipment and personnel resources and the ability of the bidder to satisfactorily perform the contract or provide the services or supplies;
7. The quality, availability and adaptability of the supplies or services to the particular use required;
8. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
9. The number and scope of any additional, limiting or qualifying conditions attached to the bid by the bidder; and

10. Whether the supplies are recyclable, biodegradable or otherwise compatible with environmental concerns.

The failure of a bidder to promptly supply information in connection with an inquiry from the Director with respect to any of the provisions enumerated herein may be grounds for a determination of nonresponsibility with respect to such bidder.

(2) The Mayor, upon receipt of the Director's written bid recommendation, shall have the sole responsibility and the authority to award any City contract for supplies, services or construction when the contract amount is equal to or exceeds ~~\$15,000.00~~ **the purchase price threshold**. When the award is not given to the lowest bidder, a written statement of the reasons for placing the award with a responsible and responsive bidder who is not the lowest bidder shall be prepared by the Mayor and filed with the City Clerk and Council and with the other papers relating to the bid at the time the transaction is made. The written statement shall be available for public inspection in the Finance Department.

(b) No contract or purchase shall be subdivided to avoid the requirements of this section.

206.03. - Purchases under ~~\$15,000.00~~ **the purchase price threshold**; open market procedure.

(a) All purchases of supplies, services and construction items having an estimated cost of less than ~~\$15,000.00~~ **the purchase price threshold** may be made in the open market, without advertisement and without following the procedure prescribed in Section 206.02 and may be awarded by either the Mayor or the Director.

(b) All open market purchases of supplies, services and construction items shall, whenever practical, be based on at least three quotations and shall be awarded to the lowest and most responsible and responsive bidder when evaluated in accordance with Section 206.02(a)(1)H.

Quotations shall be solicited under the open market procedure by one or more of the following methods:

(1) Direct mail request to prospective vendors;

(2) Telephone;

(3) Direct personal contact with prospective vendors.

(c) The name of each person submitting a quotation and the date and amount of each quotation shall be recorded and shall be available for inspection in the Finance Department.

Section 2. That Chapter 206, Sections 206.05, 206.06, and 206.07, of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

206.05. - Sole source procurement.

(a) A contract for supplies, services or construction items may be awarded by the Mayor or Director, whoever is applicable, without competitive sealed bids when the Director, having performed a written analysis with findings pursuant to this section, determines, after conducting a good faith review of available sources and applying the criteria set forth in Section 206.05(c), that there is only one source for supplying the requested supply, service or construction item and no other reasonable alternative source exists. The Director, along with a representative from the requesting using agency, shall conduct negotiations as appropriate. The written documentation shall be available for public inspection in the Finance Department.

(b) The sole source procurement shall be made at the lowest obtainable price and the Mayor or Director shall submit a written report, including the analysis and findings required in Section 206.05, within thirty days from the date the transaction is consummated, to the City Clerk and City Council identifying sole source procurement contract equal to or ~~in excess of \$15,000.00~~ **exceeding the purchase price threshold** awarded by the City, the name of the firm(s) involved, and the prices the contracts were awarded for.

(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:

(1) Special features are required; or

(2) Special market conditions exist; or

(3) Special services or facilities are required; or

(4) The source is unique or special in nature; or

(5) The source is limited or proprietary; or

(6) Sales territories or product availability within limited geographical boundaries require sole source procurement; or

(7) 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

(8) Where a product or service is specifically identified as part of a grant award.

(d) This section is subject to Section 206.17, Unauthorized Purchases.

206.06 - Purchase of experimental supplies.

1 The Mayor may award a contract equal to or exceeding \$15,000.00 **the purchase price threshold**,
2 and the Director or the Mayor may award a contract of less than \$15,000.00 **the purchase price**
3 **threshold**, under the open market procedure set forth in Section 206.03, when such contract is for
4 the purchasing of supplies for testing and experiment upon the written request of a using agency
5 and the approval of the Director.

6
7 206.07. - Competitive sealed proposals.

8 (a) Whenever the use of competitive sealed bidding is not practical or advantageous to the City, a
9 contract equal to or ~~in excess of \$15,000.00~~ **exceeding the purchase price threshold** may be
10 awarded by the Mayor by the use of competitive sealed proposals, as follows:

11 (1) A list of qualified persons shall be obtained by the Director when a using agency desires
12 to contract for a particular service, supply or construction item, by publishing a request for
13 a statement of qualifications. Public notice of the request for a statement of qualifications
14 shall be given in the same manner provided for in Section 206.02(a)(1)B., provided that
15 the minimum time shall be extended to ten days.

16 (2) The request for a statement of qualifications shall identify the evaluation factors to be
17 considered by the using agency and the Director in determining which persons are the most
18 qualified.

19 (3) The Director and the using agency shall submit a request for proposals to at least three
20 persons, whenever possible, who are on the list of qualified persons and who are deemed
21 by the Director and the using agency to be the most qualified to provide the required
22 services, supplies or construction items.

1 (4) The Director and the using agency shall commence negotiating a contract with the
2 offeror deemed by the using agency and the Director to be the most qualified person on the
3 list of qualified persons.

4 (5) If compensation, contract requirements and contract documents can be agreed upon
5 with the most qualified offeror, the using agency and the Director shall recommend to the
6 Mayor that the contract be awarded by the Mayor to such person. If the Director and the
7 using agency are unable to negotiate a satisfactory contract with the person considered to
8 be most qualified, then negotiations with such person shall be formally terminated. The
9 Director and the using agency shall then undertake negotiations with the second most
10 qualified person. Failing accord with the second most qualified person, the Director and
11 the using agency shall formally terminate negotiations. The Director and the using agency
12 shall then undertake negotiations with the third most qualified person. If the Director and
13 the using agency are unable to negotiate a contract with any of the selected persons, the
14 Director and the using agency shall have the option of resubmitting a request for statements
15 of qualifications or of selecting additional persons on the list of qualified persons in the
16 order of their qualifications. The Director and the using agency shall continue negotiations
17 in accordance with this section until an agreement is reached.

18 (6) No proposals shall be handled so as to permit disclosure of the identity of any offeror
19 or the contents of any proposal to competing offerors during the process of negotiations by
20 the Director or the requesting using agency. Offerors shall be accorded fair and equal
21 treatment with respect to any opportunity for discussion and revision of proposals and such
22 revisions may be permitted after submissions and prior to the award for obtaining best and
23 final offers. In conducting discussions, there shall be no disclosure of the identity of

1 competing offerors or of any information derived from the proposals submitted by
2 competing offerors.

3 (b) Whenever the procurement of services by competitive sealed bidding is determined by the
4 Director to be not practical or advantageous to the City, and it appears to be an item to be utilized
5 by the City on a repetitive basis, the Director, with the assistance of the using agency, shall actively
6 solicit, by public notice, as provided in Section 206.02(a)(1)B., qualified persons to submit an
7 annual statement of qualifications. The list of qualified persons shall remain on file in the Finance
8 Department, and if the person being requested to submit a bid fails to submit a response to three
9 consecutive projects, the person shall be removed from the list of qualified persons. The person,
10 after one year, may be placed on the bidders list if the person reapplies and is determined to be
11 qualified.

12 (1) Persons shall be able to submit and/or amend their annual statement of qualifications
13 at any time.

14 (2) Whenever a using agency needs to enter into a contract which qualifies under this
15 subsection, the using agency and the Director shall determine, from the annual list of
16 qualified persons, at least five persons, whenever possible, who are qualified to submit
17 requests for proposals, and upon receipt of the person's written proposal, the using agency
18 and the Director shall begin negotiations with the person deemed to be most qualified. If
19 negotiations are successful, the Mayor or the Director shall award the contract. If the
20 Director and using agency fail to reach an agreement with the person deemed to be most
21 qualified, the Director and the using agency shall formally terminate negotiations and
22 proceed under the procedures set forth in paragraph (a)(5) hereof until successful

1 negotiations are concluded or the using agency and the Director decide to terminate all
2 negotiations.

3 (c) Whenever the Finance Department is also the department which will use the particular service,
4 supply or construction item, the City Attorney's office shall be considered as the using agency for
5 the purposes of the procedure set forth in this section.

6
7 Section 3. That Chapter 206, Section 206.16, of the Codified Ordinances of the City of
8 Lansing, Michigan, be and is hereby amended to read as follows:

9 206.16. - Preference for local bidders or offerors.

10 Lansing-based businesses may be awarded a contract as the lowest responsive and responsible
11 bidder under the circumstances specified herein.

12 (1) *Definitions.*

13 (a) *City resident(s)* means an individual whose primary place of residence is within the
14 corporate limits of the City of Lansing as evidenced by voter registration address,
15 driver's license address or State identification address or affidavit form developed by
16 the City Attorney.

17 (b) *Good faith effort* means those demonstrable activities supported by documentation and
18 results that verify the bidders attempts to reach the established goal.

19 (c) *Implementing department* means the City Department or Agency that has responsibility
20 for oversight of a contract.

21 (d) *Joint venture* means a co-operation between two or more corporate bodies for a
22 particular project in which they share the responsibilities and profits associated with
23 the project.

1 (e) *Lansing-based business* means the physical and economic relationship to Lansing
2 determined evidenced by a building or office physically located in the City and the
3 payment of (1) City income taxes on the contractor's net profits, and (2) City property
4 taxes on a plant or office and equipment such as is ordinarily required for the
5 performance of the contract bid.

6 Any business physically located in Lansing which operates under a City-authorized tax
7 abatement or forgiveness program, or any other City-authorized tax credit program, is
8 still considered a Lansing-based business for purposes of this section.

9 (f) *Lansing-based subcontractor* means any subcontractor, employee, or other person who
10 otherwise comes within the definition of Lansing-based business, and is or will be a
11 subcontractor to a bidder for a contract governed by this Chapter.

12 (g) *Subcontractor* means a person or company that assumes, by secondary contract, some
13 or all of the obligations of an original contractor.

14 (2) Purchases under ~~\$15,000.00~~ **the purchase price threshold**. Pursuant to Section 206.03,
15 departments purchasing supplies, services procured under bid and construction items for
16 less than ~~\$15,000.00~~ **the purchase price threshold**, which are not purchased by use of a
17 procurement card must solicit at least one quote from a Lansing-based business unless no
18 Lansing-based business providing the service, supply or construction item can be
19 identified. The procuring department will document efforts to use Lansing-based
20 businesses.

21 (3) Preference for Lansing-based businesses on contracts ~~over \$15,000.00~~ **equal to or**
22 **exceeding the purchase price threshold**. When sealed bids are received under Section

206.02 for purchases, supplies and construction contracts ~~greater than \$15,000.00~~ **equal to or exceeding the purchase price threshold**, the following shall apply:

(a) The person or business submitting the lowest bid shall be deemed the lowest bidder. If, however, the lowest bidder is not a Lansing-based business, any Lansing-based business with a bid within a specified percentage of the lowest bid that has been deemed responsive and responsible under the purchasing ordinance shall be deemed the lowest bidder if it agrees to reduce its bid to match the bid of the lowest bidder.

The percentage difference shall be established by Council resolution and may be revised from time to time as Council deems appropriate.

(b) If a Lansing-based business refuses to reduce its bid to match the lowest bid, then the next lowest responsible Lansing-based business with a bid within the established percentage of the lowest bid shall be given the opportunity to reduce its bid to match the bid of the lowest bidder. If the Lansing bidder agrees to reduce its bid to match the bid of the lowest non-Lansing bidder, it will be deemed the lowest bidder and awarded the contract.

(c) If no Lansing-based business described in subsections (a) and (b) agrees to reduce its bid to that of the lowest bidder, then the next-lowest bidding non-Lansing-based business that has demonstrated in its bid submission that it will use any Lansing-based subcontractors shall be given the opportunity to reduce its bid to match the bid of the lowest bidder. If the non-Lansing bidder described in this subsection agrees to reduce its bid to match the bid of the original lowest non-Lansing bidder, it will be deemed the lowest bidder and awarded the contract.

1 (d) If no responsive and responsible Lansing-based business described in subsections (a)
2 and (b) or non-Lansing-based business described in subsection (c) within the
3 established percentage of the lowest bid agrees to reduce its bid to that of the lowest
4 bidder, then the contract shall be awarded to the person or business with the lowest,
5 most responsive and responsible bid.

6 (e) Except for construction contracts, no contract awarded pursuant to this section shall be
7 sublet in any manner that permits 50 percent or more of the dollar value of the contract
8 to be performed by a subcontractor or subcontractors who do not meet the definition of
9 Lansing-based.

10 (f) Any Lansing-based business awarded a contract pursuant to this section shall agree to
11 make available to the City all records necessary to establish its eligibility and
12 compliance with all City, state and local laws.

13 (4) Affirmative measures for enhancing Lansing-based businesses.

14 (a) The City may eliminate bid, performance, and payment bonding requirements when it
15 deems appropriate for Lansing-based businesses, except for contracts for construction,
16 alterations or repairs exceeding \$50,000.00, subject to the requirements of MCL
17 129.201.

18 (b) The City may allow for joint ventures or other documented business arrangements to
19 enable Lansing-based businesses to meet bonding requirements for contracts ~~greater~~
20 ~~than \$15,000.00~~ **equal to or exceeding the purchase price threshold.**

21
22 Section 4. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
23 inconsistent with the provisions are repealed.

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

4 Section 6. This ordinance shall take effect on the 30th day after enactment, unless given
5 immediate effect by City Council, and shall expire December 31, 2035.

6

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#25-294 – City of Lansing, Notice of Public Hearing, Sept. 22, 2025 (Ordinance to amend Chapter 206)** – was published Wednesday, September 10, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 10th day of September 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on September 10, 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, September 22, 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 Chapter 206, Purchasing Contracts and Sales, specifically Sections 206.01, 206.02, 206.03, 206.05, 206.06, 206.07, and 206.16, to increase the dollar amount threshold for competitive bidding and related purchasing requirements, to reflect inflation since 1994, and to provide for annual modification of the threshold in accordance with the Consumer Price Index.

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#25-294

THIS IS NOT A BILL



Office of City Clerk Chris Swope City of Lansing

«Full_Name»

«Care_Of»

«Display_Address»

«City», «State_Province» «Postal_Code»

Notice of Public Hearing on September 22, 2025 at 7:00 P.M.

For: Parcel # «Parcel_»

Property Address: «Property_Address» «Dir» «Property_Street»

FROM: Chris Swope, Lansing City Clerk

RE: Special Assessment Roll # PSD25, known as the Principal Shopping District Assessment Roll.

The Principal Shopping District special assessment district is confirmed by City Council to include all of the parcel in Zones A, B & C as depicted on the map on the reverse side of this notice.

PROPERTY BENEFITTED

The records of the Lansing City Assessor indicate that you are the owner or a party of interest in one of the above named property which exists within the project limits. By Ordinance adopted by the Lansing City Council Chapter 1026 of the Lansing Code of Ordinance, the City is directed to provide you with the following information regarding the project:

YOUR ESTIMATED COST OF THE IMPROVEMENT IS:

\$«Total_Assessment_18602Max»

Subject to confirmation of the Assessment Roll

PUBLIC HEARING INFORMATION

The City Council will hold a Public Hearing in the Tony Benavides Lansing City Council Chambers on the 10th Floor of City Hall, 124 W. Michigan Ave., Lansing, Michigan 48933 on **September 22, 2025 at 7:00 P.M.** to review, prior to confirmation, said assessment roll, and consider any complaints or objections that there may be with respect to the assessment.

HOW TO APPEAL

A property owner or party in interest, or his or her representative, may protest the special assessment in one of the following ways:

See Reverse Page

- Send a letter appealing the assessment to: City Clerk's Office, 9th Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933; -or-
- Send an email appealing the assessment via email to: city.clerk@lansingmi.gov; -or-
- Appear in person at the Public Hearing and either hand deliver the appeal letter or speak at the Public Hearing (must sign in at meeting to speak).

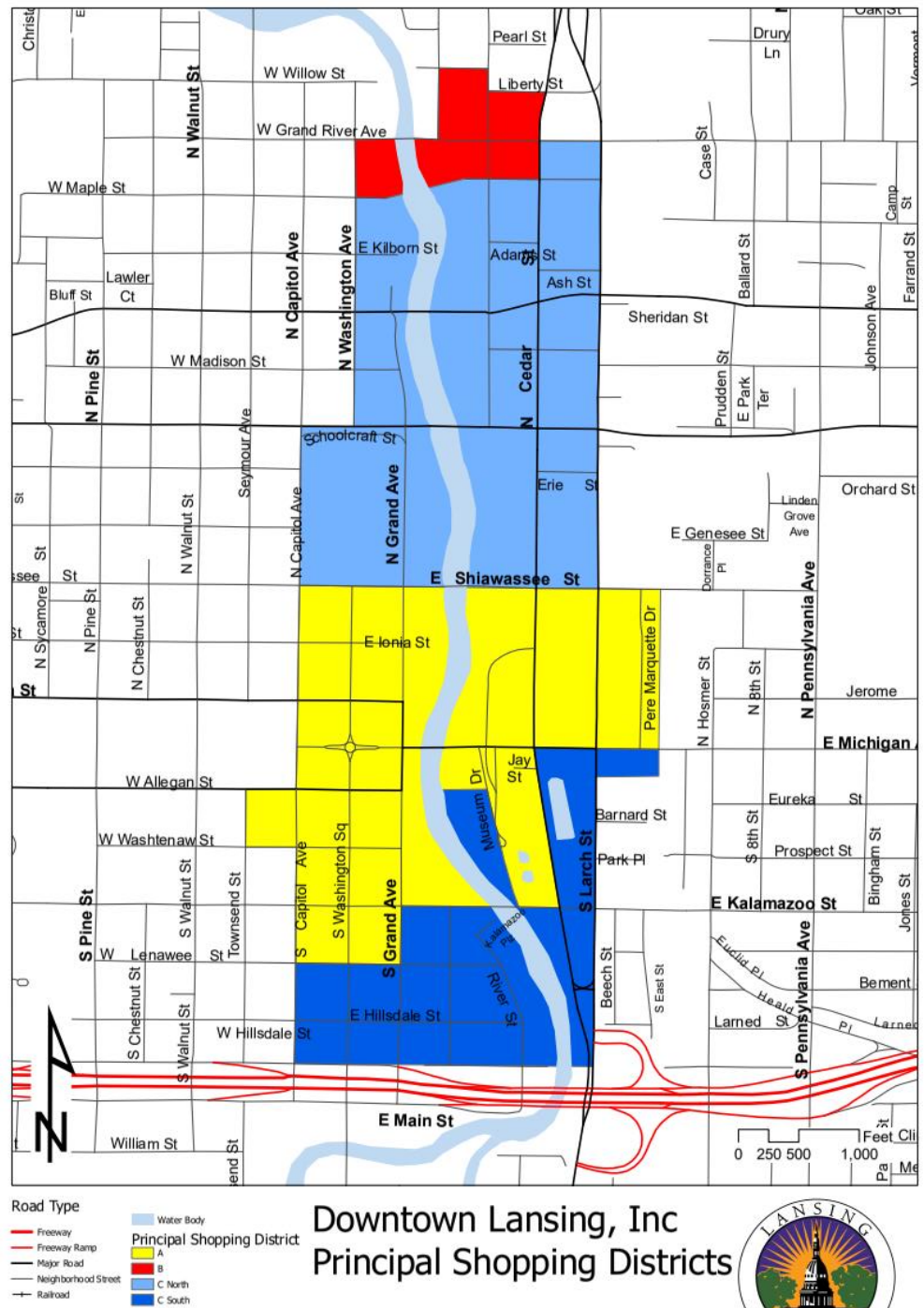
Note: Written appeals must be received before the close of the public hearing on September 22, 2025.

Further appeal of the Special Assessment may be made to the Michigan Tax Tribunal, *if* filed within 35 days after confirmation of the special assessment roll *and* that special assessment was protested at the **September 22, 2025** hearing. Visit www.michigan.gov/taxtrib for more information.

The City Council typically confirms an assessment roll two weeks after the hearing, providing there is concurrence.

If you have any questions regarding the calculation of this assessment, call the Assessor's Office at (517) 483-7624.

If you have questions about the Shopping District, please call Downtown Lansing Inc. at (517) 487-3322.



2025 PSD SPECIAL ASSESSMENT ROLL

Property					Prop.	Total		Remainder of						Total			
PSD	Parcel #	Address	Dir	Property Street	Exempt Code	Class / 211.34c	Occupancy type	Floor Area	Number of stories	First Floor	Rate	Assessment	Floors Sq. Footage	Rate	Assessment	Reduction	Assessment (\$18,602Max)
PSD-A	33-01-01-16-178-051	316 N		CAPITOL AVE	EXEMPT (211.7M)	201	Garages - Parking Lev	261475	5	52295	0.05792	\$ 3,028.77	209180	0.02917	\$ 6,101.78	-100%	\$ 0
PSD-A	33-01-01-16-178-081	309 N		WASHINGTON SQ	EXEMPT (211.7Z)	201	Office Buildings	4214	2	2107	0.16062	\$ 338.42	2107	0.07335	\$ 154.55	-25%	\$ 123.24
PSD-A	33-01-01-16-181-001	221 N		WASHINGTON SQ	EXEMPT (207.1)	201	Office Buildings	245812	5	49162	0.16062	\$ 7,896.37	196650	0.07335	\$ 14,424.25	-25%	\$ 16,740.46
PSD-A	33-01-01-16-181-021	124 W		OTTAWA ST	EXEMPT (211.7L)	201	Office Buildings	54604	11	4964	0.16062	\$ 797.31	49640	0.07335	\$ 3,641.09	-100%	\$ -
PSD-A	33-01-01-16-181-031	120 W		OTTAWA ST	TAXABLE	201	Office Buildings	2793	2	1397	0.16062	\$ 224.30	1397	0.07335	\$ 102.43		\$ 326.74
PSD-A	33-01-01-16-181-041	118 W		OTTAWA ST	TAXABLE	201	Office Buildings	4514	3	1505	0.16062	\$ 241.68	3009	0.07335	\$ 220.73		\$ 462.41
PSD-A	33-01-01-16-181-051	116 W		OTTAWA ST	EXEMPT (211.7N)	201	Office Buildings	17028	6	2838	0.16062	\$ 455.83	14190	0.07335	\$ 1,040.84	-25%	\$ 374.17
PSD-A	33-01-01-16-181-063	201 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	159455	9	17717	0.16062	\$ 2,845.70	141738	0.07335	\$ 10,396.47		\$ 13,242.17
PSD-A	33-01-01-16-181-072	0 N		WASHINGTON SQ	EXEMPT (207.1)	202	Vacant	10890	1	10890	0.02122	\$ 231.06	0	0.00000	\$ -	-25%	\$ 173.30
PSD-A	33-01-01-16-183-002	124 N		CAPITOL AVE	EXEMPT (211.7L)	201	Office Buildings	266763	14	19055	0.16062	\$ 3,060.50	247709	0.07335	\$ 18,169.42	-100%	\$ -
PSD-A	33-01-01-16-183-009	124 W		MICHIGAN AVE	EXEMPT (211.7M)	201	Office Buildings	129853	10	12985	0.16062	\$ 2,085.67	116868	0.07335	\$ 8,572.25	-100%	\$ -
PSD-A	33-01-01-16-183-012	110 W		MICHIGAN AVE	TAXABLE	201	Office Buildings	90720	12	7560	0.16062	\$ 1,214.27	83160	0.07335	\$ 6,099.79		\$ 7,314.06
PSD-A	33-01-01-16-183-031	101 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	71825	13	5525	0.16062	\$ 887.41	66300	0.07335	\$ 4,863.11		\$ 5,750.52
PSD-A	33-01-01-16-183-043	107 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	4545	3	1515	0.16062	\$ 243.34	3030	0.07335	\$ 222.25		\$ 465.59
PSD-A	33-01-01-16-183-072	113 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	17878	3	5959	0.16062	\$ 957.18	11919	0.07335	\$ 874.23		\$ 1,831.41
PSD-A	33-01-01-16-183-113	119 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	33728	4	8432	0.16062	\$ 1,354.33	25296	0.07335	\$ 1,855.46		\$ 3,209.79
PSD-A	33-01-01-16-190-001	208 N		CAPITOL AVE	EXEMPT (OTHER)	201	Office Buildings - Refi	10076	1	10076	0.16062	\$ 1,618.39	0	0.07335	\$ -	-25%	\$ 1,213.79
PSD-A	33-01-01-16-190-002	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	10250	1		0.16062	\$ -	10250	0.07335	\$ 751.84		\$ 751.84
PSD-A	33-01-01-16-190-003	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	10272	1		0.16062	\$ -	10272	0.07335	\$ 753.45		\$ 753.45
PSD-A	33-01-01-16-190-004	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	10403	1		0.16062	\$ -	10403	0.07335	\$ 763.06		\$ 763.06
PSD-A	33-01-01-16-190-005	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	9793	1		0.16062	\$ -	9793	0.07335	\$ 718.32		\$ 718.32
PSD-A	33-01-01-16-190-006	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	3642	1	3641.8353	0.16062	\$ 584.94		0.07335	\$ -		\$ 584.94
PSD-A	33-01-01-16-251-012	320 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	13200	2	6600	0.16062	\$ 1,060.08	6600	0.07335	\$ 484.11		\$ 1,544.19
PSD-A	33-01-01-16-251-101	300 N		WASHINGTON SQ	EXEMPT (211.7L)	201	Office Buildings	87724	4	21931	0.16062	\$ 3,522.51	65793	0.07335	\$ 4,825.92	-100%	\$ -
PSD-A	33-01-01-16-251-131	120 E		SHIAWASSEE ST	EXEMPT (211.7M)	201	Garages - Emergency	31381	2	15691	0.16062	\$ 2,520.18	15691	0.07335	\$ 1,150.90	-100%	\$ -
PSD-A	33-01-01-16-252-004	300 N		GRAND AVE	TAXABLE	201	Garages - Parking Str	332832	5	66566	0.05792	\$ 3,855.33	266266	0.02917	\$ 7,766.97		\$ 11,622.29
PSD-A	33-01-01-16-252-034	200 N		GRAND AVE	TAXABLE	201	Office Buildings	296180	4	74045	0.16062	\$ 11,892.96	222135	0.07335	\$ 16,293.60		\$ 17,534.00
PSD-A	33-01-01-16-252-035	0		RIVER WALKWAY	EXEMPT (211.7M)	202	Vacant	0	0	0	0.02122	\$ -	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-002	325		RIVERFRONT	EXEMPT (211.7M)	201	Stores - Warehouse F	11120	1	11120	0.16062	\$ 1,786.07	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-034	313 N		CEDAR ST	TAXABLE	201	Apartment	140722	5	28144	0.16062	\$ 4,520.50	112578	0.07335	\$ 8,257.57		\$ 12,778.06
PSD-A	33-01-01-16-253-035	0 N		CEDAR ST	TAXABLE	201	Warehouses - Distrib	46270	1	46270	0.05792	\$ 2,679.82	0	0.02917	\$ -		\$ 2,679.82
PSD-A	33-01-01-16-253-052	0 N		CEDAR ST	EXEMPT (211.7M)	202	Vacant	123492	1	123492	0.02122	\$ 2,620.25	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-113	333 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Convention Centers	218013	2	109007	0.16062	\$ 17,508.41	109007	0.07335	\$ 7,995.63	-100%	\$ -
PSD-A	33-01-01-16-253-122	0 E		MICHIGAN AVE	EXEMPT (211.7IG)	202	Vacant	12800	1	12800	0.02122	\$ 271.59	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-254-001	230 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	31243	3	10414	0.16062	\$ 1,672.73	20829	0.07335	\$ 1,527.78		\$ 3,200.51
PSD-A	33-01-01-16-254-063	200 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	50391	4	12598	0.16062	\$ 2,023.43	37793	0.07335	\$ 2,772.13		\$ 4,795.56
PSD-A	33-01-01-16-254-171	201 N		GRAND AVE	EXEMPT (211.7M)	201	Garages - Parking Lev	399250	5	79850	0.05792	\$ 4,624.67	319400	0.02917	\$ 9,316.90	-100%	\$ -
PSD-A	33-01-01-16-254-301	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	12549	1	12549	0.16062	\$ 2,015.55	0	0.07335	\$ -		\$ 2,015.55
PSD-A	33-01-01-16-254-302	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9063	1	0	0.16062	\$ -	9063	0.07335	\$ 664.77		\$ 664.77
PSD-A	33-01-01-16-254-303	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4183	1	0	0.16062	\$ -	4183	0.07335	\$ 306.82		\$ 306.82
PSD-A	33-01-01-16-254-304	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.16062	\$ -	9761	0.07335	\$ 715.97		\$ 715.97
PSD-A	33-01-01-16-254-305	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.16062	\$ -	4880	0.07335	\$ 357.95		\$ 357.95
PSD-A	33-01-01-16-254-306	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1		0.16062	\$ -	9760	0.07335	\$ 715.90		\$ 715.90
PSD-A	33-01-01-16-254-307	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.16062	\$ -	4880	0.07335	\$ 357.95		\$ 357.95
PSD-A	33-01-01-16-254-308	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	14640	1		0.16062	\$ -	14640	0.07335	\$ 1,073.84		\$ 1,073.84
PSD-A	33-01-01-16-255-004	120 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	157548	10	15755	0.16062	\$ 2,530.50	141793	0.07335	\$ 10,400.53		\$ 12,931.04
PSD-A	33-01-01-16-255-007	111 E		MICHIGAN AVE	TAXABLE	201	Restaurants	11273	3	3758	0.16062	\$ 603.55	7515	0.07335	\$ 551.25		\$ 1,154.80
PSD-A	33-01-01-16-255-012	111 N		GRAND AVE	TAXABLE	201	Hotels - Full Service	165684	11	15062	0.16062	\$ 2,419.26	150622	0.07335	\$ 11,048.11		\$ 13,467.37
PSD-A	33-01-01-16-276-002	0 E		SHIAWASSEE ST	TAXABLE	202	Surface Parking Lot	13476	1	13476	0.16062	\$ 2,164.49	0	0.07335	\$ -		\$ 2,164.49
PSD-A	33-01-01-16-276-021	0 N		CEDAR ST	TAXABLE	202	Vacant / Parking	3659	1	3659	0.08031	\$ 293.85	0	0.07335	\$ -		\$ 293.85
PSD-A	33-01-01-16-276-031	518 E		SHIAWASSEE ST	TAXABLE	201	Bars (Taverns)	14479	1	14479	0.16062	\$ 2,325.59	0	0.07335	\$ -		\$ 2,325.59
PSD-A	33-01-01-16-276-041	316 N		CEDAR ST	TAXABLE	201	Stores - Retail	700	1	700	0.16062	\$ 112.43	0	0.07335	\$ -		\$ 112.43
PSD-A	33-01-01-16-276-053	312 N		CEDAR ST	EXEMPT (OTHER)	202	Vacant	0	0							-100%	
PSD-A	33-01-01-16-276-072	505 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Stadium	300564	1	300564	0.16062	\$ 48,275.99	0	0.07335	\$ -	-100%	

PSD-A	33-01-01-16-276-092	310 N	CEDAR ST	TAXABLE	201 Apartment - Luxury	68769	3	22923	0.16062	\$	3,681.85	45846	0.07335	\$	3,362.80	\$	7,044.65
PSD-A	33-01-01-16-276-151	317 N	LARCH ST	TAXABLE	201 Warehouses - Storage	4581	1	4581	0.16062	\$	735.79	0	0.07335	\$	-	\$	735.79
PSD-A	33-01-01-16-276-161	325 N	LARCH ST	TAXABLE	302 Vacant	10890	0	10890	0.02122	\$	231.06	0	0.07335	\$	-	\$	231.06
PSD-A	33-01-01-16-276-182	532 E	SHIAWASSEE ST	TAXABLE	201 Office Buildings	1894	2	947	0.16062	\$	152.11	947	0.07335	\$	69.46	\$	221.57
PSD-A	33-01-01-16-277-003	340 N	LARCH ST	TAXABLE	201 Warehouses - Storage	18503	1	18503	0.16062	\$	2,971.91	0	0.07335	\$	-	\$	2,971.91
PSD-A	33-01-01-16-277-031	300 N	LARCH ST	TAXABLE	201 Office Buildings	10797	2	5399	0.16062	\$	867.10	5399	0.07335	\$	395.98	\$	1,263.08
PSD-A	33-01-01-16-277-033	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	4990	1	4990	0.02122	\$	105.88	0	0.07335	\$	-	\$	105.88
PSD-A	33-01-01-16-277-043	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	22280	1	22280	0.08031	\$	1,789.28	0	0.07335	\$	-	\$	1,789.28
PSD-A	33-01-01-16-277-052	0 N	LARCH ST	TAXABLE	202 Vacant	7400	1	7400	0.02122	\$	157.01	0	0.07335	\$	-	\$	157.01
PSD-A	33-01-01-16-277-063	237	PERE MARQUETTE DR	TAXABLE	201 Warehouses - Storage	8010	2	4005	0.16062	\$	643.28	4005	0.07335	\$	293.77	\$	937.04
PSD-A	33-01-01-16-277-072	231	PERE MARQUETTE DR	TAXABLE	301 Industrial - Engineerir	6440	1	6440	0.02917	\$	187.85	0	0.01442	\$	-	\$	187.85
PSD-A	33-01-01-16-277-082	214 N	LARCH ST	TAXABLE	301 Industrial - Light Mani	7728	1	7728	0.02917	\$	225.43	0	0.01442	\$	-	\$	225.43
PSD-A	33-01-01-16-277-124	130 N	LARCH ST	TAXABLE	301 Industrial - Light Mani	84609	2	42305	0.02917	\$	1,234.02	42305	0.01442	\$	610.03	\$	1,844.05
PSD-A	33-01-01-16-277-152	112 N	LARCH ST	TAXABLE	201 Bars (Taverns)	9576	2	4788	0.16062	\$	769.04	4788	0.07335	\$	351.20	\$	1,120.24
PSD-A	33-01-01-16-277-181	603 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	3432	2	1716	0.16062	\$	275.62	1716	0.07335	\$	125.87	\$	401.49
PSD-A	33-01-01-16-277-191	605 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	3564	2	1782	0.16062	\$	286.22	1782	0.07335	\$	130.71	\$	416.93
PSD-A	33-01-01-16-277-241	615 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	2640	2	1320	0.16062	\$	212.02	1320	0.07335	\$	96.82	\$	308.84
PSD-A	33-01-01-16-277-251	617 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	2640	2	1320	0.16062	\$	212.02	1320	0.07335	\$	96.82	\$	308.84
PSD-A	33-01-01-16-277-262	619 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - M	1145	2	572	0.16062	\$	91.91	572	0.07335	\$	41.97	\$	133.89
PSD-A	33-01-01-16-277-272	621 E	MICHIGAN AVE	TAXABLE	201 Restaurants	6180	2	3090	0.16062	\$	496.31	3090	0.07335	\$	226.65	\$	722.96
PSD-A	33-01-01-16-277-291	625 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	6600	3	2200	0.16062	\$	353.36	4400	0.07335	\$	322.74	\$	676.10
PSD-A	33-01-01-16-277-301	113	PERE MARQUETTE DR	TAXABLE	201 Apartment	16800	2	8400	0.16062	\$	1,349.19	8400	0.07335	\$	616.14	\$	1,965.33
PSD-A	33-01-01-16-277-311	119	PERE MARQUETTE DR	TAXABLE	201 Office Buildings	17640	3	5880	0.16062	\$	944.43	11760	0.07335	\$	862.60	\$	1,807.03
PSD-A	33-01-01-16-277-383	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	20365	1	20365	0.08031	\$	1,635.49	0	0.07335	\$	-	\$	1,635.49
PSD-A	33-01-01-16-277-403	637 E	MICHIGAN AVE	TAXABLE	201 Restaurants	5970	1	5970	0.16062	\$	958.89	0	0.07335	\$	-	\$	958.89
PSD-A	33-01-01-16-325-012	120 W	ALLEGAN ST	TAXABLE	201 Office Buildings	185190	23	8052	0.16062	\$	1,293.25	177138	0.07335	\$	12,993.09	\$	14,286.35
PSD-A	33-01-01-16-325-031	106 W	ALLEGAN ST	TAXABLE	201 Office Buildings	92790	6	15465	0.16062	\$	2,483.96	77325	0.07335	\$	5,671.79	\$	8,155.75
PSD-A	33-01-01-16-325-041	118 S	WASHINGTON SQ	TAXABLE	201 Restaurants	5612	2	2806	0.16062	\$	450.69	2806	0.07335	\$	205.82	\$	656.51
PSD-A	33-01-01-16-325-051	108 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	17064	2	8532	0.16062	\$	1,370.39	8532	0.07335	\$	625.82	\$	1,996.21
PSD-A	33-01-01-16-325-070	104 S	WASHINGTON SQ	TAXABLE	201 Banks - Branch	7040	3	2347	0.16062	\$	376.92	4693	0.07335	\$	344.26	\$	721.17
PSD-A	33-01-01-16-325-081	100 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	58712	10	5871	0.16062	\$	943.02	52841	0.07335	\$	3,875.87	\$	4,818.89
PSD-A	33-01-01-16-327-003	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	114638	9	12738	0.16062	\$	2,045.89	101901	0.07335	\$	7,474.42	-100%	\$ -
PSD-A	33-01-01-16-327-004	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	36202	9	4022	0.16062	\$	646.07	32179	0.07335	\$	2,360.34	\$	3,006.41
PSD-A	33-01-01-16-327-005	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	115819	9	12869	0.16062	\$	2,066.97	102951	0.07335	\$	7,551.43	-100%	\$ -
PSD-A	33-01-01-16-327-006	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	15	9	2	0.16062	\$	0.27	14	0.07335	\$	0.99	-100%	\$ -
PSD-A	33-01-01-16-327-013	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Str	240921	7	34417	0.05792	\$	1,993.34	0	0.02917	\$	0.00	-100%	\$ -
PSD-A	33-01-01-16-327-040	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Str	187594	7	26799	0.05792	\$	1,552.13	160795	0.02917	\$	4,690.40	-100%	\$ -
PSD-A	33-01-01-16-327-050	232 S	CAPITOL AVE	TAXABLE	201 Office Buildings	139414	10	13941	0.16062	\$	2,239.24	125473	0.07335	\$	9,203.42	\$	11,442.65
PSD-A	33-01-01-16-327-102	205 W	ALLEGAN ST	TAXABLE	201 Garages - Parking Str	133824	6	22304	0.05792	\$	1,291.78	111520	0.02917	\$	3,253.04	\$	4,544.82
PSD-A	33-01-01-16-328-021	217 S	CAPITOL AVE	TAXABLE	201 Fraternal Buildings	109826	7	15689	0.16062	\$	2,520.00	94137	0.07335	\$	6,904.92	\$	9,424.92
PSD-A	33-01-01-16-328-031	231 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	21780	1	21780	0.08031	\$	1,749.13	0	0.07335	\$	-	\$	1,749.13
PSD-A	33-01-01-16-328-041	232 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.16062	\$	542.09	3375	0.07335	\$	247.56	\$	789.64
PSD-A	33-01-01-16-328-051	228 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.16062	\$	542.09	3375	0.07335	\$	247.56	\$	789.64
PSD-A	33-01-01-16-328-062	224 S	WASHINGTON SQ	TAXABLE	201 Bar Cocktail Lounges	6615	1	6615	0.16062	\$	1,062.49	0	0.07335	\$	-	\$	1,062.49
PSD-A	33-01-01-16-328-100	216 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7805	2	3903	0.16062	\$	626.81	3903	0.07335	\$	286.25	\$	913.06
PSD-A	33-01-01-16-328-143	210 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6750	1	6750	0.16062	\$	1,084.17	0	0.07335	\$	-	\$	1,084.17
PSD-A	33-01-01-16-328-151	208 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	8325	3	2775	0.16062	\$	445.71	5550	0.07335	\$	407.09	\$	852.81
PSD-A	33-01-01-16-328-161	206 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	6750	2	3375	0.16062	\$	542.09	3375	0.07335	\$	247.56	\$	789.64
PSD-A	33-01-01-16-328-171	200 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	30375	3	10125	0.16062	\$	1,626.26	20250	0.07335	\$	1,485.34	\$	3,111.59
PSD-A	33-01-01-16-328-181	115 W	ALLEGAN ST	TAXABLE	201 Office Buildings	30000	10	3000	0.16062	\$	481.85	27000	0.07335	\$	1,980.45	\$	2,462.30
PSD-A	33-01-01-16-328-191	121 W	ALLEGAN ST	TAXABLE	201 Office Buildings	11428	2	5714	0.16062	\$	917.77	5714	0.07335	\$	419.12	\$	1,336.89
PSD-A	33-01-01-16-330-012	320 S	CAPITOL AVE	EXEMPT (211.7M)	201 Garages - Parking Lev	348600	5	69720	0.05792	\$	4,037.97	278880	0.02917	\$	8,134.93	-100%	\$ -
PSD-A	33-01-01-16-330-032	300 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	199286	10	19929	0.16062	\$	3,200.89	179357	0.07335	\$	13,155.87	-25%	\$ 12,267.57
PSD-A	33-01-01-16-331-002	125 W	WASHTENAW ST	TAXABLE	201 Restaurants	15326	2	7663	0.16062	\$	1,230.82	7663	0.07335	\$	562.08	\$	1,792.90
PSD-A	33-01-01-16-331-023	313 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	85922	2	42961	0.16062	\$	6,900.31	42961	0.07335	\$	3,151.19	-25%	\$ 7,538.62
PSD-A	33-01-01-16-331-041	330 S	WASHINGTON SQ	EXEMPT (211.7Z)	201 Office Buildings	55968	4	13992	0.16062	\$	2,247.37	41976	0.07335	\$	3,078.94	-25%	\$ 3,994.73
PSD-A	33-01-01-16-331-053	326 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	3485	1	3485	0.08031	\$	279.88	0	0.07335	\$	-	-25%	\$ 209.91
PSD-A	33-01-01-16-331-062	0 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	24873	1	24873	0.08031	\$	1,997.53	0	0.07335	\$	-	-25%	\$ 1,498.14
PSD-A	33-01-01-16-331-112	300 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	169704	6	28284	0.16062	\$	4,542.92	141420	0.07335	\$	10,373.16	\$	14,916.08
PSD-A	33-01-01-16-331-122	121 W	WASHTENAW ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.16062	\$	467.40	2910	0.07335	\$	213.45	\$	680.85

PSD-A	33-01-01-16-340-001	220 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	4819.5	1	4820	0.16062	\$	774.10	0	0.07335	\$	-	\$	774.10	Ignore # of stories - condo
PSD-A	33-01-01-16-340-002	222 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2092.5	2	1046	0.16062	\$	168.05	1046	0.07335	\$	76.74	\$	244.79	
PSD-A	33-01-01-16-378-011	427 S	CAPITOL AVE	EXEMPT (211.7N)	201 Office Buildings	2938	2	1469	0.16062	\$	235.95	1469	0.07335	\$	107.75	-100%	\$	-
PSD-A	33-01-01-16-378-021	431 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2000	2	1000	0.16062	\$	160.62	1000	0.07335	\$	73.35	\$	233.97	
PSD-A	33-01-01-16-378-031	118 W	LENAAWEE ST	TAXABLE	201 Office Buildings	1604	2	802	0.16062	\$	128.82	802	0.07335	\$	58.83	\$	187.64	
PSD-A	33-01-01-16-378-052	110 W	LENAAWEE ST	TAXABLE	201 Office Buildings	2791	2	1396	0.16062	\$	224.14	1396	0.07335	\$	102.36	\$	326.50	
PSD-A	33-01-01-16-378-072	426 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7074	2	3537	0.16062	\$	568.11	3537	0.07335	\$	259.44	\$	827.54	
PSD-A	33-01-01-16-378-092	418 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	29040	1	29040	0.08031	\$	2,332.17	0	0.07335	\$	-	\$	2,332.17	
PSD-A	33-01-01-16-378-112	406 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	11000	2	5500	0.16062	\$	883.40	5500	0.07335	\$	403.43	\$	1,286.82	
PSD-A	33-01-01-16-378-130	402 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	8200	1	8200	0.16062	\$	1,317.07	0	0.07335	\$	-	\$	1,317.07	
PSD-A	33-01-01-16-378-141	400 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4100	2	2050	0.16062	\$	329.27	2050	0.07335	\$	150.37	\$	479.63	
PSD-A	33-01-01-16-378-151	109 W	KALAMAZOO ST	TAXABLE	201 Stores - Retail	900	2	450	0.16062	\$	72.28	450	0.07335	\$	33.01	\$	105.29	
PSD-A	33-01-01-16-378-163	0 W	KALAMAZOO ST	TAXABLE	202 Vacant	880	1	880	0.02122	\$	18.67	0	0.07335	\$	-	\$	18.67	
PSD-A	33-01-01-16-390-005	214 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2197	1	2197	0.16062	\$	352.88	0	0.07335	\$	-	\$	352.88	
PSD-A	33-01-01-16-390-006	212 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2165	1	2165	0.16062	\$	347.74	0	0.07335	\$	-	\$	347.74	
PSD-A	33-01-01-16-401-002	101 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	64475	2	32238	0.16062	\$	5,177.92	32238	0.07335	\$	2,364.62	\$	7,542.54	
PSD-A	33-01-01-16-401-021	109 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	6360	1	6360	0.16062	\$	1,021.53	0	0.07335	\$	-	\$	1,021.53	
PSD-A	33-01-01-16-401-031	111 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	6552	1	6552	0.16062	\$	1,052.37	0	0.07335	\$	-	\$	1,052.37	
PSD-A	33-01-01-16-401-043	113 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6532	2	3266	0.16062	\$	524.58	3266	0.07335	\$	239.56	\$	764.14	
PSD-A	33-01-01-16-401-054	115 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2662	2	1331	0.16062	\$	213.78	1331	0.07335	\$	97.63	\$	311.41	
PSD-A	33-01-01-16-401-060	117 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3696	2	1848	0.16062	\$	296.82	1848	0.07335	\$	135.55	\$	432.37	
PSD-A	33-01-01-16-401-070	119 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2928	2	1464	0.16062	\$	235.14	1464	0.07335	\$	107.38	\$	342.53	
PSD-A	33-01-01-16-401-080	121 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2640	2	1320	0.16062	\$	212.02	1320	0.07335	\$	96.82	\$	308.84	
PSD-A	33-01-01-16-401-091	123 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2904	2	1452	0.16062	\$	233.22	1452	0.07335	\$	106.50	\$	339.72	
PSD-A	33-01-01-16-401-106	107 E	ALLEGAN ST	TAXABLE	201 Multiple Residences	5632	2	2816	0.16062	\$	452.30	2816	0.07335	\$	206.55	\$	658.85	
PSD-A	33-01-01-16-401-107	109 E	ALLEGAN ST	TAXABLE	201 Restaurants	5632	1	5632	0.16062	\$	904.60	0	0.07335	\$	-	\$	904.60	
PSD-A	33-01-01-16-401-108	111 E	ALLEGAN ST	TAXABLE	201 Stores - Retail	5632	1	5632	0.16062	\$	904.60	0	0.07335	\$	-	\$	904.60	
PSD-A	33-01-01-16-401-112	117 E	ALLEGAN ST	TAXABLE	201 Office Buildings	10767	2	5384	0.16062	\$	864.69	5384	0.07335	\$	394.88	\$	1,259.57	
PSD-A	33-01-01-16-401-116	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	566	1	566	0.02122	\$	12.01	0	0.07335	\$	-	\$	12.01	
PSD-A	33-01-01-16-401-151	122 S	GRAND AVE	TAXABLE	201 Office Buildings	25280	2	12640	0.16062	\$	2,030.21	12640	0.07335	\$	927.14	\$	2,957.36	
PSD-A	33-01-01-16-401-161	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	14974	1	14974	0.08031	\$	1,202.55	0	0.07335	\$	-	\$	1,202.55	
PSD-A	33-01-01-16-401-186	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08031	\$	176.68	0	0.07335	\$	-	\$	176.68	
PSD-A	33-01-01-16-401-193	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08031	\$	176.68	0	0.07335	\$	-	\$	176.68	
PSD-A	33-01-01-16-401-203	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	6600	1	6600	0.08031	\$	530.04	0	0.07335	\$	-	\$	530.04	
PSD-A	33-01-01-16-401-205	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	1725	1	1725	0.08031	\$	138.53	0	0.07335	\$	-	\$	138.53	
PSD-A	33-01-01-16-401-302	0	ALLEY ROW	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.08031	\$	159.01	0	0.07335	\$	-	\$	159.01	
PSD-A	33-01-01-16-401-312	0	NO STREET FRONTAGE	TAXABLE	202 Surface Parking Lot	220	1	220	0.08031	\$	17.67	0	0.07335	\$	-	\$	17.67	
PSD-A	33-01-01-16-402-002	206 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	101893	5	20379	0.16062	\$	3,273.17	81514	0.07335	\$	5,979.08	\$	9,252.25	
PSD-A	33-01-01-16-402-022	201 S	GRAND AVE	TAXABLE	201 Garages - Parking Str	168750	5	33750	0.05792	\$	1,954.70	135000	0.02917	\$	3,937.95	\$	5,892.65	
PSD-A	33-01-01-16-402-032	213 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	7727	1	7727	0.08031	\$	620.55	0	0.07335	\$	-	\$	620.55	
PSD-A	33-01-01-16-402-041	217 S	GRAND AVE	TAXABLE	201 Office Buildings	11499	3	3833	0.16062	\$	615.65	7666	0.07335	\$	562.30	\$	1,177.95	
PSD-A	33-01-01-16-402-063	0 E	WASHTENAW ST	EXEMPT (211.7M)	202 Surface Parking Lot	10149	1	10149	0.08031	\$	815.06	0	0.07335	\$	-	-100%	\$	-
PSD-A	33-01-01-16-402-064	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	7187	1	7187	0.08031	\$	577.18	0	0.07335	\$	-	\$	577.18	
PSD-A	33-01-01-16-403-001	300 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	38700	3	12900	0.16062	\$	2,071.97	25800	0.07335	\$	1,892.43	\$	3,964.40	
PSD-A	33-01-01-16-403-011	314 E	MICHIGAN AVE	TAXABLE	201 Bars (Taverns)	3256	2	1628	0.16062	\$	261.49	1628	0.07335	\$	119.41	\$	380.90	
PSD-A	33-01-01-16-403-022	316 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7480	2	3740	0.16062	\$	600.71	3740	0.07335	\$	274.33	\$	875.04	
PSD-A	33-01-01-16-403-041	320 E	MICHIGAN AVE	TAXABLE	201 Restaurants	1638	1	1638	0.16062	\$	263.09	0	0.07335	\$	-	\$	263.09	
PSD-A	33-01-01-16-403-051	336 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	5775	2	2888	0.16062	\$	463.78	2888	0.07335	\$	211.80	\$	675.58	
PSD-A	33-01-01-16-403-061	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	49125	1	49125	0.08031	\$	3,945.18	0	0.07335	\$	-	\$	3,945.18	
PSD-A	33-01-01-16-404-001	201 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3586	2	1793	0.16062	\$	287.99	1793	0.07335	\$	131.52	\$	419.50	
PSD-A	33-01-01-16-404-011	203 S	WASHINGTON SQ	TAXABLE	201 Bars (Taverns)	5098	2	2549	0.16062	\$	409.42	2549	0.07335	\$	186.97	\$	596.38	
PSD-A	33-01-01-16-404-022	209 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	4332	1	4332	0.16062	\$	695.80	0	0.07335	\$	-	\$	695.80	
PSD-A	33-01-01-16-404-031	211 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	49420	2	24710	0.16062	\$	3,968.87	24710	0.07335	\$	1,812.48	\$	5,781.35	
PSD-A	33-01-01-16-404-055	221 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7927	2	3964	0.16062	\$	636.61	3964	0.07335	\$	290.72	\$	927.33	
PSD-A	33-01-01-16-404-061	225 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3960	2	1980	0.16062	\$	318.02	1980	0.07335	\$	145.23	\$	463.26	
PSD-A	33-01-01-16-404-071	227 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.16062	\$	333.92	2079	0.07335	\$	152.49	\$	486.42	
PSD-A	33-01-01-16-404-081	229 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.16062	\$	333.92	2079	0.07335	\$	152.49	\$	486.42	
PSD-A	33-01-01-16-404-091	231 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	5610	1	5610	0.08031	\$	450.53	0	0.07335	\$	-	\$	450.53	*
PSD-A	33-01-01-16-404-101	107 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3960	2	1980	0.16062	\$	318.02	1980	0.07335	\$	145.23	\$	463.26	
PSD-A	33-01-01-16-404-121	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	4000	1	4000	0.08031	\$	321.24	0	0.07335	\$	-	\$	321.24	

PSD-A	33-01-01-16-404-142	0 E	WASHTENAW ST	EXEMPT (211.7Z)	202 Surface Parking Lot	6732	1	6732	0.08031	\$	540.64	0	0.07335	\$	-	-25%	\$	405.48
PSD-A	33-01-01-16-404-151	125 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3780	1	3780	0.16062	\$	607.14	0	0.07335	\$	-		\$	607.14
PSD-A	33-01-01-16-404-161	0 S	GRAND AVE	EXEMPT (211.7Z)	202 Surface Parking Lot	10890	1	10890	0.08031	\$	874.57	0	0.07335	\$	-	-25%	\$	655.92
PSD-A	33-01-01-16-404-171	222 S	GRAND AVE	TAXABLE	201 Stores - Retail	1920	1	1920	0.16062	\$	308.39	0	0.07335	\$	-		\$	308.39
PSD-A	33-01-01-16-404-203	200 S	GRAND AVE	EXEMPT (211.7Z)	201 Office Buildings	47928	9	5325	0.16062	\$	855.34	42603	0.07335	\$	3,124.91	-25%	\$	2,985.19
PSD-A	33-01-01-16-404-211	110 E	ALLEGAN ST	TAXABLE	201 Apartment	6765	5	1353	0.16062	\$	217.32	5412	0.07335	\$	396.97		\$	614.29
PSD-A	33-01-01-16-405-001	301 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4585	3	1528	0.16062	\$	245.48	3057	0.07335	\$	224.21		\$	469.68
PSD-A	33-01-01-16-405-011	303 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6270	3	2090	0.16062	\$	335.69	4180	0.07335	\$	306.60		\$	642.29
PSD-A	33-01-01-16-405-021	305 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2145	1	2145	0.16062	\$	344.53	0	0.07335	\$	-		\$	344.53
PSD-A	33-01-01-16-405-031	307 S	WASHINGTON SQ	TAXABLE	201 Restaurants	1914	1	1914	0.16062	\$	307.42	0	0.07335	\$	-		\$	307.42
PSD-A	33-01-01-16-405-041	309 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4117	2	2059	0.16062	\$	330.63	2059	0.07335	\$	150.99		\$	481.62
PSD-A	33-01-01-16-405-062	311 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	53385	2	26693	0.16062	\$	4,287.30	26693	0.07335	\$	1,957.89		\$	6,245.19
PSD-A	33-01-01-16-405-082	323 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6729	2	3365	0.16062	\$	540.40	3365	0.07335	\$	246.79		\$	787.19
PSD-A	33-01-01-16-405-111	327 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3718	2	1859	0.16062	\$	298.59	1859	0.07335	\$	136.36		\$	434.95
PSD-A	33-01-01-16-405-121	329 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3058	1	3058	0.16062	\$	491.17	0	0.07335	\$	-		\$	491.17
PSD-A	33-01-01-16-405-131	331 S	WASHINGTON SQ	TAXABLE	201 Restaurants - Fast Fo	3058	1	3058	0.16062	\$	491.17	0	0.07335	\$	-		\$	491.17
PSD-A	33-01-01-16-405-141	333 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	10340	1	10340	0.16062	\$	1,660.79	0	0.07335	\$	-		\$	1,660.79
PSD-A	33-01-01-16-405-161	117 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	1320	2	660	0.16062	\$	106.01	660	0.07335	\$	48.41		\$	154.42
PSD-A	33-01-01-16-405-171	119 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	3960	3	1320	0.16062	\$	212.02	2640	0.07335	\$	193.64		\$	405.66
PSD-A	33-01-01-16-405-181	125 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	2655	1	2655	0.16062	\$	426.44	0	0.07335	\$	-		\$	426.44
PSD-A	33-01-01-16-405-191	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08031	\$	874.57	0	0.07335	\$	-		\$	874.57
PSD-A	33-01-01-16-405-201	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08031	\$	874.57	0	0.07335	\$	-		\$	874.57
PSD-A	33-01-01-16-405-222	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	22818	1	22818	0.08031	\$	1,832.49	0	0.07335	\$	-		\$	1,832.49
PSD-A	33-01-01-16-405-232	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	13065	1	13065	0.08031	\$	1,049.24	0	0.07335	\$	-		\$	1,049.24
PSD-A	33-01-01-16-405-241	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	5082	1	5082	0.08031	\$	408.13	0	0.07335	\$	-		\$	408.13
PSD-A	33-01-01-16-405-260	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	282	1	282	0.08031	\$	22.65	0	0.07335	\$	-		\$	22.65
PSD-A	33-01-01-16-406-003	307 E	KALAMAZOO ST	EXEMPT (211.7L)	201 Office Buildings	152930	5	30586	0.16062	\$	4,912.66	122344	0.07335	\$	8,973.93	-100%	\$	-
PSD-A	33-01-01-16-406-004	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Vacant	32931	1	32931	0.02122	\$	698.73	0	0.07335	\$	-	-100%	\$	-
PSD-A	33-01-01-16-426-012	414 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	19416	2	9708	0.16062	\$	1,559.28	9708	0.07335	\$	712.08		\$	2,271.36
PSD-A	33-01-01-16-426-052	420 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7303	1	7303	0.16062	\$	1,172.99	0	0.07335	\$	-		\$	1,172.99
PSD-A	33-01-01-16-426-132	0	RIVER WALKWAY	EXEMPT (211.7M)	402 Vacant	4182	1	4182	0.02122	\$	88.73	0	0.07335	\$	-	-100%	\$	-
PSD-A	33-01-01-16-451-006	401 S	WASHINGTON SQ	TAXABLE	201 Apartment	82988	5	16598	0.16062	\$	2,665.87	66390	0.07335	\$	4,869.74		\$	7,535.61
PSD-A	33-01-01-16-451-010	0 S	WASHINGTON AVE	TAXABLE	202 Surface Parking Lot	11443	1	11443	0.08031	\$	918.98	0	0.07335	\$	-		\$	918.98
PSD-A	33-01-01-16-451-014	419 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	23220	3	7740	0.16062	\$	1,243.18	15480	0.07335	\$	1,135.46		\$	2,378.64
PSD-A	33-01-01-16-451-041	435 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	1383	1	1383	0.16062	\$	222.13	0	0.07335	\$	-		\$	222.13
PSD-A	33-01-01-16-451-062	420 S	GRAND AVE	EXEMPT (OTHER)	201 Passenger Terminals	14000	1	14000	0.16062	\$	2,248.65	0	0.07335	\$	-	-100%	\$	-

\$ 399,921.47

PSD-B	33-01-01-09-254-011	1223	TURNER ST	TAXABLE	201 Office Buildings	24273	1	24273	0.10248	\$	2,487.38	0	0.03840	\$	-		\$	2,487.38
PSD-B	33-01-01-09-254-022	201 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	4872	1	4872	0.10248	\$	499.26	0	0.03840	\$	-		\$	499.26
PSD-B	33-01-01-09-254-023	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	7560	1	7560	0.05123	\$	387.31	0	0.03840	\$	-		\$	387.31
PSD-B	33-01-01-09-254-031	0	TURNER ST	TAXABLE	202 Surface Parking Lot	5148	1	5148	0.05123	\$	263.74	0	0.03840	\$	-		\$	263.74
PSD-B	33-01-01-09-254-041	1207	TURNER ST	TAXABLE	201 Stores - Retail	2687	2	1343.5	0.10248	\$	137.68	1343.5	0.03840	\$	51.59		\$	189.26
PSD-B	33-01-01-09-254-051	1209	TURNER ST	TAXABLE	201 Stores - Retail	3007	2	1503.5	0.10248	\$	154.07	1503.5	0.03840	\$	57.73		\$	211.80
PSD-B	33-01-01-09-254-062	1213	TURNER ST	TAXABLE	201 Stores - Retail	6160	2	3080	0.10248	\$	315.62	3080	0.03840	\$	118.27		\$	433.89
PSD-B	33-01-01-09-254-081	1217	TURNER ST	TAXABLE	201 Stores - Retail	3211	2	1605.5	0.10248	\$	164.52	1605.5	0.03840	\$	61.65		\$	226.17
PSD-B	33-01-01-09-254-091	1219	TURNER ST	TAXABLE	201 Stores - Retail	1333	2	666.5	0.10248	\$	68.30	666.5	0.03840	\$	25.59		\$	93.89
PSD-B	33-01-01-09-254-101	1221	TURNER ST	TAXABLE	201 Stores - Retail	3106	1	3106	0.10248	\$	318.29	0	0.03840	\$	-		\$	318.29
PSD-B	33-01-01-09-255-020	1310	TURNER ST	TAXABLE	201 Office Buildings	4500	1	4500	0.10248	\$	461.14	0	0.03840	\$	-		\$	461.14
PSD-B	33-01-01-09-255-032	309	CLINTON ST	TAXABLE	201 Warehouses - Storage	6677	2	3338.5	0.10248	\$	342.11	3338.5	0.03840	\$	128.19		\$	470.30
PSD-B	33-01-01-09-256-050	101 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	10560	2	5280	0.10248	\$	541.07	5280	0.03840	\$	202.74		\$	743.81
PSD-B	33-01-01-09-256-060	107 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3080	2	1540	0.10248	\$	157.81	1540	0.03840	\$	59.13		\$	216.94
PSD-B	33-01-01-09-256-070	109 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3300	2	1650	0.10248	\$	169.08	1650	0.03840	\$	63.36		\$	232.44
PSD-B	33-01-01-09-256-080	111 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	6600	2	3300	0.10248	\$	338.17	3300	0.03840	\$	126.71		\$	464.88
PSD-B	33-01-01-09-256-090	115 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6411	2	3205.5	0.10248	\$	328.48	3205.5	0.03840	\$	123.08		\$	451.57

PSD-B	33-01-01-09-256-103	119	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3520	3	1173.333333	0.10248	\$	120.24	2346.666667	0.03840	\$	90.11	\$	210.34
PSD-B	33-01-01-09-257-001	1250		TURNER ST	TAXABLE	201 Bars (Taverns)	7299	2	3649.5	0.10248	\$	373.98	3649.5	0.03840	\$	140.13	\$	514.12
PSD-B	33-01-01-09-257-015	1236		TURNER ST	TAXABLE	201 Shopping Centers - M	6606	2	3303	0.10248	\$	338.47	3303	0.03840	\$	126.83	\$	465.30
PSD-B	33-01-01-09-257-025	306		CLINTON ST	TAXABLE	401 Shopping Centers - M	4448	2	5042	0.10248	\$	516.68	-594	0.03840	\$	(22.81)	-100%	\$ -
PSD-B	33-01-01-09-257-032	1232		TURNER ST	TAXABLE	201 Office Buildings	7864	2	3932	0.10248	\$	402.93	3932	0.03840	\$	150.98	\$	553.91
PSD-B	33-01-01-09-257-041	1220		TURNER ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.10248	\$	298.20	2910	0.03840	\$	111.74	\$	409.94
PSD-B	33-01-01-09-257-053	1216		TURNER ST	TAXABLE	201 Shopping Centers - M	6440	2	3220	0.10248	\$	329.97	3220	0.03840	\$	123.64	\$	453.61
PSD-B	33-01-01-09-257-054	1214		TURNER ST	TAXABLE	201 Stores - Retail	2530	1	2530	0.10248	\$	259.26	0	0.03840	\$	-	\$	259.26
PSD-B	33-01-01-09-257-071	1210		TURNER ST	TAXABLE	201 Stores - Retail	4678	2	2339	0.10248	\$	239.69	2339	0.03840	\$	89.81	\$	329.50
PSD-B	33-01-01-09-257-091	303	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6438	2	3219	0.10248	\$	329.87	3219	0.03840	\$	123.60	\$	453.47
PSD-B	33-01-01-09-257-101	307	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5648	2	2824	0.10248	\$	289.39	2824	0.03840	\$	108.44	\$	397.83
PSD-B	33-01-01-09-257-111	311	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	2736	2	1368	0.10248	\$	140.19	1368	0.03840	\$	52.53	\$	192.71
PSD-B	33-01-01-09-257-121	313	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2424	2	1212	0.10248	\$	124.20	1212	0.03840	\$	46.54	\$	170.74
PSD-B	33-01-01-09-257-143	317	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	4000	1	4000	0.10248	\$	409.90	0	0.03840	\$	-	\$	409.90
PSD-B	33-01-01-09-257-145	319	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6800	1	6800	0.10248	\$	696.83	0	0.03840	\$	-	\$	696.83
PSD-B	33-01-01-09-257-146	327	E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2000	1	2000	0.10248	\$	204.95	0	0.03840	\$	-	\$	204.95
PSD-B	33-01-01-09-257-152	329	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	2400	1	2400	0.10248	\$	245.94	0	0.03840	\$	-	\$	245.94
PSD-B	33-01-01-09-257-193	1213		CENTER ST	TAXABLE	201 Office Buildings	12981	1	12981	0.10248	\$	1,330.23	0	0.03840	\$	-	\$	1,330.23
PSD-B	33-01-01-09-257-232	1235		CENTER ST	TAXABLE	201 Warehouses - Storage	10454	1	10454	0.10248	\$	1,071.27	0	0.03840	\$	-	\$	1,071.27
PSD-B	33-01-01-09-257-241	1247		CENTER ST	TAXABLE	201 Bars (Taverns)	4870	3	1623	0.10248	\$	166.35	3247	0.03840	\$	124.67	\$	291.02
PSD-B	33-01-01-09-279-052	401	E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - M	8555	1	8555	0.10248	\$	876.67	0	0.03840	\$	-	\$	876.67
PSD-B	33-01-01-09-279-071	409	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	14091	1	14091	0.05123	\$	721.91	0	0.03840	\$	-	\$	721.91
PSD-B	33-01-01-09-279-082	1201	N	CEDAR ST	TAXABLE	201 Markets - Convenience	3936	2	1968	0.10248	\$	201.67	1968	0.03840	\$	75.57	\$	277.24
PSD-B	33-01-01-09-331-111	1103	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1680	1	1680	0.10248	\$	172.16	0	0.03840	\$	-	\$	172.16
PSD-B	33-01-01-09-331-122	1107	N	WASHINGTON AVE	TAXABLE	201 Warehouses - Storage	2905	2	1452.5	0.10248	\$	148.84	1452.5	0.03840	\$	55.77	\$	204.62
PSD-B	33-01-01-09-331-152	1113	N	WASHINGTON AVE	TAXABLE	201 Stores - Retail	4320	1	4320	0.10248	\$	442.69	0	0.03840	\$	-	\$	442.69
PSD-B	33-01-01-09-331-162	1125	N	WASHINGTON AVE	TAXABLE	201 Sheds - Equipment 4	4590	2	2295	0.10248	\$	235.18	2295	0.03840	\$	88.12	\$	323.30
PSD-B	33-01-01-09-331-181	1135	N	WASHINGTON AVE	TAXABLE	201 Shopping Centers - M	9119	2	4559.5	0.10248	\$	467.23	4559.5	0.03840	\$	175.08	\$	642.31
PSD-B	33-01-01-09-401-001	1132	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7716	1	7716	0.10248	\$	790.70	0	0.03840	\$	-	\$	790.70
PSD-B	33-01-01-09-401-011	0	N	WASHINGTON AVE	EXEMPT (211.7M)	202 Vacant	0	1	0	0.02122	\$	-	0	0.02122	\$	-	\$	-
PSD-B	33-01-01-09-401-021	1122	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2222	1	2222	0.10248	\$	227.70	0	0.03840	\$	-	\$	227.70
PSD-B	33-01-01-09-401-040	1100	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	25662	1	25662	0.10248	\$	2,629.71	0	0.03840	\$	-	\$	2,629.71
PSD-B	33-01-01-09-401-091	120	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1100	1	1100	0.10248	\$	112.72	0	0.03840	\$	-	\$	112.72
PSD-B	33-01-01-09-401-101	116	E	CESAR E. CHAVEZ	TAXABLE	201 Warehouses - Storage	3620	2	1810	0.10248	\$	185.48	1810	0.03840	\$	69.50	\$	254.98
PSD-B	33-01-01-09-401-122	106	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	7006	2	3503	0.10248	\$	358.97	3503	0.03840	\$	134.51	\$	493.48
PSD-B	33-01-01-09-402-001	200	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	7268	2	3634	0.10248	\$	372.39	3634	0.03840	\$	139.54	\$	511.93
PSD-B	33-01-01-09-402-013	212	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	15883	3	5294	0.10248	\$	542.54	10589	0.03840	\$	406.58	\$	949.12
PSD-B	33-01-01-09-402-061	208	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3610	2	1805	0.10248	\$	184.97	1805	0.03840	\$	69.31	\$	254.28
PSD-B	33-01-01-09-402-071	206	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2840	3	946.666667	0.10248	\$	97.01	1893.333333	0.03840	\$	72.70	\$	169.71
PSD-B	33-01-01-09-402-081	204	E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - M	4260	3	1420	0.10248	\$	145.51	2840	0.03840	\$	109.05	\$	254.56
PSD-B	33-01-01-09-403-001	216	E	CESAR E. CHAVEZ	EXEMPT (211.7M)	202 Surface Parking Lot	6953	1	6953	0.05123	\$	356.22	0	0.03840	\$	-	-100%	\$ -
PSD-B	33-01-01-09-403-023	1105		FACTORY ST	EXEMPT (211.7M)	202 Surface Parking Lot	28540	1	28540	0.05123	\$	1,462.16	0	0.03840	\$	-	-100%	\$ -
PSD-B	33-01-01-09-403-044	226	E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2250	1	2250	0.10248	\$	230.57	0	0.03840	\$	-	\$	230.57
PSD-B	33-01-01-09-403-052	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05123	\$	92.22	0	0.03840	\$	-	\$	92.22
PSD-B	33-01-01-09-403-061	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05123	\$	92.22	0	0.03840	\$	-	\$	92.22
PSD-B	33-01-01-09-403-071	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.05123	\$	101.44	0	0.03840	\$	-	\$	101.44
PSD-B	33-01-01-09-403-081	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	2160	1	2160	0.05123	\$	110.66	0	0.03840	\$	-	\$	110.66
PSD-B	33-01-01-09-404-013	1115		CENTER ST	TAXABLE	201 Warehouses - Storage	27021	2	13510.5	0.02122	\$	286.67	13510.5	0.01442	\$	194.82	\$	481.49
PSD-B	33-01-01-09-404-022	314	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants - Fast Food	571	1	571	0.10248	\$	58.51	0	0.03840	\$	-	\$	58.51
PSD-B	33-01-01-09-404-031	308	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3927	2	1963.5	0.10248	\$	201.21	1963.5	0.03840	\$	75.39	\$	276.60
PSD-B	33-01-01-09-404-042	304	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5324	2	2662	0.10248	\$	272.79	2662	0.03840	\$	102.22	\$	375.00
PSD-B	33-01-01-09-404-061	302	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3796	1	3796	0.10248	\$	389.00	0	0.03840	\$	-	\$	389.00
PSD-B	33-01-01-09-426-001	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	5191	1	5191	0.05123	\$	265.95	0	0.03840	\$	-	\$	265.95
PSD-B	33-01-01-09-426-011	1110		CENTER ST	TAXABLE	201 Stores - Retail	8615	1	8615	0.10248	\$	882.82	0	0.03840	\$	-	\$	882.82
PSD-B	33-01-01-09-426-022	405	E	MAPLE ST	TAXABLE	201 Garages - Storage	6256	1	6256	0.10248	\$	641.08	0	0.03840	\$	-	\$	641.08
PSD-B	33-01-01-09-426-041	421	E	MAPLE ST	TAXABLE	201 Warehouses - Storage	707	1	707	0.10248	\$	72.45	0	0.03840	\$	-	\$	72.45
PSD-B	33-01-01-09-426-051	1127	N	CEDAR ST	TAXABLE	201 Stores - Retail	20984	1	20984	0.10248	\$	2,150.34	0	0.03840	\$	-	\$	2,150.34
PSD-B	33-01-01-09-426-061	408	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	1280	3	426.666667	0.10248	\$	43.72	853.333333	0.03840	\$	32.77	\$	76.49

\$

33,419.59

PSD-C	33-01-01-09-334-101	1003 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4407	2	2203.5	0.05123	\$	112.89	2203.5	0.01920	\$	42.30		\$	155.19
PSD-C	33-01-01-09-334-111	1011 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2378	1	2378	0.05123	\$	121.83	0	0.01920	\$	-		\$	121.83
PSD-C	33-01-01-09-334-141	1031 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2727	2	1363.5	0.05123	\$	69.85	1363.5	0.01920	\$	26.18		\$	96.03
PSD-C	33-01-01-09-334-151	1035 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2524	2	1262	0.05123	\$	64.65	1262	0.01920	\$	24.23		\$	88.88
PSD-C	33-01-01-09-378-101	901 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2739	2	1369.5	0.05123	\$	70.16	1369.5	0.01920	\$	26.29		\$	96.46
PSD-C	33-01-01-09-378-111	909 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2668	2	1334	0.05123	\$	68.34	1334	0.01920	\$	25.61		\$	93.95
PSD-C	33-01-01-09-378-121	915 N	WASHINGTON AVE	TAXABLE	401 Residential	2739	2	1369.5	0.05123	\$	70.16	1369.5	0.01920	\$	26.29	-100%	\$	-
PSD-C	33-01-01-09-378-131	921 N	WASHINGTON AVE	TAXABLE	201 Shed - Utility Light Co	3707	1	3707	0.05123	\$	189.92	0	0.01920	\$	-		\$	189.92
PSD-C	33-01-01-09-378-141	935 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7380	3	2460	0.05123	\$	126.03	4920	0.01920	\$	94.46		\$	220.49
PSD-C	33-01-01-09-381-143	0 N	WASHINGTON AVE	EXEMPT (211.7Z)	202 Vacant	40986	1	40986	0.02122	\$	869.64	0	0.01920	\$	-	-25%	\$	652.23
PSD-C	33-01-01-09-381-153	819 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4292	3	1431	0.05123	\$	73.30	2861	0.01920	\$	54.93		\$	128.23
PSD-C	33-01-01-09-381-161	827 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2050	1	2050	0.05123	\$	105.03	0	0.01920	\$	-		\$	105.03
PSD-C	33-01-01-09-381-171	831 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3162	2	1581	0.05123	\$	81.00	1581	0.01920	\$	30.35		\$	111.35
PSD-C	33-01-01-09-406-001	1034 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	9800	2	4900	0.05123	\$	251.04	4900	0.01920	\$	94.08	-25%	\$	86.28
PSD-C	33-01-01-09-406-012	1026 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	5690	2	2845	0.05123	\$	145.76	2845	0.01920	\$	54.62		\$	200.38
PSD-C	33-01-01-09-406-051	1010 N	WASHINGTON AVE	TAXABLE	401 Residential	1949	2	974.5	0.05123	\$	49.93	974.5	0.01920	\$	18.71	-100%	\$	-
PSD-C	33-01-01-09-406-061	1006 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1695	2	847.5	0.05123	\$	43.42	847.5	0.01920	\$	16.27		\$	59.69
PSD-C	33-01-01-09-406-071	1000 N	WASHINGTON AVE	TAXABLE	401 Residential?	3148	2	1574	0.05123	\$	80.64	1386	0.01920	\$	26.61	-100%	\$	-
PSD-C	33-01-01-09-406-111	125 E	KILBORN ST	TAXABLE	201 Office Buildings	1924	2	962	0.05123	\$	49.29	962	0.01920	\$	18.47		\$	67.75
PSD-C	33-01-01-09-407-042	911	CENTER ST	TAXABLE	201 Warehouses - Storage	16360	1	16360	0.02917	\$	477.22	0	0.01920	\$	-		\$	477.22
PSD-C	33-01-01-09-407-073	314 E	MAPLE ST	TAXABLE	301 Warehouses - Storage	35996	1	35996	0.02917	\$	1,050.00	0	0.01920	\$	-		\$	1,050.00
PSD-C	33-01-01-09-408-001	934 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2075	1	2075	0.05123	\$	106.31	0	0.01920	\$	-		\$	106.31
PSD-C	33-01-01-09-408-022	924 N	WASHINGTON AVE	EXEMPT (211.7P)	201 Office Buildings	3772	1	3772	0.05123	\$	193.25	0	0.01920	\$	-		\$	193.25
PSD-C	33-01-01-09-408-031	920 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3068	2	1534	0.05123	\$	78.59	1534	0.01920	\$	29.45		\$	108.04
PSD-C	33-01-01-09-408-051	0 N	WASHINGTON AVE	TAXABLE	202 Vacant	6138	1	6138	0.02122	\$	130.24	0	0.02122	\$	-		\$	130.24
PSD-C	33-01-01-09-408-061	109 E	OAKLAND AVE	TAXABLE	201 Office Buildings	1440	2	720	0.05123	\$	36.89	720	0.01920	\$	13.82		\$	50.71
PSD-C	33-01-01-09-408-081	0 E	OAKLAND AVE	TAXABLE	202 Surface Parking Lot	9801	1	9801	0.02557	\$	250.56	0	0.01920	\$	-		\$	250.56
PSD-C	33-01-01-09-427-002	502 E	CESAR E. CHAVEZ	TAXABLE	201 Apartment	11656	2	5828	0.05123	\$	298.58	5828	0.01920	\$	111.89		\$	410.47
PSD-C	33-01-01-09-427-012	1106 N	CEDAR ST	TAXABLE	201 Office Buildings	19688	3	6563	0.05123	\$	336.22	13125	0.01920	\$	251.99		\$	588.21
PSD-C	33-01-01-09-427-041	536 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2951	1	2951	0.05123	\$	151.19	0	0.01920	\$	-		\$	151.19
PSD-C	33-01-01-09-427-051	526 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1776	1	1776	0.05123	\$	90.99	0	0.01920	\$	-		\$	90.99
PSD-C	33-01-01-09-427-061	518 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	1587	1	1587	0.05123	\$	81.31	0	0.01920	\$	-		\$	81.31
PSD-C	33-01-01-09-427-071	516 E	CESAR E. CHAVEZ	TAXABLE	201 Garages - Storage	864	1	864	0.05123	\$	44.26	0	0.01920	\$	-		\$	44.26
PSD-C	33-01-01-09-429-001	0 E	MAPLE ST	TAXABLE	301 Sheds - Equipment	4800	1	4800	0.02917	\$	140.02	0	0.01920	\$	-		\$	140.02
PSD-C	33-01-01-09-429-022	0	CENTER ST	TAXABLE	302 Vacant	12977	1	12977	0.02122	\$	275.35	0	0.00000	\$	-		\$	275.35
PSD-C	33-01-01-09-429-041	0	CENTER ST	TAXABLE	302 Vacant	3993	1	3993	0.02122	\$	84.72	0	0.00000	\$	-		\$	84.72
PSD-C	33-01-01-09-429-051	0	ADAMS ST	TAXABLE	302 Vacant	2395	1	2395	0.02122	\$	50.82	0	0.00000	\$	-		\$	50.82
PSD-C	33-01-01-09-429-061	0	ADAMS ST	TAXABLE	302 Vacant	9108	1	9108	0.02122	\$	193.25	0	0.00000	\$	-		\$	193.25
PSD-C	33-01-01-09-429-071	0	ADAMS ST	TAXABLE	302 Vacant	10494	1	10494	0.02122	\$	222.66	0	0.00000	\$	-		\$	222.66
PSD-C	33-01-01-09-429-081	417	ADAMS ST	TAXABLE	302 Vacant	5940	1	5940	0.02122	\$	126.03	0	0.00000	\$	-		\$	126.03
PSD-C	33-01-01-09-429-091	423	ADAMS ST	TAXABLE	302 Vacant	7095	1	7095	0.02122	\$	150.54	0	0.00000	\$	-		\$	150.54
PSD-C	33-01-01-09-429-101	0 N	CEDAR ST	TAXABLE	302 Vacant	4842	1	4842	0.02122	\$	102.74	0	0.00000	\$	-		\$	102.74
PSD-C	33-01-01-09-429-111	1013 N	CEDAR ST	TAXABLE	302 Vacant	3806	1	3806	0.02122	\$	80.76	0	0.00000	\$	-		\$	80.76
PSD-C	33-01-01-09-429-121	0 N	CEDAR ST	TAXABLE	302 Vacant	8004	1	8004	0.02122	\$	169.83	0	0.00000	\$	-		\$	169.83
PSD-C	33-01-01-09-429-131	0 N	CEDAR ST	TAXABLE	302 Vacant	6930	1	6930	0.02122	\$	147.04	0	0.00000	\$	-		\$	147.04
PSD-C	33-01-01-09-429-141	1039 N	CEDAR ST	TAXABLE	201 Stores - Retail	2377	2	1188.5	0.05123	\$	60.89	1188.5	0.01920	\$	22.82		\$	83.71
PSD-C	33-01-01-09-429-151	426 E	MAPLE ST	TAXABLE	201 Stores - Retail	3043	2	1521.5	0.05123	\$	77.95	1521.5	0.01920	\$	29.21		\$	107.16
PSD-C	33-01-01-09-429-182	0 E	MAPLE ST	TAXABLE	302 Vacant	14025	1	14025	0.02122	\$	297.58	0	0.01920	\$	-		\$	297.58
PSD-C	33-01-01-09-431-052	910	CENTER ST	TAXABLE	201 Office Buildings	2176	1	2176	0.05123	\$	111.48	0	0.01920	\$	-		\$	111.48
PSD-C	33-01-01-09-431-151	427 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Fo	1536	1	1536	0.05123	\$	78.69	0	0.01920	\$	-		\$	78.69
PSD-C	33-01-01-09-432-002	505 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Fo	713	1	713	0.05123	\$	36.53	0	0.01920	\$	-		\$	36.53
PSD-C	33-01-01-09-432-054	901 N	LARCH ST	TAXABLE	201 Stores - Warehouse C	12000	1	12000	0.05123	\$	614.78	0	0.01920	\$	-		\$	614.78
PSD-C	33-01-01-09-451-021	814 N	WASHINGTON AVE	EXEMPT (OTHER)	201 Office Buildings	3321	2	1660.5	0.05123	\$	85.07	1660.5	0.01920	\$	31.88		\$	116.95
PSD-C	33-01-01-09-451-033	806 N	WASHINGTON AVE	TAXABLE	201 Medical - Dental Clini	2914	2	1457	0.05123	\$	74.65	1457	0.01920	\$	27.97		\$	102.62

PSD-C	33-01-01-09-452-031	711	CENTER ST	TAXABLE	201 Stores - Retail	1964	1	1964	0.05123	\$	100.62	0	0.01920	\$	-	\$	100.62	
PSD-C	33-01-01-09-452-035	0	CENTER ST	TAXABLE	202 Surface Parking Lot	16592	1	16592	0.02557	\$	424.17	0	0.01920	\$	-	\$	424.17	
PSD-C	33-01-01-09-452-042	809	CENTER ST	TAXABLE	201 Office Buildings	11226	1	11226	0.05123	\$	575.13	0	0.01920	\$	-	\$	575.13	
PSD-C	33-01-01-09-452-052	300 E	OAKLAND AVE	TAXABLE	201 Stores - Retail	18580	1	18580	0.05123	\$	951.89	0	0.01920	\$	-	\$	951.89	
PSD-C	33-01-01-09-453-052	720 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	19531	3	6510	0.05123	\$	333.54	13021	0.01920	\$	249.98	\$	583.52	
PSD-C	33-01-01-09-453-104	737 N	GRAND AVE	TAXABLE	201 Stores - Retail	11628	2	5814	0.05123	\$	297.86	5814	0.01920	\$	111.62	\$	409.49	
PSD-C	33-01-01-09-477-023	500 E	OAKLAND AVE	TAXABLE	201 Office Buildings	3076	1	3076	0.05123	\$	157.59	0	0.01920	\$	-	\$	157.59	
PSD-C	33-01-01-09-479-002	0	CENTER ST	TAXABLE	202 Vacant	21780	1	21780	0.02122	\$	462.13	0	0.02122	\$	-	-50%	\$	231.06 Flood Zone
PSD-C	33-01-01-09-479-051	0	CENTER ST	TAXABLE	202 Vacant	5445	1	5445	0.02122	\$	115.53	0	0.02122	\$	-	-50%	\$	57.77 Flood Zone
PSD-C	33-01-01-09-479-061	0	CENTER ST	TAXABLE	202 Vacant	8168	1	8168	0.02122	\$	173.31	0	0.02122	\$	-	-50%	\$	86.65 Flood Zone
PSD-C	33-01-01-09-479-071	0	CENTER ST	TAXABLE	202 Vacant	6806	1	6806	0.02122	\$	144.41	0	0.02122	\$	-	-50%	\$	72.20 Flood Zone
PSD-C	33-01-01-09-479-081	0	CENTER ST	TAXABLE	202 Vacant	7755	1	7755	0.02122	\$	164.55	0	0.02122	\$	-	-50%	\$	82.27 Flood Zone
PSD-C	33-01-01-09-479-091	0	CENTER ST	TAXABLE	202 Vacant	6848	1	6848	0.02122	\$	145.30	0	0.02122	\$	-	-50%	\$	72.65 Flood Zone
PSD-C	33-01-01-09-479-101	0	CENTER ST	TAXABLE	202 Vacant	13819	1	13819	0.02122	\$	293.21	0	0.02122	\$	-	-50%	\$	146.61 Flood Zone
PSD-C	33-01-01-09-479-111	0	CENTER ST	TAXABLE	202 Vacant	5141	1	5141	0.02122	\$	109.08	0	0.02122	\$	-	-50%	\$	54.54 Flood Zone
PSD-C	33-01-01-09-479-121	0 E	SAGINAW ST	TAXABLE	202 Vacant	4703	1	4703	0.02122	\$	99.79	0	0.02122	\$	-	-50%	\$	49.89 Flood Zone
PSD-C	33-01-01-09-479-131	0 E	SAGINAW ST	TAXABLE	202 Vacant	4819	1	4819	0.02122	\$	102.25	0	0.02122	\$	-	-50%	\$	51.12 Flood Zone
PSD-C	33-01-01-09-479-141	415 E	SAGINAW ST	TAXABLE	201 Restaurants	2136	1	2136	0.05123	\$	109.43	0	0.01920	\$	-		\$	109.43
PSD-C	33-01-01-09-479-161	715 N	CEDAR ST	TAXABLE	201 Office Buildings	5760	2	2880	0.05123	\$	147.55	2880	0.01920	\$	55.29		\$	202.84
PSD-C	33-01-01-09-479-243	741 N	CEDAR ST	TAXABLE	201 Office Buildings	16000	2	8000	0.05123	\$	409.86	8000	0.01920	\$	153.59		\$	563.45
PSD-C	33-01-01-09-480-002	750 N	CEDAR ST	TAXABLE	201 Stores - Retail	5964	1	5964	0.05123	\$	305.55	0	0.01920	\$	-		\$	305.55
PSD-C	33-01-01-09-480-062	0 N	CEDAR ST	TAXABLE	202 Vacant	27225	1	27225	0.02122	\$	577.66	0	0.00000	\$	-		\$	577.66
PSD-C	33-01-01-09-480-132	505 E	SAGINAW ST	TAXABLE	201 Restaurants - Fast Fo	4046	1	4046	0.05123	\$	207.28	0	0.01920	\$	-		\$	207.28
PSD-C	33-01-01-09-480-172	709 N	LARCH ST	TAXABLE	202 Vacant	49177	1	49177	0.02122	\$	1,043.44	0.00000	\$	-		\$	1,043.44	
PSD-C	33-01-01-09-480-252	719 N	LARCH ST	TAXABLE	201 Medical - Office Build	2187	2	1093.5	0.05123	\$	56.02	1093.5	0.01920	\$	20.99		\$	77.02
PSD-C	33-01-01-09-480-283	733 N	LARCH ST	TAXABLE	201 Warehouses - Storage	22500	1	22500	0.05123	\$	1,152.72	0	0.01920	\$	-		\$	1,152.72
PSD-C	33-01-01-16-203-013	400 E	SAGINAW ST	TAXABLE	201 Shopping Centers - N	18556	1	18556	0.05123	\$	950.66	0	0.01920	\$	-		\$	950.66
PSD-C	33-01-01-16-226-002	500 E	SAGINAW ST	TAXABLE	201 Markets - Convenienc	10082	1	10082	0.05123	\$	516.52	0	0.01920	\$	-		\$	516.52
PSD-C	33-01-01-16-226-022	610 N	CEDAR ST	TAXABLE	201 Stores - Retail	6786	1	6786	0.05123	\$	347.66	0	0.01920	\$	-		\$	347.66
PSD-C	33-01-01-16-226-061	601 N	LARCH ST	EXEMPT (211.70)	201 Office Buildings	4050	1	4050	0.05123	\$	207.49	0	0.01920	\$	-	-25%	\$	51.87
PSD-C	33-01-01-16-228-001	500	ERIE ST	TAXABLE	201 Stores - Retail	1400	1	1400	0.05123	\$	71.72	0	0.01920	\$	-		\$	71.72
PSD-C	33-01-01-16-228-034	500 N	CEDAR ST	TAXABLE	301 Warehouses - Storage	2880	1	2880	0.05123	\$	147.55	0	0.01920	\$	-		\$	147.55
PSD-C	33-01-01-16-228-042	428 N	CEDAR ST	TAXABLE	201 Industrial - Light Mani	5662	1	5662	0.02917	\$	165.16	0	0.01920	\$	-		\$	165.16
PSD-C	33-01-01-16-228-093	416 N	CEDAR ST	EXEMPT (211.70)	201 Office Buildings	15463	2	7731.5	0.05123	\$	396.10	7731.5	0.01920	\$	148.44	-25%	\$	408.40
PSD-C	33-01-01-16-228-131	505 E	SHIAWASSEE ST	TAXABLE	201 Bars (Taverns)	7350	2	3675	0.05123	\$	188.28	3675	0.01920	\$	70.56		\$	258.83
PSD-C	33-01-01-16-228-141	507 E	SHIAWASSEE ST	TAXABLE	201 Stores - Retail	3552	1	3552	0.05123	\$	181.98	0	0.01920	\$	-		\$	181.98
PSD-C	33-01-01-16-228-171	523 E	SHIAWASSEE ST	TAXABLE	201 Industrial - Light Mani	6380	2	3190	0.05123	\$	163.43	3190	0.01920	\$	61.24		\$	224.67
PSD-C	33-01-01-16-228-181	531 E	SHIAWASSEE ST	TAXABLE	202 Surface Parking Lot	8118	1	8118	0.02557	\$	207.54	0	0.00000	\$	-		\$	207.54
PSD-C	33-01-01-16-228-191	401 N	LARCH ST	TAXABLE	201 Garages - Service/Fle	1074	1	1074	0.05123	\$	55.02	0	0.01920	\$	-		\$	55.02
PSD-C	33-01-01-16-228-201	0 N	LARCH ST	TAXABLE	202 Vacant	2808	1	2808	0.02122	\$	59.58	0	0.01920	\$	-		\$	59.58
PSD-C	33-01-01-16-228-212	413 N	LARCH ST	TAXABLE	201 Stores - Retail	3965	1	3965	0.05123	\$	203.13	0	0.01920	\$	-		\$	203.13
PSD-C	33-01-01-16-228-231	431 N	LARCH ST	TAXABLE	201 Stores - Retail	17200	1	17200	0.05123	\$	881.19	0	0.01920	\$	-		\$	881.19
PSD-C	33-01-01-16-228-250	437 N	LARCH ST	TAXABLE	301 Warehouses - Storage	2800	1	2800	0.02917	\$	81.68	0	0.01920	\$	-		\$	81.68
PSD-C	33-01-01-16-228-271	515 N	LARCH ST	TAXABLE	301 Warehouses - Storage	20008	1	20008	0.02917	\$	583.63	0	0.01920	\$	-		\$	583.63
PSD-C	33-01-01-16-228-292	514	ERIE ST	TAXABLE	301 Warehouses - Storage	14477	2	7238.5	0.02917	\$	211.15	7238.5	0.01442	\$	104.38		\$	315.53
PSD-C	33-01-01-16-380-003	510 S	CAPITOL AVE	EXEMPT (211.75)	201 Office Buildings	38585	4	9646.25	0.05123	\$	494.20	28938.75	0.01920	\$	555.60	-25%	\$	787.34
PSD-C	33-01-01-16-380-011	530 S	CAPITOL AVE	TAXABLE	202 Vacant	2722	1	2722	0.02122	\$	57.76	0	0.00000	\$	-		\$	57.76
PSD-C	33-01-01-16-380-021	534 S	CAPITOL AVE	TAXABLE	202 Vacant	2723	1	2723	0.02122	\$	57.78	0	0.00000	\$	-		\$	57.78
PSD-C	33-01-01-16-381-005	501 S	CAPITOL AVE	TAXABLE	201 Apartment	61031	7	8719	0.05123	\$	446.68	52312	0.01920	\$	1,004.34		\$	1,451.02
PSD-C	33-01-01-16-381-006	110 W	HILLSDALE ST	TAXABLE	201 Apartment	156051	5	31210.2	0.05123	\$	1,598.96	124840.8	0.01920	\$	2,396.82		\$	3,995.78
PSD-C	33-01-01-16-381-007	520 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	8035	2	4017.5	0.05123	\$	205.82	4017.5	0.01920	\$	77.13		\$	282.96
PSD-C	33-01-01-16-383-004	620 S	CAPITOL AVE	TAXABLE	201 Office Buildings	32416	3	10805	0.05123	\$	553.58	21611	0.01920	\$	414.90		\$	968.48
PSD-C	33-01-01-16-383-053	600 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2985	1	2985	0.05123	\$	152.93	0	0.01920	\$	-		\$	152.93
PSD-C	33-01-01-16-383-054	0 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02557	\$	278.40	0	0.00000	\$	-		\$	278.40
PSD-C	33-01-01-16-384-002	605 S	CAPITOL AVE	TAXABLE	201 Office Buildings	4485	2	2242.5	0.05123	\$	114.89	2242.5	0.01920	\$	43.05		\$	157.94
PSD-C	33-01-01-16-384-011	611 S	CAPITOL AVE	TAXABLE	201 Office Buildings	3075	2	1537.5	0.05123	\$	78.77	1537.5	0.01920	\$	29.52		\$	108.29
PSD-C	33-01-01-16-384-053	118 W	ST JOSEPH ST	TAXABLE	201 Office Buildings	8844	3	2948	0.05123	\$	151.03	5896	0.01920	\$	113.20		\$	264.23
PSD-C	33-01-01-16-384-054	624 S	WASHINGTON AVE	TAXABLE	201 Banks - Branch	3885	2	1942.5	0.05123	\$	99.52	1942.5	0.01920	\$	37.29		\$	136.81
PSD-C	33-01-01-16-384-061	608 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	9964	2	4982	0.05123	\$	255.24	4982	0.01920	\$	95.65		\$	350.89
PSD-C	33-01-01-16-384-071	105 W	HILLSDALE ST	TAXABLE	201 Office Buildings	1900	2	950	0.05123	\$	48.67	950	0.01920	\$	18.24		\$	66.91

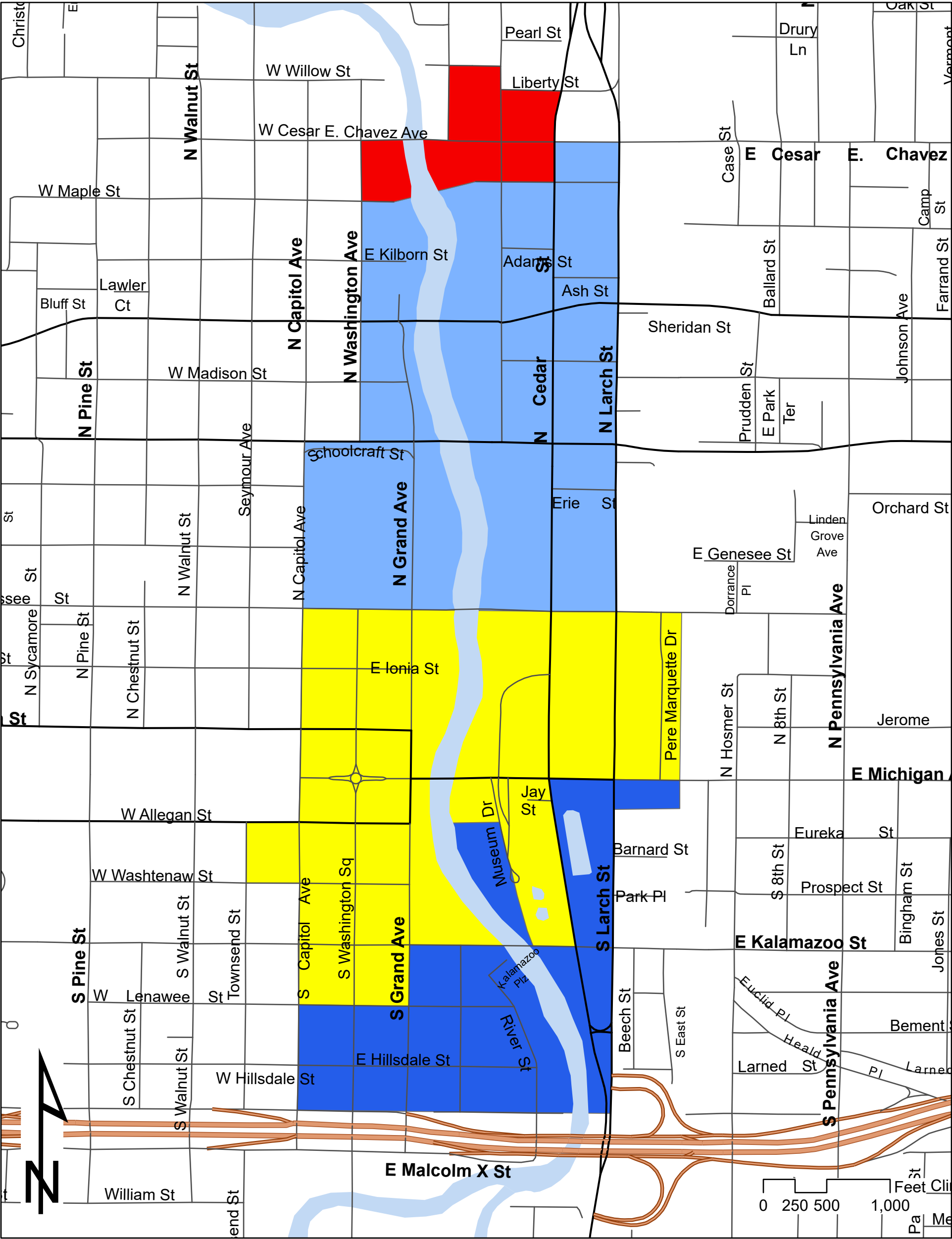
PSD-C	33-01-01-16-384-092	0 W	HILLSDALE ST	TAXABLE	202 Surface Parking Lot	9372	1	9372	0.02557	\$	239.60	0	0.01920	\$	-	\$	239.60	
PSD-C	33-01-01-16-403-083	240	MUSEUM DR	EXEMPT (211.70)	201 Museum	25853	1	25853	0.05123	\$	1,324.50	0	0.01920	\$	-	-60%	\$	529.80
PSD-C	33-01-01-16-403-084	0	MUSEUM DR	EXEMPT (211.7M)	402 Vacant	15056	1	15056	0.02122	\$	319.46	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-408-001	228	MUSEUM DR	EXEMPT (211.70)	201 Theaters - Live Stage	15750	1	15750	0.05123	\$	806.90	0	0.01920	\$	-	-60%	\$	322.76
PSD-C	33-01-01-16-408-002	200	MUSEUM DR	TAXABLE	201 Museum	69379	2	34689.5	0.05123	\$	1,777.21	34689.5	0.01920	\$	666.00	-60%	\$	977.29
PSD-C	33-01-01-16-408-003	220	MUSEUM DR	EXEMPT (211.7N)	201 City Clubs	2704	1	2704	0.05123	\$	138.53	0	0.01920	\$	-	-60%	\$	55.41
PSD-C	33-01-01-16-408-004	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	12543	1	12543	0.02557	\$	320.66	0	0.00000	\$	-	-100%	\$	320.66
PSD-C	33-01-01-16-427-051	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	4901	1	4901	0.02122	\$	103.99	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-082	0 S	CEDAR ST	EXEMPT (211.7M)	202 Surface Parking Lot	43920	1	43920	0.02557	\$	1,122.81	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-122	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Surface Parking Lot	53019	1	53019	0.02557	\$	1,355.43	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-192	220 S	LARCH ST	TAXABLE	201 Garages - Service/Fle	3864	1	3864	0.05123	\$	197.96	0	0.01920	\$	-		\$	197.96
PSD-C	33-01-01-16-427-211	0 S	LARCH ST	TAXABLE	202 Vacant	6535	1	6535	0.02122	\$	138.66	0	0.00000	\$	-		\$	138.66
PSD-C	33-01-01-16-427-221	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02122	\$	123.23	0	0.00000	\$	-		\$	123.23
PSD-C	33-01-01-16-427-231	154 S	LARCH ST	TAXABLE	201 Fitness Centers	7983	1	7983	0.05123	\$	408.99	0	0.01920	\$	-		\$	408.99
PSD-C	33-01-01-16-427-251	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02122	\$	123.23	0	0.00000	\$	-		\$	123.23
PSD-C	33-01-01-16-427-285	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	9365	1	9365	0.02122	\$	198.71	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-428-093	119 S	LARCH ST	TAXABLE	201 Garages - Service/Fle	10370	1	10370	0.05123	\$	531.28	0	0.01920	\$	-		\$	531.28
PSD-C	33-01-01-16-428-111	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	8085	1	8085	0.02557	\$	206.69	0	0.00000	\$	-		\$	206.69
PSD-C	33-01-01-16-428-121	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	4767	1	4767	0.02557	\$	121.87	0	0.00000	\$	-		\$	121.87
PSD-C	33-01-01-16-428-131	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	5847	1	5847	0.02557	\$	149.48	0	0.00000	\$	-		\$	149.48
PSD-C	33-01-01-16-428-301	600 E	MICHIGAN AVE	TAXABLE	201 Markets - Supermark	37972	1	37972	0.05123	\$	1,945.38	0	0.01920	\$	-		\$	1,945.38
PSD-C	33-01-01-16-428-302	600 E	MICHIGAN AVE	TAXABLE	201 Hotels - Full Service	67365	4	16841	0.05123	\$	862.81	50524	0.01920	\$	970.01		\$	1,832.82
PSD-C	33-01-01-16-428-303	600 E	MICHIGAN AVE	TAXABLE	201 Apartment	36491	3	12164	0.05123	\$	623.17	24327	0.01920	\$	467.06		\$	1,090.23
PSD-C	33-01-01-16-429-082	205 S	LARCH ST	TAXABLE	201 Office Buildings	1517	2	758.5	0.05123	\$	38.86	758.5	0.01920	\$	14.56		\$	53.42
PSD-C	33-01-01-16-429-101	0 S	LARCH ST	TAXABLE	202 Vacant	5468	1	5468	0.02122	\$	116.02	0	0.00000	\$	-		\$	116.02
PSD-C	33-01-01-16-429-112	215 S	LARCH ST	TAXABLE	201 Garages - Service/Fle	3662	1	3662	0.05123	\$	187.61	0	0.01920	\$	-		\$	187.61
PSD-C	33-01-01-16-430-073	610	PARK PLACE	TAXABLE	201 Garages - Service/Fle	9797	1	9797	0.05123	\$	501.92	0	0.01920	\$	-		\$	501.92
PSD-C	33-01-01-16-430-121	601 E	KALAMAZOO ST	TAXABLE	201 Garages - Mini-Lube	1395	1	1395	0.05123	\$	71.47	0	0.01920	\$	-		\$	71.47
PSD-C	33-01-01-16-452-001	405 S	GRAND AVE	TAXABLE	201 Stores - Retail	6180	1	6180	0.05123	\$	316.61	0	0.01920	\$	-		\$	316.61
PSD-C	33-01-01-16-452-013	220 E	KALAMAZOO ST	TAXABLE	201 Office Buildings	19642	2	9821	0.05123	\$	503.15	9821	0.01920	\$	188.55		\$	691.70
PSD-C	33-01-01-16-452-023	425 S	GRAND AVE	EXEMPT (211.7M)	202 Surface Parking Lot	43560	1	43560	0.02557	\$	1,113.61	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-003	405	CHERRY ST	EXEMPT (211.7Z)	201 Schools - Multipurpo:	10302	1	10302	0.05123	\$	527.79	0	0.01920	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-031	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	4356	1	4356	0.02557	\$	111.36	0	0.00000	\$	-		\$	111.36
PSD-C	33-01-01-16-454-012	404	KALAMAZOO PLAZA	TAXABLE	201 Office Buildings	16849	2	8424.5	0.05123	\$	431.60	8424.5	0.01920	\$	161.74		\$	593.35
PSD-C	33-01-01-16-455-003	0 S	WASHINGTON AVE	TAXABLE	202 Vacant	5258	1	5258	0.02122	\$	111.56	0	0.00000	\$	-		\$	111.56
PSD-C	33-01-01-16-455-031	511 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	10665	2	5332.5	0.05123	\$	273.19	5332.5	0.01920	\$	102.38		\$	375.57
PSD-C	33-01-01-16-455-081	117 E	HILLSDALE ST	TAXABLE	401 Duplex	2371	2	1185.5	0.05123	\$	60.74	900	0.01920	\$	17.28	-100%	\$	-
PSD-C	33-01-01-16-455-091	120 E	LENAAVEE ST	TAXABLE	201 Office Buildings	69247	2	34623.5	0.05123	\$	1,773.83	34623.5	0.01920	\$	664.74		\$	2,438.57
PSD-C	33-01-01-16-455-102	0 E	LENAAVEE ST	TAXABLE	202 Vacant	2002	1	2002	0.02122	\$	42.48	0	0.00000	\$	-		\$	42.48
PSD-C	33-01-01-16-456-003	507 S	GRAND AVE	TAXABLE	201 Office Buildings	10044	2	5022	0.05123	\$	257.29	5022	0.01920	\$	96.42		\$	353.70
PSD-C	33-01-01-16-456-012	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	32505	1	32505	0.02557	\$	830.99	0	0.00000	\$	-		\$	830.99
PSD-C	33-01-01-16-456-021	533 S	GRAND AVE	TAXABLE	201 Office Buildings	3316	2	1658	0.05123	\$	84.94	1658	0.01920	\$	31.83		\$	116.77
PSD-C	33-01-01-16-456-091	520	CHERRY ST	EXEMPT (211.7M)	201 Office Buildings	8498	2	4249	0.05123	\$	217.68	4249	0.01920	\$	81.58	-100%	\$	-
PSD-C	33-01-01-16-456-101	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02557	\$	278.40	0	0.00000	\$	-		\$	278.40
PSD-C	33-01-01-16-456-142	0 E	LENAAVEE ST	TAXABLE	202 Vacant	5511	1	5511	0.02122	\$	116.93	0	0.00000	\$	-		\$	116.93
PSD-C	33-01-01-16-457-001	0 E	LENAAVEE ST	EXEMPT (OTHER)	402 Vacant	3267	1	3267	0.02122	\$	69.32	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-041	0	CHERRY ST	TAXABLE	402 Vacant	5445	1	5445	0.02122	\$	115.53	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-203	0	RIVER ST	TAXABLE	202 Vacant	36155	1	36155	0.02122	\$	767.14	0	0.00000	\$	-	-50%	\$	383.57
PSD-C	33-01-01-16-457-204	0	RIVER ST	TAXABLE	202 Vacant	41818	1	41818	0.02122	\$	887.29	0	0.00000	\$	-	-50%	\$	443.65
PSD-C	33-01-01-16-458-002	603 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	13653	2	6826.5	0.05123	\$	349.74	6826.5	0.01920	\$	131.06		\$	480.80
PSD-C	33-01-01-16-458-052	0 W	ST JOSEPH ST	TAXABLE	202 Vacant	6679	1	6679	0.02122	\$	141.72	0	0.00000	\$	-		\$	141.72
PSD-C	33-01-01-16-458-061	0 E	ST JOSEPH ST	TAXABLE	202 Vacant	2995	1	2995	0.02122	\$	63.55	0	0.00000	\$	-		\$	63.55
PSD-C	33-01-01-16-458-071	0 S	GRAND AVE	TAXABLE	202 Vacant	2849	1	2849	0.02122	\$	60.45	0	0.00000	\$	-		\$	60.45
PSD-C	33-01-01-16-458-082	610 S	GRAND AVE	TAXABLE	201 Medical - Office Build	2774	1	2774	0.05123	\$	142.12	0	0.01920	\$	-		\$	142.12
PSD-C	33-01-01-16-459-001	601 S	GRAND AVE	TAXABLE	201 Office Buildings	3442	2	1721	0.05123	\$	88.17	1721	0.01920	\$	33.04		\$	121.21
PSD-C	33-01-01-16-459-141	210 E	HILLSDALE ST	TAXABLE	201 Medical - Office Build	1900	2	950	0.05123	\$	48.67	950	0.01920	\$	18.24		\$	66.91
PSD-C	33-01-01-16-459-301	213 E	ST JOSEPH ST	TAXABLE	201 Office Buildings	2228	2	1114	0.05123	\$	57.07	1114	0.01920	\$	21.39		\$	78.46
PSD-C	33-01-01-16-460-141	0	RIVER ST	TAXABLE	202 Vacant	2112	1	2112	0.02122	\$	44.81	0	0.02122	\$	-	-50%	\$	22.41
PSD-C	33-01-01-16-476-002	410 S	CEDAR ST	TAXABLE	201 Warehouses - Storage	9733	1	9733	0.02917	\$	283.91	0	0.01442	\$	-		\$	283.91
PSD-C	33-01-01-16-477-004	413 S	CEDAR ST	TAXABLE	201 Restaurants - Fast Fo	4163	1	4163	0.05123	\$	213.28	0	0.01920	\$	-		\$	213.28

Parcel is in flood zone

Parcel is in flood zone

PSD-C	33-01-01-16-477-081	0	S	CEDAR ST	TAXABLE	202	Surface Parking Lot	4437	1	4437	0.02557	\$	113.43	0	0.02122	\$	-	\$	113.43	Driveway for restaurant
PSD-C	33-01-01-16-490-001	500	E	MICHIGAN AVE	TAXABLE	201	Shopping Centers - M	25029	4	6257	0.05123	\$	320.57	18772	0.01920	\$	360.40	\$	680.97	
PSD-C	33-01-01-16-490-002	500	E	MICHIGAN AVE	TAXABLE	201	Shopping Center - Mix	12514.5	4	3128.625	0.05123	\$	160.29	9386	0.01920	\$	180.20	\$	340.49	
										Roll										\$ 52,936.84
										Total Zone A										\$ 399,921.47
										Total Zone B										\$ 33,419.59
										Total Zone C										\$ 52,936.84
																				\$ 486,277.89

- Exempt reduction of 25%
- Exempt reduction of 100%
- Vacant or Parking Lot



- Road Type

 - Freeway
 - Freeway Ramp
 - Major Road
 - Neighborhood Street
 - Lake or River
- Principal Shopping District

 - A
 - B
 - C North
 - C South

Downtown Lansing, Inc

Principal Shopping Districts



Andy Schor, Mayor

Created By: A. Skelton IT-GIS
Date Created: 3 Aug 2021
Date Updated: 12 Nov 2024
Source: City of Lansing, State of Michigan

O'Leary, Daniel S & Amee L

1986 Navaho Trail

Okemos, MI 48864-2722

ameeoleary@mac.com • 517-719-5676

September 18, 2025

To:

City of Lansing – Principal Shopping District Board
c/o Office of the City Clerk Chris Swope
124 W. Michigan Avenue, 10th Floor
Lansing, MI 48933

Re: Written Protest – Special Assessment Roll #PSD25
Parcel #33-01-09-404-013
Property Address: 1115 Center Street, Lansing, MI

Dear Mr. Swope and Members of the City Council,

I am writing to formally protest the inclusion of our property in Special Assessment Roll #PSD25 (Principal Shopping District Assessment Roll) and to request removal of our parcel from the district.

Background

- Parcel: 33-01-09-404-013
- Property: 1115 Center Street, Lansing, MI
- Current Assessment: \$481.49 (per 2025 notice)

Reasons for Protest

1. Industrial Zoning and Use

Our property is zoned Commercial, Class 201, and operates solely as a wholesale distribution warehouse. We have no retail operations or customer traffic, and therefore receive no benefit from improvements intended to attract shoppers.

2. No Demonstrable Improvements

Despite paying this assessment for many years, we have never received evidence of specific improvements in our immediate area. The neighboring property remains abandoned, and conditions are unchanged. We have asked what improvements have been made from this collection of funds and have never received an answer.

3. Location Outside the Retail Corridor

Our facility is perpendicular to Grand River Avenue, far from the shopping streets the PSD is meant to enhance. We share a boundary with Friedland Industries, a recycling operation

that underscores the industrial nature of our block.

4. History of Participation Ignored

- In 2023, we submitted a detailed written objection (attached).
- In 2024, we signed up and personally attended the public hearing, waited through the entire session, and were never called to speak. When the meeting adjourned, we were told our name “was not on the list,” despite following all required procedures.
- This left us feeling ignored and dismissed, despite our good-faith participation.

5. Independent Maintenance

We fund all lawn care, snow removal, and trash services ourselves. The PSD provides no tangible value to our property.

6. Crime and Safety Concerns in the Immediate Area

Far from improving our environment, the area around our property has experienced serious security problems in recent years:

- Attempted break-in – May 2020
- Employee carjacking – February 2023 (Police report #2351901483)
- Breaking & entering, offices ransacked – November 2024 (Police report #2451910696)
- Persistent homeless activity, opioid use, and debris linked to the abandoned building at 308 N. Cesar Chavez – December 2023 (Report #E23-13475)

These incidents show that the PSD assessment has not delivered any measurable safety or beautification benefit to our property.

Request

Because we will be out of town on September 22, 2025, we respectfully ask the City Council to consider this written protest as our formal testimony and to:

- * Remove Parcel #33-01-09-404-013 from the Principal Shopping District boundaries, and
- * Eliminate the \$481.49 special assessment and any future PSD charges for this property.

We trust the Council will finally address the inequity of assessing an industrial wholesale warehouse for a program intended to support retail shopping.

Thank you for your attention, we are expecting a formal response.

Respectfully,

Daniel S. & Amee L. O’Leary
Property Owners, 1115 Center St. Lansing, MI

Swope, Chris

From: Ashley Wohlscheid - Controller <controller@egco.us>
Sent: Thursday, September 18, 2025 4:12 PM
To: Clerk, City
Cc: Ashley Wohlscheid - Controller
Subject: [EXTERNAL] Special Assessment Roll #PSD25 - Appeal (111 E Michigan Ave)

RE: Parcel # 33-01-01-16-255-007, 111 E Michigan Ave

Please let this email serve as formal notice of protest regarding the City of Lansing Principal Shopping District special assessment, #PSD25. It should come as no surprise that a business within the Downtown district of the City of Lansing would file an appeal against this assessment.

The Downtown area has been a nearly impossible place to keep a business open since early 2020. After various shutdowns and limitations on business hours and capacity the Downtown area simply never recovered. Our restaurant business has not been in consistent operation for nearly a year due to the business climate in Downtown Lansing and prior to that received little to no help from our supposed downtown development authority. There is no visible marketing to bring people Downtown, the area is not well maintained, the streets and sidewalks remain dirty and ultimately undesirable for potential visitors.

To assess businesses that have attempted to remain loyal and stay open to serve the few people Downtown a special assessment is simply insulting.

Please consider this our formal appeal of this assessment.

Regards,

Ashley Wohlscheid
Controller | Evergreen Companies
PO Box 4067
East Lansing, MI 48826
P: (616) 275-4580 | F: (517) 913-6133

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Swope, Chris

From: Ashley Wohlscheid - Controller <controller@egco.us>
Sent: Thursday, September 18, 2025 4:12 PM
To: Clerk, City
Cc: Ashley Wohlscheid - Controller
Subject: [EXTERNAL] Special Assessment Roll #PSD25 - Appeal (101 S Washington Sq)

RE: Parcel # 33-01-01-16-401-002, 101 S Washington Sq

Please let this email serve as formal notice of protest regarding the City of Lansing Principal Shopping District special assessment, #PSD25.

The need for Class-A office space in Downtown Lansing has been decimated over the last three years with no end in sight. There is no visible marketing to bring potential business Downtown to fill office space, the area is not well maintained, the parking situation is atrocious, the streets and sidewalks remain dirty and ultimately undesirable for potential tenants to fill office space, not to mention the already extremely high property taxes for this building.

The idea of being assessed a special assessment during these difficult times for a downtown development authority that provides no value to property and business owners in Downtown Lansing is offensive.

Please consider this our formal appeal of this assessment.

Regards,

Ashley Wohlscheid
Controller | Evergreen Companies
PO Box 4067
East Lansing, MI 48826
P: (616) 275-4580 | F: (517) 913-6133

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Resolution #2025-222

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

WHEREAS, the Mayor has made the recommendation for the appointment of Tracie Anne Kent as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2028; and

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

WHEREAS, the Committee of the Whole met on September 22, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tracie Anne Kent as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2028.

Resolution #2025-223

By Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, Mt. Zion Missionary Baptist Church originally organized as a mission was established in 1925 in the home Brother Wesley and Sister Lula Austin laying a foundation for a thriving faith community, fostering spiritual education outreach, and community empowerment; and

WHEREAS, in 1926 the mission was officially organized as Mt. Zion Missionary Baptist Church with Reverend W.L. Hunt as Pastor. Throughout the years growing in faith and presence in various locations in Lansing, Michigan; and

WHEREAS, in 1952 Reverend E.M. Loggins was elected as Pastor and under his leadership the church grew, and the building was enlarged to include a baptismal pool, and in 1963 the construction of a new church building at 1317 Ballard was completed; and

WHEREAS, in 1966 Reverend J.E. Graves was called to Pastor and in 1972 the mortgage for 1317 Ballard was paid off, and in 1989 was re-named the J.E. Graves Education Center used for multiple functions for the church and community; and

WHEREAS, in 1994, Pastor H. Levi McClendon, III was called to Pastor, and in 2006 with the newly renamed Mt. Zion All Nations Bible Church led the church in a multi-million dollar Worship and Ministry facility located in DeWitt, Michigan; and

WHEREAS, Pastor H. Levi McClendon, III continues to lead Mt. Zion All Nations Bible Church fostering outreach relationships, breaking down racial barriers with diversity and sensitivity along with surrounding community churches.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby, congratulate Mt. Zion All Nations Bible Church on their 100th Anniversary, remarkable history of achievements, and bright future.

Resolution #2025-224

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

WHEREAS, Anishinaabe Friendship Center requested \$500 to defray costs for the park rental fee associated with their event, “Dance by the River Traditional POW WOW” to be held September 27, 2025 & September 28, 2025; and

WHEREAS, the maximum total amount of Community Funding Account to be awarded to an organization in one fiscal year is \$500; and

WHEREAS, the Committee of the Whole met on September 22, 2025, reviewed the request, and approved \$1,000.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Anishinaabe Friendship Center in the amount of \$1,000 to defray costs for the park rental fee associated with their event “Dance by the River Traditional POW WOW” to be held on September 27 & September 28, 2025.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$1,000 to the Council Community Promotion Account – 101.112101.956289.

BE IT RESOLVED that the Anishinaabe Friendship Center shall submit a written analysis of the event, including information regarding the number of attendees, a detailed account as to contributors, funds received, expended and residual funds to the Lansing City Council within 60 days after the event.



Chris Swope

Lansing City Clerk

September 19, 2025

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

S. Martin Luther King Jr. Corridor Improvement Authority	July 17, 2025 July 11, 2025 August 21, 2025
Employees Retirement System Board	August 19, 2025
Police and Fire Retirement System Board	August 19, 2025
Election Commission	July 21, 2025
Diversity Equity and Inclusion Advisory Board	August 5, 2025
Lansing Gateway Corridor Improvement Authority	August 19, 2025
Lansing Tax Increment Finance Authority (TIFA)	August 8,, 2025
Economic Development Corporation	August 8, 2025
Brownfield Redevelopment Authority	August 8, 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

Board of Zoning Appeals

August 14, 2025

Downtown Lansing Inc

July 10, 2025

Board Of Public Service

August 14, 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

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Resolution #2025-###

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

Act-4-2025, 2500 block North Martin Luther King Jr. Boulevard, Drain Easement

WHEREAS, the Capital Region Airport Authority has requested a twenty (20) feet-wide drain easement along the east portion of 2400-2500 block of North Martin Luther King Jr. Boulevard, for the installment of a sewer drain; and

WHEREAS, the Capital Region Airport Authority shall be responsible for the restoration of any disturbance to the City of Lansing improvements within the easement area; and

WHEREAS, Capital Region Airport Authority shall restore any area of the easement disturbed during their original installation, maintenance, repair, replacement, or removal of any 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-4-2025, 2500 block North Martin Luther King Jr. Boulevard, Drain 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 drain easement extending twenty (20) feet-wide and running approximately 740 feet along the east portion of the 2400-2500 block of North Martin Luther King Jr. Boulevard, legally described as:

Commencing at the Southeast corner of Section 32, Township 5 North Range 2 West; thence running N89°43'53" W, 7.48' along the common line between said Sections 5 and 32 to the Northeast corner of said Section 5, Township 4 North, Range 2 West; thence continuing N89°43'53"W, 1283.40' to the Point of Beginning of said easement; thence S00°27'48"W, 740.71 feet to a point on the Right of Way of Martin Luther King Jr Blvd, said Right of Way defined by a Warranty Deed recorded in Book 3273, page 575, Ingham County Records; thence N89°47'06"W, 20.00 feet; thence N00°27'48'E, 740.73 feet to said common line of Sections 5 and 32; thence S89°43'53"E, 20.00 feet along said common line to the Point of Beginning.

in exchange for One Dollar (\$1.00) and other good and valuable consideration.

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

Act-4-2025, Capital Region Airport, Drain Easement - STAFF REPORT

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

APPLICANT	Capital Region Airport Authority
PROPOSAL:	Permanent easement for sewer drain infrastructure
PARCEL(S):	3500 block N M L King Jr. Blvd.
CURRENT OWNER(S):	City of Lansing
EXISTING LAND USE & ZONING:	Use: Street right-of-way Zoning: none
PROPERTY SIZE AND SHAPE:	Easement 20' wide, ~740' length.
SURROUNDING ZONING & LAND USE	North: residential, Dewitt Township South: IND-1, industrial West: IND-1; State of Michigan offices and logistics East: IND-1; laboratory offices

ANALYSIS

BACKGROUND:

The Capital Region Airport Authority (CRAA) proposes to create a 20-foot drain easement along the eastern portion of the 3400-3500 block of N Martin Luther King Jr. Boulevard for the purpose of installing underground sewer drain that will connect to the airport.

The City's sanitary sewer drain begins approximately 740' south of Sheridan Rd. (city limits). Because no existing drain infrastructure exists in this area, CRAA needs an easement to install the sewer drain within the ROW to connect to the City's drain. Because CRAA will have a 'force drain' that is one that discharges wastewater under pressure from a property into a conventional sanitary sewer, the City will not take ownership of this section once built. All construction, restoration, and maintenance will be the responsibility of CRAA.

CRAA is utilizing an Economic Development Administration Site Certification process to complete this drain project.

CRAA expects the project to begin March 2026. Construction work may require temporary removal of sidewalks along N MLK Jr. Blvd. As previously stated, CRAA will be responsible for site restoration, including street trees if removed. The project is also anticipated to include upgraded electrical infrastructure and extension of the water main. Lansing Board of Water and Light (BWL) is a co-recipient of the EDA grant and involved with the project.

Construction is not expected to affect airport operations. Because the adjacent property owners are the State of Michigan and an industrial/laboratory user, no residential neighbors should be directly impacted.

LOCATION:

The proposed easement is part of the 3400-3500 block of N M L King Jr. Blvd. on the far north edge of the City, adjacent to the border with Dewitt Township

CHARACTER:

All infrastructure will be underground within the right-of-way.

EXTENT:

The extent of the infrastructure will be underground, within the 20 feet space along the east portion of the street, running approximately 740.7 feet. The easement will exist in perpetuity.

AGENCY REFERRALS

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

- BWL Street Lighting: BWL has underground direct-buried 120V streetlight secondary cable and decorative post top streetlight poles along the east side of Martin Luther King Jr south of Sheridan within the proposed sewer easement and public right of way.
- BWL Water & Steam Distribution: Denied

There appears to be existing water mains and services within the requested easement in the ROW. We will need additional time to have our legal team review this easement request. It is not a common occurrence to see an easement request in ROW.

- BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

This project lies within the Lansing Wellhead Protection Area. Take note it is a Part 201 site. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent impact to the groundwater. When possible, construction machinery should be parked on paved areas when not in use. Leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Public Service Department:

- Public Service Department has had ongoing discussions with CRAA, has reviewed the plans of the proposed project, and is working on the easement agreement with CRAA and the Office of the City Attorney.

Lansing Fire Department:

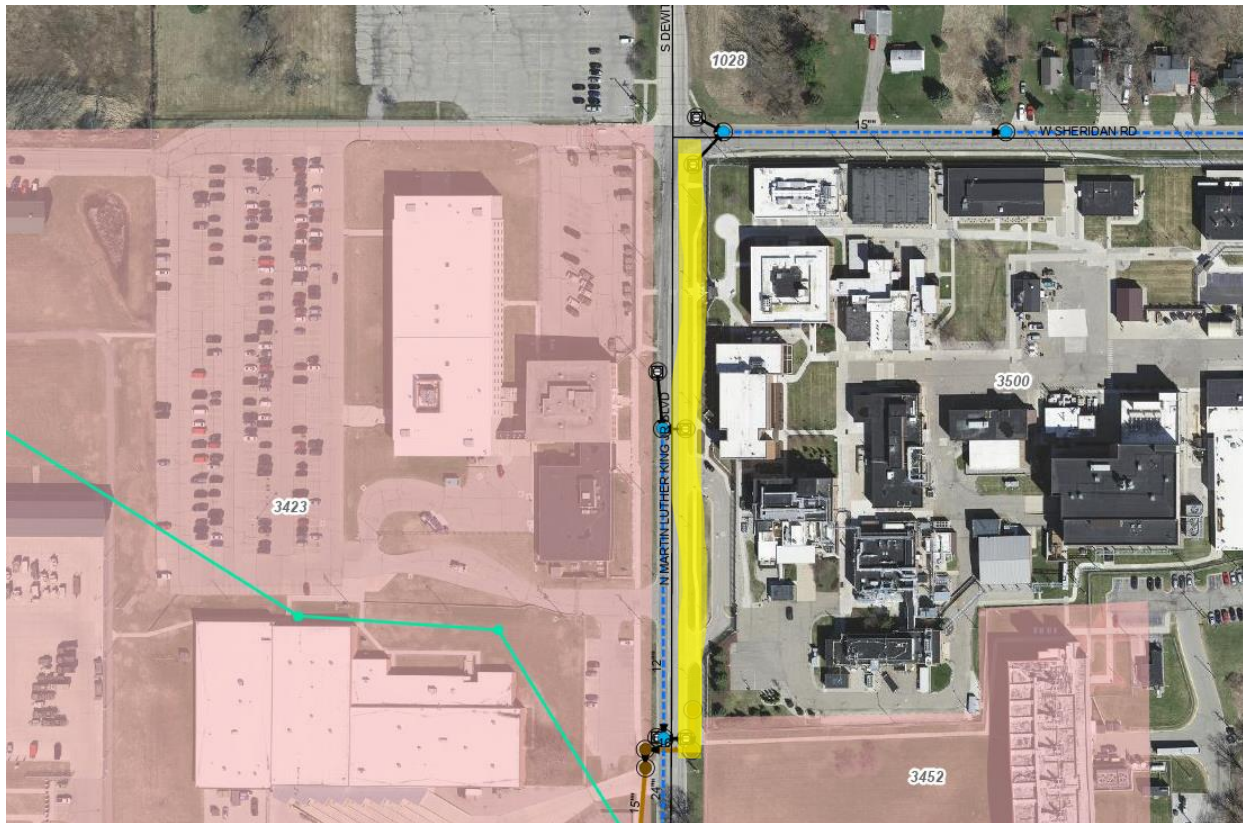
- No comment received.

STAFF RECOMMENDATION

Staff recommends approval of Act-4-2025 as proposed, subject to final approval by BWL and Public Service Department.

Respectfully submitted,
Andy Fedewa, Planner

Aerial

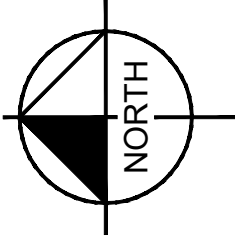




GRAPHIC SCALE IN FEET



A horizontal graphic scale bar with tick marks at 0, 100, 200, and 400 feet. The bar is divided into alternating black and white segments.



SHEET NUMBER

KHA PROJECT NO.

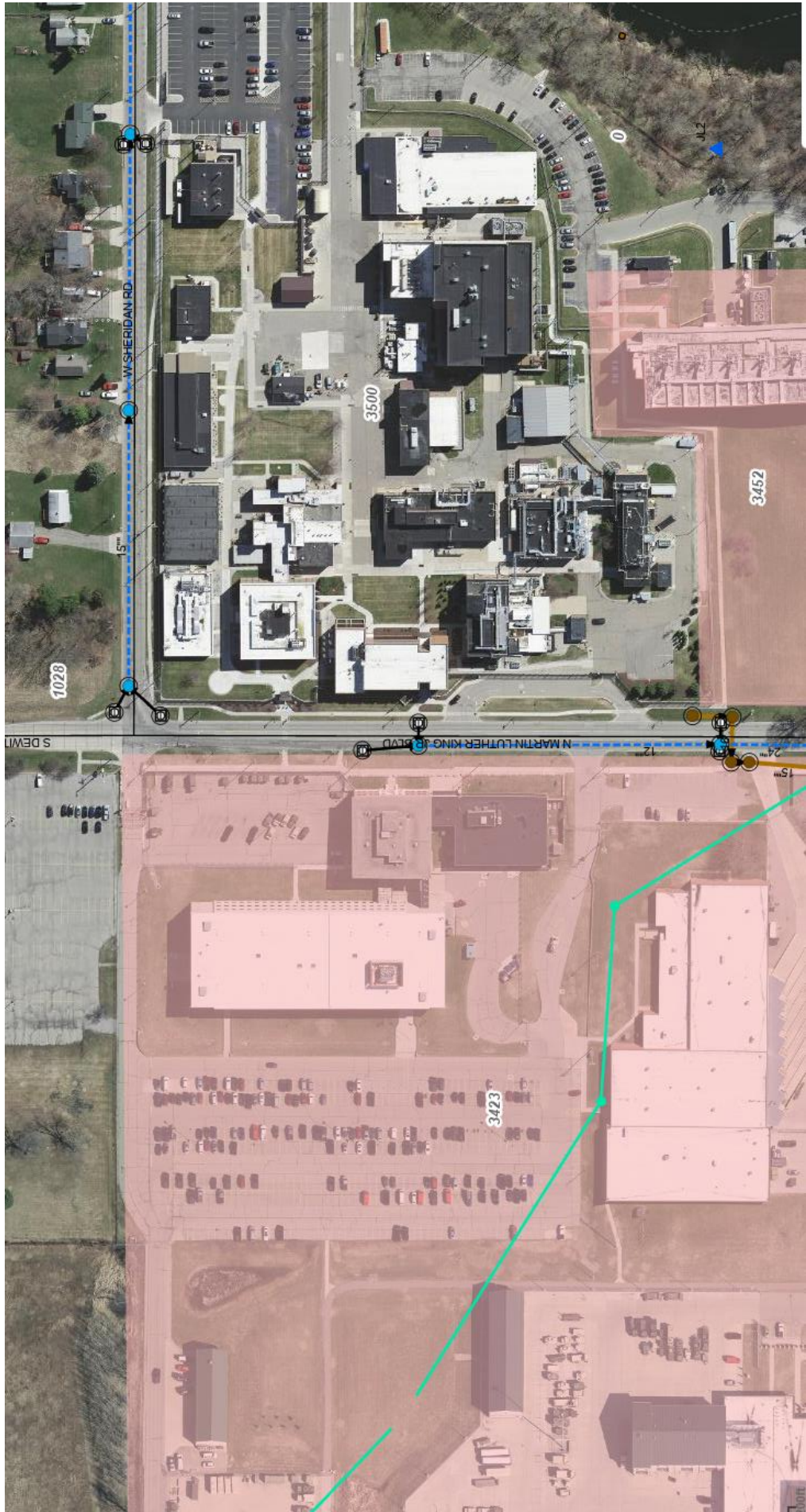
ORIGINAL ISSUE:

ORIGINAL ISSUE:

EXHIBIT 1

Kimley»Horn
of Michigan, Inc.

REVISIONS





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

[Reset Form](#)[Print](#)

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Capital Region Airport AuthorityAddress (including zip code): 4100 Capital City Blvd., Lansing, MI 48906Phone number: (517) 886-3716Fax number: (517) 321-6197Email: rbenstein@craa.com**Interest in Property:**☐ Owner☐ Represent owner☐ Option to buy☒ Other: Requesting easement from the City for construction of a private sanitary sewer**If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):**

Name of owner(s): _____

Address (including zip code): _____

Phone number(s): _____

Fax number: _____

Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: 20' x 740.73' easement within the ROW of N. Martin Luther King Jr. Blvd, south of Sheridan Rd.

Permanent parcel #: _____

Legal description (see note below):

A Sanitary Easement lying over a portion of North Martin King Jr Blvd (also known as "Logan Street") in the Northeast 1/4 of Section 5, Township 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.

Said easement being more particularly described as:
Commencing at the Southeast corner of Section 32, Township 5 North Range 2 West; thence running N89°43'53" W, 7.48' along the common line between said Sections 5 and 32 to the Northeast corner of said Section 5, Township 4 North, Range 2 West; thence continuing N89°43'53" W, 1283.40' to the Point of Beginning of said easement; thence S00°27'48" W, 740.71 feet to a point on the Right of Way of Martin Luther King Jr Blvd, said Right of Way defined by a Warranty Deed recorded in Book 3273, page 575, Ingham County Records; thence N89°47'06" W, 20.00 feet; thence N00°27'48" E, 740.73 feet to said common line of Sections 5 and 32; thence S89°43'53" E, 20.00 feet along said common line to the Point of Beginning.

Applicant's proposal:

CRAA is proposing installation of approximately 5,000 l.f. of sanitary sewer along Port Lansing Road and former/current DeWitt Road that will connect to City of Lansing sewer in the MLK ROW south of Sheridan Road. As requested by the City staff, an easement is required for the proposed sewer that is located in the MLK ROW from the centerline of Sheridan Road to the existing sewer connection point.

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☐ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☒ Other: Obtain easement from the City of Lansing to construct a private sanitary sewer

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

New sanitary sewer serving the southeastern portion of the Capital Region International Airport, including the new de-icing containment facility. The new sewer will connect to an existing 15" sanitary sewer line.

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

The existing de-icing containment facility is connected to an 8" sanitary line. A new de-icing containment facility as constructed to serve the expanded air cargo apron at the airport. The 8" sanitary sewer (existing connection) is not large enough to handle the volume from the new de-icing containment facility.

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

None - this new sewer extension will also relieve capacity issues for the current sewer system located east of Port Lansing Road.

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

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

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

NOTE:

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

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

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

FEES:

Consolidated Rate: \$650.00

Signature of applicant:

Robert
Benstein

Digitally signed by Robert
Benstein
Date: 2025.08.27
16:24:01 -04'00'

/ _____
Date

Signature of owner(s):

_____/ _____
Date

_____/ _____
Date

_____/ _____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

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

Resolution #2025-###

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

WHEREAS, the contractor is constructing the utility and infrastructure improvements associated with the Lansing Avenue Pump Station (LAPS) Project at 1701/177 Lansing Avenue; and

WHEREAS, from September 6, 2025 through December 20, 2025, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- Keep the project on-schedule based on weather days and permitting delays.

and

WHEREAS, a public hearing was held on Monday, Sept xx, 2025, in consideration of the request by the Public Service Department, for issuance of a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue and Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from September 6, 2025 through December 20, 2025; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED the City Council grants a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue and on Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from September 6, 2025 through December 20, 2025.

Resolution #2025-###

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

WHEREAS, City of Lansing Department of Public Service, through a contractor, is constructing the utility and infrastructure improvements associated with the Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Avenue; and

WHEREAS, the project location is at or on Lansing Avenue between the Grand River and Greenwood Avenue, in the City of Lansing; and

WHEREAS, from September 6, 2025, through December 20, 2025, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- Keep the project on-schedule based on weather days and permitting delays.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, September, xx 2025, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue, between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from September 6, 2025 through December 20, 2025.

BE IT FINALLY RESOLVED that the City Clerk shall provide notice of the public hearing to all residents living within 500 feet of the real property line of the noise emitter

Resolution #2025-###

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 **INSERT DATE, 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 60 days from the date of this resolution, **INSERT DATE, 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	6255 Marywood Ave
PARCEL NUMBER:	33-01-05-08-227-091

LISTED TAXPAYER:	Leroy A. Ferris
INTERESTED PARTIES:	
SEV INFORMATION:	\$33,800.00
LAND VALUE:	\$12,600.00
BUILDING VALUE:	
LOT SIZE:	50x192.30

LEGAL DESCRIPTION:	LOT 31 MARYWOOD
--------------------	-----------------

<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
--

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

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	
ZONING:	
ESTIMATE OF REPAIRS:	
PICTURES:	
OTHER:	

PROPERTY OWNER CONTACT INFORMATION	
NAME	ADDRESS
Leroy A. Ferris	6255 Marywood Ave Lansing MI 48911

CURRENT CITY COUNCIL ACTIVITY	
MEETING	DATE

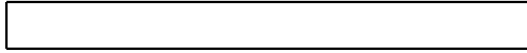
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7/31/2025
60-Day MSD by 9/2/2025

7/7/2022
7/7/2022
\$101,472.88
YES

<u>INFORMATION</u>
PHONE and/or E-MAIL

<u>ACTIVITY</u>
ACTION



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 - 0001
---	---	---------------------------------

Matter of the building/structure at 6255 MARYWOOD AVENUE which is a ☒ dwelling ☐ garage ☐ other

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

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

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

6. The state equalized value of the building/structure is \$33,800.00
7. The cost to repair the building or structure to make it safe is \$101,472.88
8. The real estate is described as follows:

Parcel Number: 33-01-05-08-227-091

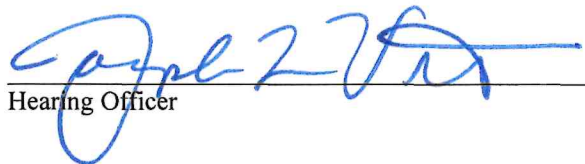
LOT 31 MARYWOOD

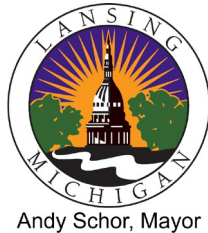
IT IS ORDERED THAT:

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

☒ The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **6255 Marywood Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 6255 Marywood Ave**
 - **City, State, Zip, county:** Lansing, MI 48911
 - **Legal Description:**
Lot 31, Marywood, City of Lansing, Ingham County, Michigan.
 - **Parcel #:** 33-01-05-08-227-091

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

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

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

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

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

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

Resolution #2025-###

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 **INSERT DATE, 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 60 days from the date of this resolution, **INSERT DATE, 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-###

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 **INSERT DATE, 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 60 days from the date of this resolution, **INSERT DATE, 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	509 Baker
PARCEL NUMBER:	33-01-01-21-427-057

LISTED TAXPAYER:	Theodore Johnson
INTERESTED PARTIES:	
SEV INFORMATION:	\$18,000.00
LAND VALUE:	\$5,600.00
BUILDING VALUE:	
LOT SIZE:	37x80.38

LEGAL DESCRIPTION:	W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	
ZONING:	
ESTIMATE OF REPAIRS:	
PICTURES:	
OTHER:	

PROPERTY OWNER CONTACT INFORMATION	
NAME	ADDRESS
Theodore Johnson	1204 Shepard St. Lansing MI 48912

CURRENT CITY COUNCIL ACTIVITY	
MEETING	DATE

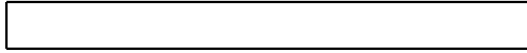
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7/31/2025
60-Day MSD by 9/2/2025

6/23/2023
6/23/2023
\$133,944.95
YES

<u>INFORMATION</u>
PHONE and/or E-MAIL

<u>ACTIVITY</u>
ACTION



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 - 0005
---	---	---------------------------------

Matter of the building/structure at 509 BAKER which is a ☒ dwelling ☐ garage ☐ other

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

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

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539.
5. ☒ The building/structure has been substantially destroyed by:
- ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:
6. The state equalized value of the building/structure is \$18,000.00
7. The cost to repair the building or structure to make it safe is \$133,944.95
8. The real estate is described as follows:

Parcel Number: 33-01-01-21-427-057

W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD

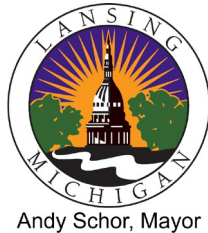
IT IS ORDERED THAT:

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

☒ The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **509 Baker St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 509 Baker St**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
The West 37 feet of the East 103 feet of Lots 10 and 11, Rollin H. Person Addition Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 3 of Plats, Page 47, Ingham County Records.
 - **Parcel #:** 33-01-01-21-427-057

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

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

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

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

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

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

Resolution #2025-###

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure 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, 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 Enforcement Officer red tagged the said structure on JUNE 23rd, 2023 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 02nd, 2025; and

WHEREAS, the Office of Code Enforcement 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, **INSERT DATE**, 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 509 BAKER, 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 Enforcement 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-###

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 **INSERT DATE, 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, **INSERT DATE, 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	906 Prospect St
PARCEL NUMBER:	33-01-01-15-311-252

LISTED TAXPAYER:	Alice Fall
INTERESTED PARTIES:	
SEV INFORMATION:	\$59,000.00
LAND VALUE:	\$16,400.00
BUILDING VALUE:	
LOT SIZE:	82.50x123.75

LEGAL DESCRIPTION:	LOT 4 ALSO N 1/2 OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	
ZONING:	
ESTIMATE OF REPAIRS:	
PICTURES:	
OTHER:	

PROPERTY OWNER CONTACT INFO	
NAME	ADDRESS
Alice Fall	906 Prospect St Lansing MI 48912

CURRENT CITY COUNCIL ACTI	
MEETING	DATE

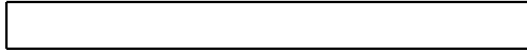
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7/31/2025
60-Day MSD by 9/2/2025

8/2/2024
8/2/2024
C RESID
\$144,961.25
YES

RMATION
PHONE and/or E-MAIL

VITY
ACTION



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 - 0004
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Matter of the building/structure at 906 PROSPECT STREET. which is a ☒ dwelling ☐ garage ☐ other

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

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

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

6. The state equalized value of the building/structure is \$59,000.00
7. The cost to repair the building or structure to make it safe is \$144,961.25
8. The real estate is described as follows:

Parcel Number: 33-01-01-15-311-252

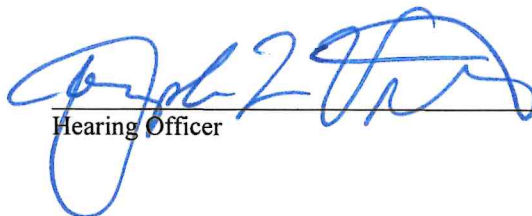
LOT 4 ALSO N ½ OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD

IT IS ORDERED THAT:

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

☒ The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **906 Prospect** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 906 Prospect**
 - **City, State, Zip, county:** Lansing, MI 48912
 - **Legal Description:**
Lot 4, and the East 1 rod of the North 1/2 of Lot 5, Block 15, Green Oak Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 51 of Plats, Page 522, Ingham County Records.
 - **Parcel #:** 33-01-01-15-311-252

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

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

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

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

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

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

Resolution #2025-###

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure 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, 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 Enforcement Officer red tagged the said structure on AUGUST 02nd, 2024 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 02nd, 2025; and

WHEREAS, the Office of Code Enforcement 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, **INSERT DATE**, 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 906 PROSPECT STREET, 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 Enforcement 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-###

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 **INSERT DATE, 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 60 days from the date of this resolution, **INSERT DATE, 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.

5210 S. WASHINGTON

- RED TAGGED 6/5/24
- OWNER DECEASED IN DWELLING.
- DWELLING HAD TO BE SHORED UP BY LFD TO SAFELY REMOVE BODY
- BACK WALL WAS DETERIORATED TO THE POINT THAT IT COULD BE PUSHED DOWN
- BUILDING SAFETY WAS CALLED IN TO ADVISE ON SHORING
- HOUSE IS A BIO-HAZARD DUE TO THE AMOUNT OF DECAY FROM THE DECEASED
- PARTS OF THE CEILING COLLAPSED INTO THE BATHROOM
- ROOFING WAS SEVERELY DETERIORATED
- LFD INCIDENT REPORT ON FILE DESCRIBING THE WORK THAT HAD TO BE DONE

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	5210 S. Washington Ave
PARCEL NUMBER:	33-01-05-05-227-221

LISTED TAXPAYER:	Schmidt Duane W & Schmidt Helen O
INTERESTED PARTIES:	
SEV INFORMATION:	\$44,700.00
LAND VALUE:	\$18,000.00
BUILDING VALUE:	
LOT SIZE:	66x297.49

LEGAL DESCRIPTION:	LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	
ZONING:	
ESTIMATE OF REPAIRS:	
PICTURES:	
OTHER:	

PROPERTY OWNER CONTACT INFO	
NAME	ADDRESS
Duane & Helen Schmidt	10229 Pollard Rd Haslett MI 48840

CURRENT CITY COUNCIL ACTIVITY	
MEETING	DATE

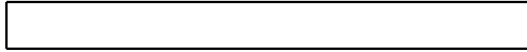
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7/31/2025
60-Day MSD by 9/2/2025

06/05/224
6/5/2024
A-1 RES
\$77,699.23
YES

RMATION
PHONE and/or E-MAIL

VITY
ACTION



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 - 0002
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Matter of the building/structure at 5210 S. WASHINGTON which is a ☒ dwelling ☐ garage ☐ other

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

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

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

6. The state equalized value of the building/structure is \$44,700.00
7. The cost to repair the building or structure to make it safe is \$77,699.23
8. The real estate is described as follows:

Parcel Number: 33-01-05-05-227-221

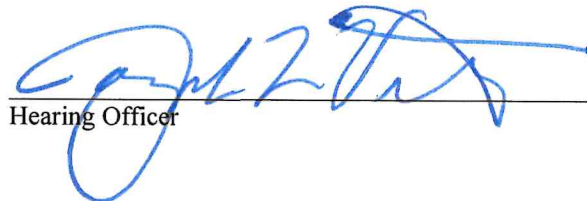
LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP

IT IS ORDERED THAT:

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

☒ The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **5210 S. Washington Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 5210 S. Washington Ave**
 - **City, State, Zip, county:** Lansing, MI 48911
 - **Legal Description:**
Lot 19, Supervisor's Plat No. 13 of Delhi Township, (now City of Lansing), Ingham County, Michigan, according to the plat thereof as recorded in Liber 13 of Plats, Page 43, Ingham County Records.
 - **Parcel #:** 33-01-05-05-227-221

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

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

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

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

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

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

Resolution #2025-###

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure 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, 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 Enforcement Officer red tagged the said structure on JUNE 25th, 2024 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 02nd, 2025; and

WHEREAS, the Office of Code Enforcement 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, **INSERT DATE**, 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 5210 S. WASHINGTON, 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 Enforcement 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-###

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

WHEREAS, Lansing Police Department has submitted application for an annual grant to the Michigan State Police, Grants and Community Services Division for an Automobile Theft Prevention Authority (ATPA) grant; and

WHEREAS, the Lansing Police Department was informed on September 5, 2025, that it has been selected to receive grant funding in the amount of \$268,383; and

WHEREAS, The Lansing Police Department has a required local match of \$169,081 (63% of the grant); and

WHEREAS, The Michigan State Police's share is \$99,302 (37%); and

WHEREAS, the grant funds will be utilized solely for the benefit of motor vehicle theft prevention programs and initiatives; and

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

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Automobile Theft Prevention Authority grant in the amount of \$268,383 for the program period October 1, 2025 through September 30, 2026; 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 grant funds.



LANSING CITY COUNCIL

FY26 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: -

GRANT NAME: - ATPA

GRANT AGENCY: - SOM

ASSISTANCE LISTING (CDFA): -

DEPARTMENT: - LPD

CONTACT NAME: - CHERYL RUPPRECHT

CONTACT PHONE: - 517-483-4808

GRANT PERIOD START: - OCTOBER 1, 2025

GRANT PERIOD END: - SEPTEMBER 30, 2026

APPLICATION DATE: - JUNE 2025

AWARD DATE: - SEPT. 5, 2025

TOTAL AMOUNT: - \$268,383 \$99,302 ATPA PORTION WITH 63% \$169,081 MATCH

ADMINISTRATIVE COST RECOVERY AMOUNT: -

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

The purpose of the grant is to assist in the prevention of motor vehicle theft. Allowable uses are personnel costs of one police officer(\$201,283 @ 37%, requiring 63% match) dedicated to the auto theft prevention program, vehicle lease/purchase, office supplies, investigative supplies, cell phone, flock cameras, training/travel and specific membership dues.

\$20k specific for vehicle lease/usage at 37%, requiring 63% match

\$46,100 specific for Field Operations-including equipment (8 flock cameras) at 37%, requiring 63% match

\$1k specific for Office Operations-including cellphone at 37%, requiring 63% match

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: May 30, 2025

SUBJECT: Sole Source – All City Management Services

The Lansing Police Department requests that All City Management Services be designated as a Sole Source vendor for the Staffing, training, and management of City of Lansing's School Crossing Guard Program.

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 All City Management Services the amount of \$ 362,340 from account 101.343221.801000. This is a one-year contract per the request of the Lansing Police Department.

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: September 10, 2025

SUBJECT: Sole Source Purchase – All City Management Services – School Crossing Guard Services

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: All City Management Services
Item Purchased: School Crossing Guard Services
Dollar Amount: \$ 362,340.00 (July 1, 2025 thru June 30, 2026)

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).

sr



LANSING POLICE DEPARTMENT

120 W. MICHIGAN AVENUE, LANSING MI 48933

ROBERT BACKUS, CHIEF
517.483.4600 | lansingpolice.com



TO: Stephanie Robinson
FROM: Robert Backus, Chief of Police
SUBJECT: Sole Source – All City Management Services
DATE: May 28, 2025

The Lansing Police Department requests the granting of a sole source status to All City Management Services for the staffing, training, and management of the City of Lansing's School Crossing Guard program. All City Management Services (hereafter referred to as ACMS) is the only company that exclusively provides private crossing guard services in partnership with law enforcement.

Current law reads as follows:

257.613C School crossing guard; responsibility of local law enforcement agency; instruction required; approval and conduct of courses.

Sec. 613c.

- (1) School crossing guards shall be the responsibility of the local law enforcement agency having immediate jurisdiction of the crossing.
- (2) A person shall receive a minimum of 4 hours instruction before performing the duties of a school cross guard. Two hours of additional instruction shall be given annually to a school crossing guard before the beginning of each school year. The courses of instruction shall be approved by the department of education and the department of state police and conducted by the local law enforcement agency having jurisdiction or its designee.

History: Add. 1978, Act 227, Imd. Eff. June 14, 1978

The ACMS proposal is the most efficient solution for management of the Lansing school district's school crossing zones. ACMS will provide all recruiting, staffing, background vetting, training, equipment, insurance, inspections, supervision, and management of the City of Lansing Crossing Guard Program.

The proposal is for a one-year contract at the rate of \$30.50 per hour, per crossing guard. Pricing is based on a minimum of 33 crossing sites for 180 days based on a projected (11,880) hours of service. The total contract amount is not to exceed \$362,340.00.

Thank you for your assistance with this matter.

Robert Backus
Chief of Police

"CAPITAL CITY'S FINEST"

Excellence - Character - Teamwork - Respect - Courage



ALL CITY MANAGEMENT SERVICES

December 2, 2024

Cheryl Rupprecht, Budget Control Supervisor
City of Lansing
120 W. Michigan Ave
Lansing, MI 48933

Dear Cheryl,

It is once again the time of the year when many agencies are formulating their budgets for the coming fiscal year. Toward that end, please allow this letter to serve as confirmation of our interest in extending our agreement for Crossing Guard Services through the 2025 calendar year.

As you may know hiring challenges have impacted all sectors of the labor market, across the nation. Our post-COVID workforce was decimated and since then we have struggled to maintain a sufficient workforce. In many cases we've transitioned a significant number of employees from an older, primarily stable workforce to a younger mobile workforce. This new segment of our employees are more sensitive to current cost-of-living increases and are looking for higher wages and more hours. They often accept our position and work for days, sometimes weeks and if we're lucky months then abruptly leave when they find higher pay.

For these reasons, as well as the significant increase to the State of Michigan minimum wage, along with our cost increases in most segments of our business (liability insurance, operations expense), we must appeal for an increase in our hourly billing wage for the upcoming 2025 calendar year. To facilitate the calculation of the 2025 annual cost of your Crossing Guard program, we have developed and included with this letter a Client Worksheet. This Worksheet details the new hourly billing rate and the overall estimated program cost, based on the number of sites and the hours worked at each site.

While we remain committed to providing a safe, cost-effective and professional School Crossing Guard Program we hope you will find this new pricing acceptable. If you have any questions or need additional information, please contact me at (800) 540-9290. Take care.

Sincerely,

Baron Farwell,

10440 Pioneer Blvd Suite 5 • Santa Fe Springs, Ca 90670 • 310-202-8284 • 800-540-9290 • FAX 310-202-8325

All City Management Services Inc.

Client Worksheet 2025 - 2026

Department: 2800301

Billing Rate for 2025 - 2026: \$ 30.50

City of Lansing
120 W. Michigan Ave
Lansing, MI 48933

KEY:

Traditional Calendar:

For sites with no regularly scheduled early release days, use 180 regular days

Sites with traditional calendar:

		66		180		\$30.50	=	\$362,340.00
33 Sites at 2.00 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate			

TOTAL PROJECTED HOURS

11,880.00

TOTAL ANNUAL PROJECTED COST

\$362,340.00



AGREEMENT FOR CROSSING GUARD SERVICES

This AGREEMENT FOR CROSSING GUARD SERVICES (the “Agreement”) is dated March 10, 2025 and is between the CITY OF LANSING (hereinafter called the "City"), and ALL CITY MANAGEMENT SERVICES, INC., a California corporation (hereinafter called the "Contractor").

WITNESSETH

The parties hereto have mutually covenanted and agreed as follows:

1. This Agreement is for a term which commences on or about July 1, 2025 and ends on June 30, 2026 and for such term thereafter as the parties may agree upon.
2. The Contractor will provide personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. Such personnel shall be herein referred to as a “Crossing Guard”. Contractor will perform criminal background checks and confirm employment eligibility through E-Verify on all prospective personnel. The Contractor is an independent contractor and the Crossing Guards to be furnished by it shall at all times be its employees and not those of the City.
3. The City’s representative in dealing with the Contractor shall be designated by the City of Lansing.
4. The City shall determine the locations where Crossing Guards shall be furnished by the Contractor. The Contractor shall provide at each designated location personnel properly trained as herein specified for the performance of duties as a Crossing Guard. The Contractor shall provide supervisory personnel to see that Crossing Guard activities are taking place at the required places and times, and in accordance with the terms of this Agreement.
5. The Contractor shall maintain adequate reserve personnel to be able to furnish alternate Crossing Guards in the event that any person fails to report for work at the assigned time and location and agrees to provide immediate replacement.
6. In the performance of its duties the Contractor and all employees of the Contractor shall conduct themselves in accordance with the conditions of this Agreement and all applicable laws of the state in which the Services are to be performed.
7. Persons provided by the Contractor as Crossing Guards shall be trained in all applicable laws of the state in which the Services are to be performed pertaining to general pedestrian safety in school crossing areas.
8. Crossing Guard Services (the “Services”) shall be provided by the Contractor at the designated locations on all days in which school is in session in the area under City’s jurisdiction. The Contractor also agrees to maintain communication with the designated schools to maintain proper scheduling.

9. The Contractor shall provide all Crossing Guards with apparel by which they are readily visible and easily recognized as Crossing Guards. Such apparel shall be uniform for all persons performing the duties of Crossing Guards and shall be worn at all times while performing said duties. This apparel must be appropriate for weather conditions. The Contractor shall also provide all Crossing Guards with hand-held Stop signs and any other safety equipment which may be necessary.
10. The Contractor shall at all times provide workers' compensation insurance covering its employees and shall provide and maintain liability insurance for Crossing Guard activities. The Contractor will provide to the City a Certificate of Insurance naming the City and its officials, officers and employees as additional insureds. Such insurance shall include commercial general liability with a combined single limit of not less than \$1,000,000.00 per occurrence and in aggregate for property damage and bodily injury. Such insurance shall be primary with respect to any insurance maintained by the City and shall not call on the City's insurance contributions. Such insurance shall be endorsed for contractual liability and personal injury and shall include the City, its officers, agents and interest of the City. Such insurance shall not be canceled, reduced in coverage or limits or non-renewed except after thirty (30) days written notice has been given to the City.
11. Contractor agrees to defend, indemnify and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions, claims for damages to persons or property, penalties, obligations or liabilities (each a "Claim" and collectively, the "Claims") that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the sole negligent acts or omissions, or willful misconduct, of Contractor, its agents, employees, subcontractors, representatives or invitees.
 - a) Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses including attorney's fees incurred in connection herewith.
 - b) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the sole negligence of Contractor hereunder, Contractor agrees to pay City, its officers, agents, or employees, any and all costs and expenses incurred by the City, its officers agents or employees in such action or proceeding, including, but not limited to, reasonable attorney's fees.
 - c) In the event that a court determines that liability for any Claim was caused or contributed to by the negligent act or omission or the willful misconduct of City, liability will be apportioned between Contractor and City based upon the parties' respective degrees of culpability, as determined by the court, and Contractor's duty to indemnify City will be limited accordingly.
 - d) Notwithstanding anything to the contrary contained herein, Contractor's indemnification obligation to City for Claims under this Agreement will be limited to the maximum combined aggregate of Contractor's general liability and umbrella insurance policies in the amount of \$5,000,000 (Five Million Dollars).
12. Either party shall have the right to terminate this Agreement by giving sixty (60) days written notice to the other party.

13. The Contractor shall not have the right to assign this Agreement to any other person or entity except with the prior written consent of the City.
14. The City agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Thirty Dollars and Fifty Cents (**\$30.50**) per hour, per Crossing Guard during the term. Based on a minimum of thirty-three (33) sites the Contractor shall bill a minimum of 2.0 hours per day, per Crossing Guard, unless Contractor fails to perform service. Based upon a projected (11,880) hours of service the cost shall not exceed Three Hundred Sixty-two Thousand, Three Hundred Forty Dollars (\$362,340.00) per year.
15. Payment is due within thirty (30) days of receipt of Contractor's properly prepared invoice.
16. Contractor may request a price increase during the term as a result of any legally-mandated increases in wages or benefits imposed in the state or municipality in which the Services are to be performed and to which Contractor's employees would be subject. Contractor shall provide City with 60 days-notice of its request to increase pricing. City agrees to review and respond to said notice within 30 days of receipt.
17. The City shall have an option to renew this Agreement. In the event this Agreement is extended beyond the end of the term set forth above, the compensation and terms for the Services shall be established by mutual consent of both parties.
18. This Agreement constitutes the complete and exclusive statement of the agreement among the parties with respect to the subject matter hereof and supersedes all prior written or oral statements among the parties, including any prior statements, warranties, or representations. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective heirs, administrators, executors, successors, and assigns. Each party hereto agrees that this Agreement will be governed by the law of the state in which the Services are to be performed, without regard to its conflicts of law provisions. Any amendments, modifications, or alterations to this Agreement must be in writing and signed by all parties. There will be no presumption against any party on the ground that such party was responsible for preparing this Agreement or any part of it. Each provision of this Agreement is severable from the other provisions. If any provision of this Agreement is declared invalid or contrary to existing law, the inoperability of that provision will have no effect on the remaining provisions of the Agreement which will continue in full force and effect.
19. **Applicable Law.** This Agreement will be governed by the laws of the State of Michigan.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

CITY

CONTRACTOR

City of Lansing

All City Management Services, Inc.

By _____
Signature

By Demetra Farwell
D. Farwell, Corporate Secretary

Print Name and Title

Date _____

Date March 10, 2025



AGREEMENT FOR CROSSING GUARD SERVICES

This AGREEMENT FOR CROSSING GUARD SERVICES (the “Agreement”) is dated March 3, 2025 and is between the CITY OF LANSING (hereinafter called the "City"), and ALL CITY MANAGEMENT SERVICES, INC., a California corporation (hereinafter called the "Contractor").

WITNESSETH

The parties hereto have mutually covenanted and agreed as follows:

1. This Agreement is for a term which commences on or about July 1, 2025 and ends on June 30, 2026 and for such term thereafter as the parties may agree upon.
2. The Contractor will provide personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. Such personnel shall be herein referred to as a “Crossing Guard”. Contractor will perform criminal background checks and confirm employment eligibility through E-Verify on all prospective personnel. The Contractor is an independent contractor and the Crossing Guards to be furnished by it shall at all times be its employees and not those of the City.
3. The City’s representative in dealing with the Contractor shall be designated by the City of Lansing.
4. The City shall determine the locations where Crossing Guards shall be furnished by the Contractor. The Contractor shall provide at each designated location personnel properly trained as herein specified for the performance of duties as a Crossing Guard. The Contractor shall provide supervisory personnel to see that Crossing Guard activities are taking place at the required places and times, and in accordance with the terms of this Agreement.
5. The Contractor shall maintain adequate reserve personnel to be able to furnish alternate Crossing Guards in the event that any person fails to report for work at the assigned time and location and agrees to provide immediate replacement.
6. In the performance of its duties the Contractor and all employees of the Contractor shall conduct themselves in accordance with the conditions of this Agreement and all applicable laws of the state in which the Services are to be performed.
7. Persons provided by the Contractor as Crossing Guards shall be trained in all applicable laws of the state in which the Services are to be performed pertaining to general pedestrian safety in school crossing areas.
8. Crossing Guard Services (the “Services”) shall be provided by the Contractor at the designated locations on all days in which school is in session in the area under City’s jurisdiction. The Contractor also agrees to maintain communication with the designated schools to maintain proper scheduling.

9. The Contractor shall provide all Crossing Guards with apparel by which they are readily visible and easily recognized as Crossing Guards. Such apparel shall be uniform for all persons performing the duties of Crossing Guards and shall be worn at all times while performing said duties. This apparel must be appropriate for weather conditions. The Contractor shall also provide all Crossing Guards with hand-held Stop signs and any other safety equipment which may be necessary.
10. The Contractor shall at all times provide workers' compensation insurance covering its employees and shall provide and maintain liability insurance for Crossing Guard activities. The Contractor will provide to the City a Certificate of Insurance naming the City and its officials, officers and employees as additional insureds. Such insurance shall include commercial general liability with a combined single limit of not less than \$1,000,000.00 per occurrence and in aggregate for property damage and bodily injury. Such insurance shall be primary with respect to any insurance maintained by the City and shall not call on the City's insurance contributions. Such insurance shall be endorsed for contractual liability and personal injury and shall include the City, its officers, agents and interest of the City. Such insurance shall not be canceled, reduced in coverage or limits or non-renewed except after thirty (30) days written notice has been given to the City.
11. Contractor agrees to defend, indemnify and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions, claims for damages to persons or property, penalties, obligations or liabilities (each a "Claim" and collectively, the "Claims") that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the sole negligent acts or omissions, or willful misconduct, of Contractor, its agents, employees, subcontractors, representatives or invitees.
 - a) Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses including attorney's fees incurred in connection herewith.
 - b) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the sole negligence of Contractor hereunder, Contractor agrees to pay City, its officers, agents, or employees, any and all costs and expenses incurred by the City, its officers agents or employees in such action or proceeding, including, but not limited to, reasonable attorney's fees.
 - c) In the event that a court determines that liability for any Claim was caused or contributed to by the negligent act or omission or the willful misconduct of City, liability will be apportioned between Contractor and City based upon the parties' respective degrees of culpability, as determined by the court, and Contractor's duty to indemnify City will be limited accordingly.
 - d) Notwithstanding anything to the contrary contained herein, Contractor's indemnification obligation to City for Claims under this Agreement will be limited to the maximum combined aggregate of Contractor's general liability and umbrella insurance policies in the amount of \$5,000,000 (Five Million Dollars).
12. Either party shall have the right to terminate this Agreement by giving sixty (60) days written notice to the other party.

13. The Contractor shall not have the right to assign this Agreement to any other person or entity except with the prior written consent of the City.
14. The City agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Thirty Dollars and Fifty Cents (**\$30.50**) per hour, per Crossing Guard during the term. Based on a minimum of thirty-three (33) sites the Contractor shall bill a minimum of 2.0 hours per day, per Crossing Guard, unless Contractor fails to perform service. Based upon a projected (11,880) hours of service the cost shall not exceed Three Hundred Sixty-two Thousand, Three Hundred Forty Dollars (\$362,340.00) per year.
15. Payment is due within thirty (30) days of receipt of Contractor's properly prepared invoice.
16. Contractor may request a price increase during the term as a result of any legally-mandated increases in wages or benefits imposed in the state or municipality in which the Services are to be performed and to which Contractor's employees would be subject. Contractor shall provide City with 60 days-notice of its request to increase pricing. City agrees to review and respond to said notice within 30 days of receipt.
17. The City shall have an option to renew this Agreement. In the event this Agreement is extended beyond the end of the term set forth above, the compensation and terms for the Services shall be established by mutual consent of both parties.
18. This Agreement constitutes the complete and exclusive statement of the agreement among the parties with respect to the subject matter hereof and supersedes all prior written or oral statements among the parties, including any prior statements, warranties, or representations. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective heirs, administrators, executors, successors, and assigns. Each party hereto agrees that this Agreement will be governed by the law of the state in which the Services are to be performed, without regard to its conflicts of law provisions. Any amendments, modifications, or alterations to this Agreement must be in writing and signed by all parties. There will be no presumption against any party on the ground that such party was responsible for preparing this Agreement or any part of it. Each provision of this Agreement is severable from the other provisions. If any provision of this Agreement is declared invalid or contrary to existing law, the inoperability of that provision will have no effect on the remaining provisions of the Agreement which will continue in full force and effect.
19. **Applicable Law.** This Agreement will be governed by the laws of the State of Michigan.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

CITY

CONTRACTOR

City of Lansing

All City Management Services, Inc.

By _____
Signature

By _____
D. Farwell, Corporate Secretary

Print Name and Title

Date _____

Date _____



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

TO: ALL CITY MANAGEMENT SERVICES
PO BOX 847436
LOS ANGELES, CA 90084-7436

(800) 540-9290

PURCHASE ORDER

P.O. NUMBER	P093035
DATE	09/09/2025
VENDOR I.D.	V009201
FOB	DELIVERED
REQUISITION NO	PR022532

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

DELIVER ITEMS TO:

LPD - CENTRAL SERVICES
120 W MICHIGAN AVE
1ST FLOOR
ATTN CHERYL RUPPRECHT

SEND INVOICE TO:

LPD - CENTRAL SERVICES
120 W MICHIGAN AVE
4TH FLOOR
LANSING 48933-1603

Item No.	QTY	Description	Unit Price	Extended Price
1	362,340.00	FY26 CROSSING GUARDS 101-343221-801000 \$362,340.00	\$1.00	\$362,340.00
Total:				\$362,340.00

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: 09/10/2025

AUTHORIZED SIGNATURE



Sole Source Memo Letter

Information Page

Creator

Stephanie Robinson

Contact Person *

Stephanie Robinson

Department

Finance

Contact Person**Phone**

5174833066

Contact Person Email

stephanie.robinson@lansingmi.gov

Goods or Service? *

☒ Goods

☐ Services

Vendor Name *

Impact Rescue LLC

Vendor Number

V051143

Approval Deadline

9/5/2025

Proposed Start Date

9/5/2025

Proposed End Date

10/31/2025

Account Number

101-343510-956000/101-343510-977101

**Purchase Order
Number****Deadline Info****Justification**

PURCHASE OF EXTRICATION EQUIPMENT FOR LFD - UPGRADE OF CURRENT EQUIPMENT. ONLY
AUTHORIZED SALES, REPAIR AND TRAINING PROVIDER FOR MICHIGAN PER HOLMATRO

Routing

Mayor's Office: Click Forward Packet, then submit to complete task.

Mayor Approval

☒ Approved ☐ Denied

Mayor Signature (Approval)



Support Documents

SOLE SOURCE LETTER TO MAYOR FROM PURCHASING FOR HOLMALTRO.pdf	271.12KB
SOLE SOURCE LETTER FROM FIRE TO PURCHASING AUG 2025.pdf	339.89KB
EXTRACTION EQUIPMENT SOLE SOURCE MEMO FROM CHIEF AUG 2025.pdf	293.42KB
SOLE SOURCE MEMO FROM VENDOR Impact Rescue 2025 AUGUST.pdf	144.79KB
Lansing Updated 1 set QUOTE FROM VENDOR FOR HOLMALTRO FIRE AUG 2025.pdf	49.51KB

Purchasing PO

P092999 IMPACT RESCUE HOLMATRO LFD.pdf	148.57KB
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Cover Letter

SOLE SOURCE MEMO FOR IMPACT RESCUE -HOLMATRO TO COUNCIL - MAYOR SEPT 2025.pdf	117.55KB
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Forward Packet*

☒ Done

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: August 28, 2025

SUBJECT: Sole Source –Impact Rescue - Holmatro

The Lansing Fire Department requests that Impact Rescue be designated as a Sole Source provider of the purchase of Holmatro Extrication Equipment.

Please see the attached letter from Assistant Chief Edwards-Clemons regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Impact Rescue in the amount of \$ 48,603.00 per the request of the LFD Department from account numbers: 101-343510-956000 and 101-343510-977101

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: September 4, 2025
SUBJECT: Sole Source Purchase – Impact Rescue – Holmatro

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 Fire Department
Vendor: Impact Rescue – Holmatro
Item Purchased: Holmatro Extrication Equipment
Dollar Amount: \$ 48,603.00
Account: 101-343510-956000 & 101-343510-977101

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).

sr

June 3, 2025

To whom it may concern,

The Holmatro Group, founded in the Netherlands in 1967, is a leading privately owned global supplier of hydraulic equipment and services. Holmatro hydraulic equipment and systems solutions are predominantly used in rescue, special tactics, and industrial applications around the world.

The purpose of this letter is to certify that as of this date, the sole factory authorized source of sales, service, and training for Holmatro Rescue Equipment in the state of Indiana and Michigan is:

Impact Rescue LLC.
3029 Marquette Ct.
Indianapolis, IN 46268
Contact: Martin Price
Tel: 317-714-4143
Email: marin.price@impactrescue.com

Impact Resuce LLC. is qualified to provide you with excellent sales, service, and training solutions throughout the state of Indiana and Michigan. Please feel free to contact Impact Rescue LLC. directly.

If you need any further information, or if I can be of assistance in any other way, please feel free to contact me as well.

Kind Regards,



Jamie Snyder
National Sales Director
602-377-8149



CITY OF LANSING | FIRE DEPARTMENT
ADMINISTRATION

120 E. SHIAWASSEE ST. | LANSING MI 48933

517-483-4200

LANSINGMI.GOV/FIRE



Brian E. Sturdivant, Fire Chief

Andy Schor, Mayor

To: Stephanie Robinson, Sr. Buyer, City of Lansing Purchasing

From: Brian Sturdivant, Fire Chief 

Date: July 31, 2025

RE: LFD Extrication Equipment Purchase

Please move forward with either the "sole source" documents for the upcoming extrication equipment purchase, or the "bid" process for next steps of this pending purchase.

Logistics Chief Randle will serve as a point of contact for this purchase. Also, look to split the cost between the following LFD Logistics budget accounts:

- 343510-956000 Misc. operating
- 343510-977101 Equipment

Thank you in advance and let me know of any questions.

Impact Rescue LLC

3029 Marquette Ct

Indianapolis, IN 46268

+13177144143

martin.price@impactrescue.com

www.impactrescue.com

**ADDRESS**

Lansing Fire Department

120 E. Shiawasee St.

Lansing, Michigan 48933

SHIP TO

Lansing Fire Department

120 E. Shiawasee St.

Lansing, Michigan 48933

Quote 2788**DATE** 05/13/2025**EXPIRATION DATE** 12/31/2025**TERRITORY**

South East Michigan

SALES REP

Kyle Deboer

DATE	PRODUCT OR SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	PSP40 SPREADER NEXT GEN - 159.000.226	PSP40 SPREADER NEXT GEN	1	16,218.00	16,218.00
	PCU50 CUTTER NEXT GEN - 159.000.224	PCU50 CUTTER NEXT GEN	1	15,728.00	15,728.00
	PTR50 TELESCOPIC RAM NEXT GEN - 159.000.227	PTR50 TELESCOPIC RAM NEXT GEN	1	13,338.00	13,338.00
	Ram Extension TRE05 - 151.001.902	Ram Extension TRE05	1	1,194.00	1,194.00
	Battery PBPA288 - 151.004.315 Pentheon 8ah Battery	Battery PBPA288 - 151.004.315 Pentheon 8ah Battery	6	1,019.00	6,114.00
	Pentheon Battery Charger PBCH2 115V - 151.000.742	Pentheon Battery Charger PBCH2 115V	3	700.00	2,100.00
	POTC1 - On tool charging Cord - 151.000.499	POTC1 - On tool charging Cord	3	125.00	375.00
	DCPC1 - Daisy Chain Cord - 151.000.503	DCPC1 - Daisy Chain Cord	2	18.00	36.00
	Horizontal Bracket for PSP40 - MPSP40H	Horizontal Bracket for PSP40 PP-HOL-PSP40	1	0.00	0.00
	Horizontal Bracket for Holmatro PCU50 - MPCU50H	Horizontal Bracket for Holmatro PCU50 PP-HOL-PCU50	1	0.00	0.00

You Can Count On Us For Life! - HOLMATRO

DATE	PRODUCT OR SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Horizontal Bracket for Holmatro PTR50 Pentheon Ram (UPRIGHT VERSION) - MPTR50H-U	Horizontal Bracket for Holmatro PTR50 Pentheon Ram (UPRIGHT VERSION)	1	0.00	0.00
	Horizontal/Vertical Bracket for TRE05 Ram Extension MTRE05-EXT-H/V	Horizontal/Vertical Bracket for TRE05 Ram Extension PP-HOL-TRE05-EXT	1	0.00	0.00
	Trade in	Trade In 1 set of Core tools. 1 Spreader, 1 Cutter, 1 Ram, 1 Pump with hoses.	1	-3,500.00	-3,500.00
	Holmatro Discount	Discount on the Holmatro Tech Upgrade Program - \$1,000 off per Pentheon Tool.	3	-1,000.00	-3,000.00T

Thank You for your Business. We accept ACH Payments as well as Credit Cards. Checks can be mailed to 3029 Marquette Ct. Indianapolis, IN 46268

SUBTOTAL 48,603.00
TAX 0.00

TOTAL \$48,603.00

Accepted By

Accepted Date

You Can Count On Us For Life! - HOLMATRO



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

TO: IMPACT RESCUE
3029 MARQUETTE CT
INDIANAPOLIS, IN 46268

(317) 714-4143

PURCHASE ORDER

P.O. NUMBER	P092999
DATE	09/04/2025
VENDOR I.D.	V051143
FOB	DELIVERED
REQUISITION NO	PR022493

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

DELIVER ITEMS TO:

LFD - MAINT ALARM
3708 PLEASANT GRV
LANSING, MI 48910
ATTN ERIC RASOOL

SEND INVOICE TO:

LFD - ADMIN OFFICES
2320 S WASHINGTON AVE

LANSING 48910

Item No.	QTY	Description	Unit Price	Extended Price
1	1.00	PSP40 SPREADER NEXT GEN <i>101-343510-956000 \$16,218.00</i>	\$16,218.00	\$16,218.00
2	1.00	PCU50 CUTTER NEXT GEN <i>101-343510-977101 \$15,728.00</i>	\$15,728.00	\$15,728.00
3	1.00	PTR50 TELESCOPIC RAM <i>101-343510-977101 \$13,338.00</i>	\$13,338.00	\$13,338.00
4	1.00	RAM EXTENSION TRE05 <i>101-343510-977101 \$1,194.00</i>	\$1,194.00	\$1,194.00
5	6.00	BATTERY PBPA288 151.004.315 <i>101-343510-977101 \$6,114.00</i>	\$1,019.00	\$6,114.00
6	3.00	PENTHEON BATTERY CHARGER PBCH2 <i>101-343510-977101 \$2,100.00</i>	\$700.00	\$2,100.00
7	3.00	POTC1-ON TOOL CHARGING CORD <i>101-343510-977101 \$375.00</i>	\$125.00	\$375.00
8	2.00	DCPC1-DAISY CHAIN CORD <i>101-343510-977101 \$36.00</i>	\$18.00	\$36.00
9	1.00	TRADE IN 1 SET OF CORE TOOLS <i>101-343510-977101 \$(3,500.00)</i>	\$(3,500.00)	\$(3,500.00)
10	3.00	DISCOUNT ON HOLMATRO TECH UP PROGRAM <i>101-343510-977101 \$(3,000.00)</i>	\$(1,000.00)	\$(3,000.00)

	Total:	\$48,603.00
PER QUOTE 2788 DTD 5/13/25		

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 Cynthia L. Thomas

Date
Printed: 09/04/2025



CITY OF LANSING | FIRE DEPARTMENT
ADMINISTRATION

120 E. SHIAWASSEE ST. | LANSING MI 48933

517-483-4200

LANSINGMI.GOV/FIRE



Brian E. Sturdivant, Fire Chief

Andy Schor, Mayor

To: Stephanie Robinson - SR Buyer, City of Lansing Purchasing

From: Assistant Chief Edwards-Clemons

CC: Chief Randle

Date: August 28, 2025

Re: Extrication Equipment – Sole Source

After researching extrication equipment for the department's upgrade and standardization to battery-powered tools, LFD is recommending the vendor Impact Rescue LLC of Indianapolis, IN, as its preferred vendor/sole source. The advantages of this company include the following, which meet the sole source qualifications:

- Only authorized sales representative for the state of Michigan & Indiana
- Only authorized repair service for the state of Michigan & Indiana
- Only authorized training provider for the state of Michigan & Indiana
- Responds to emergency calls within 24 hours

The funding line will be LFD Logistics Miscellaneous Operating 101 - 343510- 956000 & Logistics equipment 101-343510-977101



Sole Source Memo Letter

Information Page

Creator

Stephanie Robinson

Contact Person *

Stephanie Lee Robinson

Department

Finance

Contact Person**Phone**

5174833066

Contact Person Email

stephanie.robinson@lansingmi.gov

Goods or Service? *

☒ Goods

☐ Services

Vendor Name *

Orion Communications

Vendor Number

V051934

Approval Deadline

9/5/2025

Proposed Start Date

9/5/2025

Proposed End Date

12/31/2026

Account Number

101-173130-956890

**Purchase Order
Number****Deadline Info****Justification**

Purchase of software to replace the Time Sheets for LPD. IT will be paying for this replacement software thru their 2026 budget.

Routing

Mayor's Office: Click Forward Packet, then submit to complete task.

Mayor Approval

☒ Approved ☐ Denied

Mayor Signature
(Approval)



Support Documents

SOLE SOURCE MEMO TO MAYOR FROM PURCH FOR ORION SOFTWARE .pdf	120.07KB
LPD Scheduling Software Sole Source Procurement Request Memo - Final revised to Purchasing.pdf	225.62KB
City of Lansing PD - Workforce v2.pdf	320.69KB
Lansing MSA.pdf	209.55KB
Lansing_Police_System_Agreement.docx	26.29KB

Purchasing PO

P092984 ORION COMMUNICATIONS IT.pdf	145.15KB
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Cover Letter

SOLE SOURCE MEMO FOR ORION SOFTWARE TO COUNCIL - MAYOR SEPT 2025.pdf	115.85KB
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Forward Packet*

☒ Done

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: August 26, 2025

SUBJECT: Sole Source – Orion - Workforce Software

The HRCS Department requests that Orion be designated as a Sole Source provider of the purchase of Workforce Software for LPD and IT.

Please see the attached letter from Jason Hogan regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Orion.Com in the amount of \$ 39,610.00 per the request of the IT/LPD Department from account 101-173130-956890.

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor



A FieldWare™ Company

City of Lansing PD - Workforce

City of Lansing, MI

124 West Michigan Avenue

Lansing, MI 48933

United States

Andy Schor

lansing.mayor@lansingmi.gov

Jason Hogan

jason.hogan@lansingmi.gov

517-204-2046

Robert Backus

robert.backus@lansingmi.gov

517-483-4800

Reference: 20250423-161134995

Quote created: April 23, 2025

Quote expires: August 31, 2025

Quote created by: Connor Bandt

Account Executive

cbandt@fieldware.com

262-622-1711

Comments from Connor Bandt

At the agency's request, Fieldware will provide an initial pro-rated contract covering the period from execution through December 31, 2025. This aligns with the current mayoral term. Upon re-election or confirmation of leadership continuity, Fieldware will provide an extension or renewal agreement for the full contract term originally proposed.

The pricing stated reflects the full annual amount. Invoicing for the initial term will be prorated based on the shortened contract period.

During the Initial Term, Customer will have Termination for Convenience Clause. Lansing PD will work closely with Customer Success and Implementation Teams to ensure requirements are clearly provided.

Products & Services

Item & Description	Quantity	Unit Price	Total
Workforce Mgmt. PLUS Workforce Management Plus	1	\$29,500.00 / year	\$29,500.00 / year for 1 year
Interface Agent	2	\$0.00	\$0.00
Officer App	1	\$0.00 / year	\$0.00 / year for 1 year
Annual subtotal			\$29,500.00
One-time subtotal			\$0.00
Total			\$29,500.00

Purchase terms

Signature

Signature

Date

Printed name

Countersignature

Mary Friel
Countersignature

8/25/25
Date

Mary Friel
Printed name

Questions? Contact me



Connor Bandt
Account Executive
cbandt@fieldware.com
262-622-1711

Orion Communications, LLC.
8350 North Central Expressway
Suite 700
Dallas, TX 75206
US

**ORION COMMUNICATIONS, LLC.
BUSINESS SERVICES AGREEMENT**

This Business Services Agreement ("**Agreement**") is entered into as of the Effective Date defined below by and between Orion Communications, LLC. ("**Orion**"), with its address for notices being: 8350 North Central Expressway, Suite 700, Dallas, TX 75206, Attention: President, and the undersigned client ("**Client**"), with its initial address for notices specified in the initial Sales Order Form. In consideration of the mutual promises contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. DOCUMENTS COMPRISING THE AGREEMENT

This Agreement will be comprised of the terms and conditions set forth in this Agreement together with any exhibits attached hereto and any Sales Order Forms (as defined in the attached Exhibit A) and any other documents that either incorporate this Agreement by reference or are incorporated into this Agreement by reference.

2. INITIAL TERM

The initial term ("**Initial Term**") of this Agreement commences on the Effective Date and ends on the ____ (__) year anniversary of the Service Commencement Date, defined Exhibit A, below.

EXECUTED as of _____ ("**Effective Date**") by the parties hereto each acting under due and proper authority.

Orion Communications, LLC.	City of Lansing Police Department
Printed Name: Mary Friel	Printed Name:
Title: President	Title:

Attachment(s): Exhibit A, General Terms and Conditions
 Exhibit B, Standard Support

EXHIBIT A

General Terms and Conditions

GENERAL TERMS AND CONDITIONS

This Exhibit is made as of the Effective Date and pertains to and is made a part of the Business Services Agreement between Orion and Client (the "Agreement"). All undefined capitalized terms herein will have the meanings ascribed to such terms as set forth in the Agreement, including its exhibits. If any terms of this Exhibit are inconsistent with the terms of the Agreement, then the terms of this Exhibit will control.

1. PROVISION OF SERVICES

Orion will make the following services (collectively, the "**Services**") available to Client during the term of this Agreement, subject to the terms of the Agreement and each mutually acceptable written ordering document for the Service executed by both Client and Orion (each, a "**Sales Order Form**"): (a) the services ordered by Client as specified in a Sales Order Form; and (b) any additional services ordered pursuant to a mutually acceptable written amendment to the Agreement.

2. ACCESS RIGHTS; OWNERSHIP OF PROPERTY; USE RESTRICTIONS

2.1 Access Rights. Conditioned upon payment of the annual fees for Named Users: (a) Client may allow the number of Named Users set forth in the Sales Order Form to access and use the Services, during the Term, solely for Client's internal business purposes as contemplated by the Agreement; and (b) Client hereby grants Orion a non-exclusive, non-transferable, worldwide right to use the electronic data pertaining to Client and/or its users that is submitted into the Services (collectively, "**Client Data**") as necessary for the limited purpose of performing the Services. "**Named User**" means an individual employee of Client authorized by Client to access the Services, regardless of whether the individual is actively accessing the Services at any given time. Named User includes any end-node that receives data from or creates data using the Services, including human users. The actual "Service Commencement Date" occurs when customer access is provided.

2.2 Ownership. Orion and its licensors and suppliers own and retain all right, title, and interest in and to the following (collectively, "**Orion Property**"): (a) the Services and all software, hardware, technology, documentation, and information provided by Orion in connection with the Services; (b) all ideas, know-how, and techniques that may be developed, conceived, or invented by Orion during its performance under the Agreement; and (c) all worldwide patent, copyright, trade secret, trademark and other intellectual property rights in and to the property described in clauses (a) and (b) above. Except as otherwise expressly authorized herein or by Orion in writing, the non-exclusive use rights set forth in the Agreement are the entirety of Client's rights in connection with the Orion Property. Client owns and retains all right, title, and interest in and to the Client Data and all intellectual property rights therein. Except as otherwise expressly authorized in this Agreement or by Client in writing, the non-exclusive use rights set forth in the Agreement are the entirety of Orion's rights in connection with the Client Data.

2.3 Restrictions. Except as expressly permitted under the Agreement, Client will not directly or indirectly do any of the following: (a) access, use, sell, distribute,

sublicense, broadcast, or commercially exploit any Orion Property or any rights under the Agreement, including without limitation any access or use of any Orion Property on a service bureau basis or for any Client processing services beyond the scope specified in this Agreement (such as for any third parties on a rental or sharing basis); (b) knowingly introduce any infringing, obscene, libelous, or otherwise unlawful data or material into the Service; (c) copy, modify, or prepare derivative works based on Orion Property; (d) reverse engineer, decompile, disassemble, or attempt to derive source code from any Orion Property; or (e) remove, obscure, or alter any intellectual property right or confidentiality notices or legends appearing in or on any aspect of any Orion Property.

3. ONBOARDING

Orion will use commercially reasonable efforts to provide the Services ("**Onboarding**") in accordance with the implementation schedule included in Scope of Work attached to a Sales Order. Orion will not be responsible for delays caused by events or circumstances beyond its reasonable control. Client is responsible for obtaining computers and operating systems compatible with the Services, as shown in the technical specifications for the Services. The estimated Services Commencement Date is show on the Sales Order Form. Onboarding is complete (and acceptance will be deemed to have occurred) when the Services are accessible by Client regardless of whether or not Client accesses the Services. Completion of Onboarding will constitute Client's acceptance of the Services.

4. FEES AND PAYMENT TERMS

4.1 General. Except as otherwise expressly set forth in the applicable Sales Order Form document or any subsequent applicable Sales Order Form, Client will pay each invoice within 30 days after Client's receipt of the invoice. All fees and other charges will be paid to Orion in United States dollars. If Client specifies in a Sales Order Form that it is issuing a purchase order for such Sales Order Form, then Orion will reference the applicable Client purchase order number on its invoices so long as Client provides the purchase order number to Orion at least five (5) business days prior to the date of the applicable Orion invoice. Annual fees for Services will be paid before the Service Commencement Date or the commencement of a Renewal Term, as applicable. Training fees are due in advance, before training will be scheduled. Fees for Onboarding services will be invoiced upon completion of services and access provided for customer acceptance. Other fees will be invoiced as set forth in the applicable Sales Order Form. Orion may suspend the Services or terminate this Agreement if any fees or charges are overdue from Client to Orion. A late charge at the rate of one and one-half percent (1½%) per month or the highest rate allowed by law, whichever is lower, will apply to the total invoice amount for payments not received within thirty (30) days after the date of invoice. All fees are non-refundable. Access for training is sold in blocks of hours. Access for Named Users is sold in blocks of Named Users. If the number of users accessing or using the Services exceeds the number of Named Users client has paid for, then on or before the beginning of the next calendar quarter, Client will purchase additional blocks of Named Users sufficient to equal or exceed any increase in the number of users accessing or using the Services. If the number of new users increases by ten (10%) or more of the current number of Named Users for which Client has paid, Client will immediately purchase additional blocks of Named Users sufficient to equal or exceed any increase in the number of users accessing or using the Services.

4.2 Taxes. Orion's fees do not include any governmental taxes, assessments, fees, duties or similar fees and taxes that may be applicable in connection with the transactions contemplated by this Agreement ("**Taxes**"). Client will be responsible for paying all Taxes, except for taxes based on Orion's net income or its authority to do business within a given jurisdiction. If Orion has a legal obligation to pay or collect Taxes for which Client is responsible under the Agreement, then the appropriate amount will be invoiced to and paid by Client, unless Client specifies in the applicable Sales Order Form that it claims tax exempt status for amounts due under the Agreement and provides Orion a valid tax exemption certificate (authorized by the applicable governmental authority) at least five (5) business days prior to the date of the applicable Orion invoice.

5. WARRANTIES AND LIMITATIONS

5.1 Mutual Warranties. Orion and Client each hereby represents, warrants, and covenants to the other that: (a) it has the authority to enter into the Agreement, to grant the rights granted by it under the Agreement, and to perform its obligations under the Agreement; and (b) it will comply with all laws and regulations applicable to it that may be in effect during the term of the Agreement.

5.2 No Infringement. Orion warrants that the Service, and the use thereof by Client in accordance with the terms of the Agreement, does not and will not infringe, or constitute an infringement or misappropriation of, any intellectual property rights of a third party. Client warrants that the Client Data, and the use thereof by Orion in accordance with the terms of the Agreement, does not and will not infringe, violate or constitute an infringement or misappropriation of, any intellectual property, privacy or other rights of a third party. Each party's exclusive remedy and the other party's entire liability for any breach of the warranties set forth in Sections 5.1(a) and 5.2 will be the indemnification provisions set forth in Section 6 below.

5.3 Service Warranties. Orion warrants that, during the term of the Agreement, the Service provided hereunder will be performed: (a) in a professional manner consistent with generally accepted industry standards reasonably applicable to the provision of the Service; and (b) substantially in accordance with the technical manuals and user documentation relating to the operation and use of the Service that are provided by Orion to Client under the Agreement, as updated by Orion from time to time.

5.4 Limitation of Warranty. THE EXPRESS WARRANTIES SET FORTH IN THIS AGREEMENT ARE THE SOLE WARRANTIES PROVIDED BY ORION HEREUNDER. ORION SPECIFICALLY DISCLAIMS ALL OTHER REPRESENTATIONS, WARRANTIES, CONDITIONS, AND GUARANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, WITH RESPECT TO THE SERVICE OR ANY OTHER ITEMS OR SERVICES COVERED BY OR FURNISHED UNDER THE AGREEMENT, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY (i) OF MERCHANTABILITY, (ii) OF FITNESS FOR A PARTICULAR PURPOSE, OR (iii) ARISING FROM COURSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE. ORION DOES NOT WARRANT THAT ANY ITEMS OR SERVICES WILL BE UNINTERRUPTED OR ERROR FREE.

5.5 Limitation of Liability. EXCEPT FOR LIABILITY ARISING UNDER SECTIONS 2.3, OR 6 OF THIS EXHIBIT OR FOR BODILY INJURY, FRAUD, WILLFUL MISCONDUCT, OR AMOUNTS OWED BY CLIENT TO ORION UNDER THIS AGREEMENT:

(a) NEITHER PARTY WILL BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES IN CONNECTION WITH THE AGREEMENT, HOWEVER CAUSED AND UNDER WHATEVER THEORY OF LIABILITY, EVEN IF THE OTHER PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES; AND

(b) TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY'S TOTAL LIABILITY UNDER THE AGREEMENT, FOR WHATEVER CAUSE, WHETHER IN AN ACTION IN CONTRACT OR IN TORT OR OTHERWISE, WILL BE LIMITED TO GENERAL MONEY DAMAGES AND WILL IN NO EVENT EXCEED AN AMOUNT EQUAL TO THE AGGREGATE OF ALL FEES ACTUALLY PAID OR OWING HEREUNDER BY CLIENT TO ORION DURING THE TWO MONTH PERIOD PRECEDING THE TIME THAT THE CLAIM AROSE.

6. INDEMNIFICATION

6.1 By Orion. Subject to the terms of the Agreement, Orion will indemnify, defend and hold harmless Client and its employees, agents, successors and assigns from and against any and all loss, damage, liability, and expense arising from any claim brought against any such indemnified party by a third party to the extent alleging that the Service, as provided by Orion and used in accordance with the terms of the Agreement, infringes upon any valid patent, copyright, trademark, trade secret, or other proprietary right of such third party. Notwithstanding the above, Orion will have no liability for any infringement claim to the extent it: (i) pertains to any Orion Property that has been altered or modified without Orion's prior written approval; or (ii) is based on use of the Service in conjunction with any item not provided by Orion, unless such use is shown to constitute the infringement when not used in conjunction with the item not provided by Orion.

6.2 By Client. Subject to the terms of the Agreement, Client will indemnify and hold harmless Orion and its employees, agents, successors and assigns from and against any and all loss, damage, liability, and expense arising from any claim brought against any such indemnified party by any third party to the extent: (a) alleging that the Client Data, or Client's use of the Service in violation of the terms of the Agreement, infringes upon any valid patent, copyright, trademark, trade secret, or other proprietary right of, or otherwise harms, such third party; or (b) alleging that use of the Client Data by Orion as contemplated by this Agreement violates any person's right of privacy or security; or (c) resulting from the failure of Client to comply with its obligations under the Agreement or from the acts or omissions of Client or its employees, agents, successors or assigns.

6.3 Defense Procedure. For any indemnifiable claim described in this Section 6: (a) the indemnifying party will have the sole responsibility, at its expense, to defend and, at its sole discretion, to settle any such claim, provided that, if any settlement requires (i) a non-monetary obligation of an indemnified party (other than ceasing use of the Service), (ii) or an admission by the indemnified party, then such settlement will require the indemnified party's prior written consent; and (b) each indemnified party will provide the indemnifying party with prompt written notice of any such claim brought against it, together with copies of all related court documents involving such claim. An indemnified party's failure to provide prompt notice to the indemnifying party of any such claim will not relieve the indemnifying party from any liability under this Section 6 with respect to such claim, unless the indemnifying party is materially prejudiced by such failure, in which case the indemnifying party will have no obligation

under this Section 6 with respect to such claim. If any compromise or settlement is made with respect to such claim, the indemnifying party will pay all amounts in settlement of such claim. The indemnified party will provide the indemnifying party with such information and assistance for the defense of such claim as the indemnifying party reasonably requests.

7 CONFIDENTIALITY

- 7.1 Confidential Information. In connection with the Agreement, each party hereto (a "disclosing party") may disclose its confidential and proprietary information to the other party (a "receiving party"). Subject to the exceptions listed below, a disclosing party's "**Confidential Information**" will be defined as information disclosed by the disclosing party to the receiving party under the Agreement that is either: (a) clearly marked or otherwise clearly designated as confidential or proprietary; or (b) should be reasonably understood by the receiving party to be the confidential or proprietary information of the disclosing party. For the avoidance of doubt, the Orion Property and all pricing under the Agreement is the Confidential Information of Orion, and Client Data is the Confidential Information of Client.
- 7.2 Confidential Treatment. Except to the extent one of the exceptions set forth in Section 7.3 applies, a receiving party will not use, or otherwise disclose to any third party, a disclosing party's Confidential Information without the prior written consent of the disclosing party; provided, however, that Orion may use and disclose the Confidential Information of Client as necessary for the limited purpose of performing the Services hereunder. In addition, each party agrees to take reasonable measures to protect the other party's Confidential Information and to ensure that such Confidential Information is not disclosed, distributed, or used in violation of the provisions of the Agreement (which measures will be no less than that which a reasonable person would take with respect to like confidential, proprietary, or trade secret information).
- 7.3 Exceptions. Notwithstanding anything to the contrary, the obligations of the receiving party set forth in this Section 6 will not apply to any information of the disclosing party that: (a) is or becomes a part of the public domain through no wrongful act of the receiving party; (b) was in the receiving party's possession free of any obligation of confidentiality at the time of the disclosing party's communication thereof to the receiving party; (c) is developed by the receiving party completely independent from and without access to the Confidential Information of the disclosing party; or (d) is required by law or regulation to be disclosed, but only to the extent and for the purpose of such required disclosure after providing the disclosing party with advance written notice, if legally possible, such that the disclosing party is afforded an opportunity to contest the disclosure or seek an appropriate protective order. In addition, the obligations of Orion set forth in this Section 7 will not apply to any suggestions for product or service improvement or modification provided by Client in connection with any present or future Orion product or service, and, accordingly, neither Orion nor any of its Clients or business partners will have any obligation or liability to Client with respect to any use or disclosure of such suggestions.
- 7.4 Remedies. The parties recognize and agree that money damages are an inadequate remedy for breach of this Section 7 and further recognize that any such breach would result in irreparable harm to the non-breaching party. Therefore, in the event of any such breach, the non-breaching party may obtain injunctive relief from a court of

competent jurisdiction to enjoin such activity in addition to any other remedies available to it.

8 TERM AND TERMINATION

8.1 Term. After the Initial Term, the Agreement will automatically renew for periods of one year each (each a “**Renewal Term**” and collectively with the Initial Term the “**Term**”), unless either party elects to terminate the Agreement by delivering written notice of termination to the other party at least sixty (60) days before the end of the then current Initial Term or Renewal Term, as applicable. All terms and conditions hereof will remain in effect during any Renewal Term, except as the parties otherwise expressly agree to in writing.

8.2 Termination for Breach. In the event of a material breach of the Agreement by either party, the non-breaching party may give written notice of such breach to the breaching party and, if the same is not cured within thirty (30) days after delivery of such notice, then, without limitation of any other remedy available hereunder, the non-breaching party may terminate the Agreement by delivery of a written notice of termination at any time thereafter to the breaching party. But Orion may terminate this Agreement immediately if client breaches Section 2.3. Such termination will be effective as of the date of the notice of termination or such later date as set forth in such notice.

8.3 Duties Upon Termination; Survival. Upon termination of the Agreement: (a) all rights granted to Client under the Agreement will immediately terminate, in which case Orion may invalidate the passwords and/or other user identification for Client and its users and otherwise deny further access to the Service; (b) upon Orion's request made within thirty (30) days after such termination, Client will return to Orion or destroy all Orion Property that is in its possession or control; and (a) upon Client's request made within thirty (30) days after such termination, Orion will destroy all Client Data and Confidential Information of Client that is in its possession or control, provided that Client has paid all fees due to Orion under this Agreement and all Sales Order Forms hereunder. After such 30-day period, each party may destroy any such information of the other party in its possession or control. Termination of the Agreement will not be construed to waive or release any claim that a party is entitled to assert at the time of such termination (including any claim for fees accrued or payable to Orion prior to the effective date of termination), and the applicable provisions of the Agreement will continue to apply to such claim until it is resolved. The terms of Sections 1 and 2 of the Agreement and Sections 2.2, 2.3, 5.4, 5.5, 6, 7, 8.3, and 9 of this Exhibit will survive the termination of the Agreement for any reason.

9. MISCELLANEOUS

9.1 Relationship of Parties. Orion and Client are independent contractors and the Agreement will not establish any relationship of partnership, joint venture, employment, franchise, or agency between Orion and Client. Neither Orion nor Client will have the power to bind the other or incur obligations on the other party's behalf without the other party's prior written consent, except as otherwise expressly provided in the Agreement.

9.2 Notices. All notices hereunder by either party will be given by personal delivery (including reputable courier service), fees prepaid, or by sending such notice by registered or certified mail return receipt requested, postage prepaid, and addressed as set forth on the first page of the Agreement (as to Orion) and in a Sales Order Form (as to Client). Such notices will be deemed to have been given and delivered upon receipt or attempted delivery (if receipt is refused), as the case may be, and the date of receipt identified by the applicable postal service on any return receipt card will be conclusive evidence of receipt. Any party, by written notice to the other as above described, may alter the address for receipt by it of written notices hereunder.

9.3 Assignment. The Agreement may not be assigned or transferred by either party without the prior written consent of the other party, which permission will not be unreasonably withheld. Any attempted assignment without such consent will be void. Notwithstanding the foregoing, Orion may assign its rights and obligations under the Agreement, without the Client's permission, in connection with any merger, consolidation, sale of all or substantially all of such assigning party's assets or equity, or any other similar transaction. The Agreement is binding on the parties hereto and their respective successors and permitted assigns.

9.4 Waiver and Severability. Failure to enforce any term or condition of the Agreement will not be deemed a waiver of the right to later enforce such term or condition or any other term or condition of the Agreement. If any provision of the Agreement is found to be void or unenforceable, that provision will be enforced to the maximum extent possible, and the remaining provisions of the Agreement will remain in full force and effect.

9.5 Excused Performance. Neither party will be liable for any delay or failure to perform due to causes beyond its reasonable control.

9.6 Export Compliance. Client acknowledges that the Services are subject to the export laws and regulations of the United States. The Services are classified EAR 99 (No License Required). But those export laws and regulations prohibit or make subject to special controls the export or re-export of the Orion software or the documentation use to provide the Services to certain countries listed in Country Group E in Supplement No. 1 to Part 740 of the U.S. Export Administration Regulations ("**Prohibited Countries**"), to certain persons and entities on the Denied Persons List contained in Supplement No. 2 to Part 764 of the Regulations and to certain Specially Designated Nationals and Blocked Persons listed by the U.S. Office of Foreign Assets Control (OFAC) (collectively "**Prohibited Persons**"). Accordingly, Client will not, directly or indirectly, export, re-export, license, sell, give, loan, transfer, disclose or otherwise grant access to the Services or the documentation to any Prohibited Country or Prohibited Person, to any foreign national of a Prohibited Country, to any person affiliated with a Prohibited Person, or to any person or entity outside of the United States of America without the express written consent of Orion. These prohibitions will apply whether said person or entity is a subsidiary, parent, sister company or other affiliate of Client.

9.7 Amendments. The Agreement will not be deemed or construed to be modified, amended, or waived, in whole or in part, except as set forth herein or by a separate written agreement duly executed by the parties to the Agreement. No document, purchase order, or any handwritten or typewritten text which purports to alter or amend the printed text of the Agreement will alter or amend any provision of the

Agreement or otherwise control, unless Orion and Client both specify in writing that such terms or conditions will control. Notwithstanding the above, Orion may from time to time effect reasonable modification to the Services without Client's prior consent, provided that any such modification does not reduce the overall level of beneficial service provided to Client immediately prior to such modification.

9.8 Law, Arbitration.

9.8.1 *Governing Law.* The Agreement will be governed by, subject to, and interpreted in accordance with the laws of the state of Texas, without regard to conflict of laws principles. Client hereby irrevocably consent to the jurisdiction of, and venue in, any federal or state court of competent jurisdiction located in Dallas County, Texas for the purposes of adjudicating any action or proceeding to enforce the terms of the Agreement. The parties agree that the Agreement and the transactions contemplated therein will not be governed by the United Nations Convention on Contracts for the International Sale of Goods or the Uniform Computer Information Transactions Act, as currently enacted by any jurisdiction or as may be codified or amended from time to time by any jurisdiction. English will be the governing language of the Agreement.

9.8.2 *Arbitration.* Any controversy or claim arising under or related to this Agreement will be settled by binding arbitration under the Commercial Rules of the American Arbitration Association ("**Association**"). The location of any such arbitration will be the principal place of business of Client or Orion, at the option of the party against whom a demand for arbitration is filed with the Association. The arbitrator will be selected from the national technology panel of the American Arbitration Association. Any court having jurisdiction over the matter may enter a judgment upon the award of the arbitrator. Service of a petition to confirm the arbitration award may be made by United States Mail, postage prepaid, or by any regularly conducted commercial express mail service, to the attorney for the party or, if not so represented, to the party at the address set forth herein, or to the party's last known business address. The prevailing party in any action or proceeding will be entitled to recover its arbitration administrative fees and arbitrator fees.

9.9 Interpretation. The Agreement will not be construed in favor of or against any party by reason of the extent to which any party participated in the preparation of the Agreement. The Agreement may be executed by facsimile copy and in any number of counterparts, all of which taken together will constitute one single agreement between the parties. Orion's obligation to perform Service under the Agreement is subject to the execution and delivery of the Agreement and an initial Sales Order Form signed by a duly authorized representative of Client and Orion.

9.10 Entire Agreement. The Agreement (together with any exhibits attached hereto and any Sales Order Forms and other documents that either incorporate this Agreement by reference or are incorporated herein by reference) contains the entire agreement and understanding between Orion and Client with respect to the subject matter thereof and supersedes all prior agreements, negotiations, representations, and proposals, written and oral, relating to such subject matter.

EXHIBIT B

Standard Support

THIS EXHIBIT B, STANDARD SUPPORT ("**Addendum**") will only be effective if Standard Support is ordered on a Sales Order Form.

1. **Scope of Agreement.** During the term of this Addendum, as set forth in Section 3, Orion agrees to provide Client standard maintenance and technical support and education services (collectively, "Standard Support"), as set forth in Sections 4, 6, 7, and 8, for the Services.
2. **Standard Support Fee.**
 - 2.1 Orion will provide Client with Standard Support under this Addendum for the Services during the Initial Term or any Renewal Term for the fee (the "Standard Support Fee") set forth in Sales Order Form. For each Renewal Term, Client will pay Orion a Standard Support Fee of the greater of (a) the amount set forth in last Sales Order Form executed by the parties, or (b) the price set by Orion for Standard Support for Renewal Term, provided that Orion may not increase the annual fee by more than 4% in any one year (the foregoing limitation does not apply to the extent that the Services are augmented by functionality. Standard Support with respect thereto that result in an increase in the annual Standard Support Fee will be set forth in new Sales Order Forms. Client will pay the Standard Support Fee on or before the 1st day of the current Initial Term or Renewal Terms, as applicable.
 - 2.2 **Other Charges.** Client will pay Orion for charges for Enhancements (as defined herein), additional modules, custom programming services, on-site support, and training in the amount and pursuant to the terms set forth in a Sales Order Form or Orion's invoice for such services.
3. **Term of Addendum.**
 - 3.1 **Effective Date.** This Addendum will take effect upon the Services Commencement Date. This Addendum will automatically renew thereafter for successive Renewal Terms unless otherwise terminated in accordance with its terms.
 - 3.2 **Termination Date.** This Addendum will terminate upon the earliest to occur of the following:
 - i. The effective date of any subsequent agreement concerning maintenance services entered into between Client and Orion;
 - ii. Upon the material breach of this Agreement by a party, the other party may terminate this Agreement, provided the non-breaching party first provides the breaching party with notice of any material breach and 30 days within which the breaching party may cure such breach;
 - iii. Client may terminate this Addendum at the end of the then-current Initial Term or Renewal Term, as applicable by providing Orion with notice that it does not intend to renew the Agreement at least 60 days before the end of the then-current term; or
 - iv. Orion may terminate this Addendum for Client's failure to pay any undisputed invoice when due, provided Orion provides Client with notice of any such failure

and such undisputed invoice is not paid upon the later of 45 days after the date due or 15 days after notice.

4.0 Support Response Priority

Orion provides services that support 7x24 365 days a year. The following are the support services offered by Orion's Standard Support:

Severity Levels and Response Process

Severity Level 1 - Critical

Business Hours: Telephone calls to Orion's direct service line are answered during work hours by support personnel and after hours by the on-call support staff.

Response: Response within thirty (30) minutes of notification.

Customer Updates: Everyone (1) hours until resolution or an agreed upon update schedule is decided upon.

After Hours: Sixty (60) minute call back after Client telephone contact to 866-779-1689.

Severity Level 2 – Urgent Priority

Business Hours: Telephone calls to 866-779-1689- are answered and managed as they come in with no need for a call back.

Response: Engagement of support within two (2) hours of notification.

Customer Updates: Every four (4) hours until resolution or an agreed upon update schedule is decided upon.

After Hours: Ninety (90) minute call back after Client telephone contact to 866-779-1689.

Severity Level 3 – High Priority

Business Hours: Telephone calls to 866-779-1689- are answered and managed as they come in with no need for a call back.

Response: Engagement of support within twenty-four (24) hours of notification.

Customer Updates: Every 48 hours (48) hours until resolution or an agreed upon update schedule is decided upon.

After Hours: This priority of issue is not managed via after hours support.

Severity Level 4 - Medium Priority

Business Hours: Telephone calls to 866-779-1689- are answered and managed as they come in with no need for a call back.

Response: Engagement of support within forty-eight (48) hours of notification.

Customer Updates: Every 5 working days until resolution or an agreed upon update schedule is decided upon.

After Hours: This priority of issue is not managed via after hours support.

Severity Level 5 - Low Priority

Business Hours: Telephone calls to 866-779-1689 - are answered and managed as they come in with no need for a call back.

Response: Engagement of support within five (5) days of notification.

Customer Updates: As ticket is resolved with agreed upon update schedules.

After Hours: This priority of issue is not managed via after hours support.

Severity 1= Critical Priority

Critical Applications or Services are entirely a non-responsive state and severely impacts Client personnel productivity, citizen security/safety, and/or departmental revenue generation. This is defined as the application is down, critical servers are inoperative, complete interruption of data intake or retrieval, or loss of data and high levels of corruption.

Severity 2 = Urgent Priority

The Services are not meeting the criteria of a critical priority, but which severely impacts the ability of a large number of users to utilize the Services or if they do use the Services the errors will be consistent and reproducible.

Severity 3 = High Priority

Defined as - An issue which does not have significant impact on productivity for the Client's department and/or its personnel. Generally, this means over 25% of the Services are not functional or are negatively impacting users with this error. Not covered in an after-hours service support incident.

Severity 4= Medium Priority

An error related to a user functionality which does not prevent routine use of the Services or a high priority issue when a reasonable workaround has been provided. Typically, not covered in after-hours service support incident.

Severity 5 = Low Priority

All other software or documentation errors not described above. Client technical questions would be a part of this level.

Services Not Included. Standard Support Services will not include:

- i. Charged for enhancements updates, enhancements and modifications to the Services (collectively, "Enhancements") or additional modules that are offered, at Orion's sole discretion, to Client upon payment of a license fee therefor;
- ii. Custom programming services;
- iii. On-site support;
- iv. Training; or
- v. Hardware and related supplies.

5. **Charged-For-Enhancements and Modules.** From time to time, at Orion's sole discretion, Orion will make available Client Enhancements or additional modules to the Services that Client may license from Orion upon payment of the applicable license fee(s) therefore and development charges established by Orion. Any such Enhancements or additional modules licensed by Client will be considered part of the Services under this Agreement.

6. **Help Desk Services.** Orion will maintain a help desk so that Client may report problems and obtain assistance in the installation and/or use of the Services.

a) Online Trouble Ticket System

- (i) Access to trouble ticket system for submission of ticket requesting and online review of status
- (ii) Email notification of trouble ticket resolution and ticket web link.

7. **Obligations of Client.**

- (a) **Client Contact.** Client will notify Orion of Client's designated Client Contact. To the maximum extent practicable, Client's communications with Orion will be through the Client Contact.
- (b) **Error Documentation.** Upon detection of any error in the Services, Client, as requested by Orion, will provide Orion a listing of output and any other data, including databases and backup systems, that Orion reasonably may request in order to reproduce the error and the operating conditions under which the error occurred or was discovered.

PUBLIC SAFETY PERSONNEL MANAGEMENT SYSTEM AGREEMENT

THIS AGREEMENT ("Agreement") is effective as of [Insert Effective Date], by and between the LANSING POLICE DEPARTMENT, a division of the City of Lansing, Michigan ("Client"), and ORION COMMUNICATIONS, LLC. ("Contractor" or "Orion").

WITNESSETH

In consideration of the mutual covenants contained herein, the parties agree as follows:

The Contractor shall provide a Public Safety Personnel Management System (the "System") as described in the following exhibits:

- Exhibit I – Orion End User License Agreement
- Exhibit II – Orion Maintenance Agreement (including Appendix A and Attachment I)

If there is a conflict between this Agreement and any of the Exhibits, this Agreement prevails.

This Agreement, along with the attached Exhibits, constitutes the entire understanding between the parties with respect to the subject matter.

1.0 TERMS AND CONDITIONS

1.1 Procedures

The scope and nature of services provided by Orion shall be under the direction of the Lansing Police Department's designated Project Manager. Orion will not act on instructions from any other party unless confirmed in writing by the designated authority.

Changes to this Agreement must be approved in writing by both Orion and the authorized representative of the City of Lansing's Purchasing Department.

1.2 Term and Termination

1.2.1 End User License Agreement (EULA)

- The licenses provided under the EULA are perpetual, contingent upon full compliance with the terms.
- The Client may terminate its use and surrender the license rights at any time by providing written notice and ceasing all use of the software.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

For the Lansing Police Department

By: _____

Name: [Insert Name]
Title: [Insert Title]
Date: _____

For Orion Communications, LLC.

By: _____
Name: [Insert Name]
Title: [Insert Title]
Date: _____

Exhibit I – End User License Agreement (EULA)

1. License Grant

Orion grants Lansing Police Department ("Client") a non-transferable, non-exclusive, perpetual license to use the Orion Public Safety Personnel Management System (the "Licensed Software"), subject to full compliance with the terms of this EULA.

2. Permitted Use

The Client may use the Licensed Software solely for internal operations. The license includes web-based access for named users and interfaces as described in Exhibit II.

3. Restrictions

No resale, sublicensing, or hosting for third parties. No reverse engineering, decompilation, or modification of source code. No use beyond scope described in this Agreement.

4. Ownership

Orion retains all rights, title, and interest in and to the Licensed Software and all related intellectual property. The license does not transfer ownership.

5. Termination

The license may be terminated for material breach. Upon termination, Client must cease use and destroy all copies of the Licensed Software.

6. Limitation of Liability

Orion is not liable for indirect, special, incidental, or consequential damages, including lost profits or business interruption.

Exhibit II – Maintenance Agreement

1. Services Provided

Service Category	Description
Software Updates	Delivery of bug fixes, enhancements, and version upgrades.
Technical Support	Email and phone support available

	Monday–Friday, 8:00–17:00 CST, excluding holidays.
System Monitoring	Monitoring services for application uptime and performance (if hosted by Orion).
Documentation	Access to user guides and online resources.
Knowledge Transfer	Periodic training webinars or refresher sessions.

2. Term

Maintenance services are provided for an initial 12-month term starting from the system go-live date. Renewal is annual unless canceled with 30 days' notice.

3. Service Levels (Appendix A)

Severity	Response Time	Resolution Commitment
Critical	2 hours	Work continuously until resolved
High	4 hours	Resolution within 2 business days
Medium	1 business day	Resolution within 5 business days
Low	2 business days	Resolution as appropriate

4. Client Responsibilities

- Assign a primary system administrator to interface with Orion support
- Provide timely responses to Orion inquiries related to troubleshooting
- Maintain necessary network and hardware infrastructure (if self-hosted)

Attachment I – System Scope

Project: Lansing Police Department – Orion Public Safety Personnel Management System

Modules Included:

- Personnel Scheduling & Shift Management
- 42 Day Leave Schedule Configuration
- Time-Off and Overtime Tracking

- Certification & Training Management
- System Administration and Role-Based Access
- Reporting and Audit Logs

Number of Users: 264

Hosting: Orion-Hosted / Client-Hosted (select one)



INFORMATION TECHNOLOGY

201 N. GRAND AVENUE
LANSING, MI 48933-1236
(517) 483-4250
FAX: (517) 483-4390

MEMORANDUM

TO: Stephanie Robinson, Senior Buyer

FROM: Jason Hogan, CIO

CC: Rob Backus, Chief of Police

DATE: 8/25/2025

SUBJECT: Sole Source Procurement Request – Purchase of “Orion-Workforce” Lansing Police Department scheduling software

For the project referenced above, the Information Technology Department is requesting the issuance of a purchase order (PO) consistent with the sole source procurement provision outlined in City Ordinance, Title 2, Chapter 206.05. The vendor quote for the software is attached. Funding for the software would come from the Information Technology Department budget.

This request is appropriate for a sole source request for the following reasons:

For a long time, LPD has been using paper and spreadsheets to track time. LPD and IT have been looking over the last eight years for a replacement software. The current process is currently inefficient for LPD staff. This is the first software that will meet six-week schedule criteria and union rules necessary for LPD.

“Workforce” software has been reviewed by LPD and Information Technology as an easier to use, more user friendly and effective solution. This also has a mobile app for iPhones and has been approved for purchase by LPD leadership.

The quoted cost of the software is **\$29,500.00 USD** as an annual fee. I find this cost to be competitive and reasonable for the proposed software solution. At the request of LPD, vendor will prorate first bill for **\$10,110.14** due to mayoral election and expires 12/31/2025. Vendor will start a new annual fee \$29,500.00 January 1st, 2026 through December 31st, 2026. The account(s) to be used to fund this request is IT 101-173130-956890 for **\$39,610.00** for FY26.

If you have any questions, please contact me.

Jason Hogan

Chief Information Officer

Information Technology Department

201 N. Grand Ave. | Lansing, MI 48933

O: 517-483-4242 | C: 517-204-2046 E: jason.hogan@lansingmi.gov



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

TO: ORION COMMUNICATIONS
PO BOX 806398
CHICAGO, IL 60680

SALES@FIELDWARE.COM
(866) 225-1394

PURCHASE ORDER

P.O. NUMBER	P092984
DATE	08/28/2025
VENDOR I.D.	V051934
FOB	DELIVERED
REQUISITION NO	PR022474

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

DELIVER ITEMS TO:

CITY OF LANSING DEPT OF INFORMATION
201 N GRAND AVE
LANSING, MI 48933
ATTN REGINA MCCULLOUGH

SEND INVOICE TO:

CITY OF LANSING DEPT OF INFORMATION
201 N GRAND AVE

LANSING 48933

Item No.	QTY	Description	Unit Price	Extended Price
1	1.00	SOFTWARE 630-173130-956890 \$39,610.00	\$39,610.00	\$39,610.00
Total:				\$39,610.00

REFERENCE : 20250423-161134995

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: 08/29/2025

AUTHORIZED SIGNATURE

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: September 4, 2025
SUBJECT: Sole Source Purchase – Orion Communications

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 and IT
Vendor: Orion Communications
Item Purchased: Workforce - Time Sheet Software Replacement
Dollar Amount: \$ 39,610.00
Account: 101-173130-956890

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).

sr

AUGUST 26, 2025 REGULAR MEETING

Board of Commissioners Room – Courthouse

Mason, Michigan – 6:30 p.m.

Remote Participation offered via Zoom at: <https://zoom.us/j/86246962326>

August 26, 2025

CALL TO ORDER

Chairperson Sebolt called the August 26, 2025 Meeting of the Ingham County Board of Commissioners to order at 6:30 p.m.

Members Present at Roll Call: Cahill, Grebner, Johnson, Lawrence, Morgan, Peña, Pratt, Polsdofer, Ruest, Schafer, Sebolt, Tennis, and Willis.

Members Absent: Trubac and Maiville.

A quorum was present.

PLEDGE OF ALLEGIANCE

Chairperson Sebolt led the Board of Commissioners in the Pledge of Allegiance.

TIME FOR MEDITATION

Chairperson Sebolt asked those present for a moment of meditation and reflection and to keep the family of Sue Graham, Human Resources Director, in their thoughts as their father had recently passed away.

APPROVAL OF THE MINUTES

Commissioner Lawrence moved to approve the minutes of the July 22, 2025 Meeting. Commissioner Johnson supported the motion.

The motion to approve the minutes carried unanimously. Absent: Commissioners Trubac and Maiville.

ADDITIONS TO THE AGENDA

Chairperson Sebolt stated, without objection, the following resolution would be removed from the Agenda:

49. RESOLUTION TO AUTHORIZE A CONTRACT FOR A PROFESSIONAL SERVICES AGREEMENT WITH GETRESQ911LLC

Chairperson Sebolt stated, without objection, the following substitute resolutions would be added:

8. RESOLUTION TO PURCHASE FORECLOSED PARCELS 33-02-02-10-301-002 AND 33-02-20-16-351-001
12. RESOLUTION TO AMEND RESOLUTION #25-269 TO REFLECT ACCURATE TWO-YEAR PRICING FOR PEST CONTROL SERVICES WITH ROSE PEST SOLUTIONS

AUGUST 26, 2025 REGULAR MEETING

SPECIAL ORDERS OF THE DAY

Commissioner Lawrence moved to reappoint Gregg Todd to the Joint Building Authority, Victor Celentino to the Capital Region Airport Authority, and Danielle Grubaugh and Becky Pena to the Community Corrections Advisory Board, waiving the residency requirement for Danielle Grubaugh. Commissioner Morgan supported the motion.

The motion carried unanimously. Absent: Commissioners Trubac and Maiville.

PUBLIC COMMENT

Deveraux thanked the Board of Commissioners and stated they were excited to come back and show them what they were doing.

Hristova stated, as the person spearheading the work, they were thankful to be in a county that was ready and willing to support all of its residents.

COMMISSIONER ANNOUNCEMENTS

Commissioner Peña stated the City of Lansing was holding its annual coat drive with drop off locations at several locations throughout the City.

Commissioner Johnson stated they just got a new dog from the Ingham County Animal Control Shelter.

Commissioner Schafer stated that at the August 26, 2025 Human Services Committee meeting there were over 100 people actively involved in the meeting and over two and a half hours of public comment. Commissioner Schafer further stated it came down to the passion for 4-H and that she did not realize how much the 4-H and Master Gardening programs really affected Lansing.

Commissioner Schafer stated it was a very emotional meeting and believed the amount of money they spent as a County to keep the MSU Extension going was just a drop in the bucket for the impact that it made. Commissioner Schafer further stated that she hoped everyone would take a look at the meeting and understand it had been a diverse group of people.

Commissioner Cahill stated they used the MSU Extension in their job every day and that Commissioner Tennis did a tremendous job running the meeting. Commissioner Cahill further stated that Monday, September 1, 2025 was Labor Day and they should recognize its importance.

Commissioner Morgan stated there was update to the S&P Bond Rating and that they remained at AA rating with a negative outlook. Commissioner Morgan further stated that he was thinking about putting it on a future Finance Committee meeting agenda to better explain bond ratings.

Commissioner Johnson provided information regarding Agenda Item No. 3.

Resolution #2025-###

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

WHEREAS, the Ingham County Board of Commissioners made the reappointment of Becky Pena and Danielle Grubaugh to the Ingham County/City of Lansing Community Corrections Advisory Board for terms expiring September 17, 2028; and

WHEREAS, the Committee on Public Safety met and took affirmative action.

BE IT RESOLVED, that the Lansing City Council hereby affirms the reappointments of Becky Pena and Danielle Grubaugh to the Ingham County/City of Lansing Community Corrections Advisory Board for terms expiring September 17, 2028.



Resolution Submission Form

Contact Person * Becky Bennett

Contact Phone * 517-676-7200
(NNN) NNN-NNNN xNNN

Resolution Type * Resolution

Process * Clerk or Council Initiated

Department * City Clerk

Subject * Joint Reappointments; Becky Pena and Danielle Grubaugh to the Ingham County/City of Lansing Community Corrections Advisory Board for a term to expire September 17, 2028

Please use the following format to complete the Subject field:

Resolution Title (include Reference #), Address (if appropriate), other important info.

Examples:

Brownfield Plan 41, 1000 Homer, Neopran LLC

Public Hearing ACT-8-2019 Sale of Hawk Park, 405 Hawk Rd, sold to Michigan State University

Submitter Comments

Committee Committee on Public Safety

Council Member

[Get a resolution template from the library](#)

Please upload a document before proceeding CCAB reappointments-Resolution .doc 24.5KB

Introduced by the Law & Courts Committee of the:

INGHAM COUNTY BOARD OF COMMISSIONERS

**RESOLUTION AUTHORIZING THE APPOINTMENT OF THE BUSINESS COMMUNITY
REPRESENTATIVE THE INGHAM COUNTY/CITY OF LANSING
COMMUNITY CORRECTIONS ADVISORY BOARD**

RESOLUTION #25 – 405

WHEREAS, the Ingham County Board of Commissioners authorized participation of Ingham County with the City of Lansing in a joint City/County Community Corrections Advisory Board through Resolution 90-51; and

WHEREAS, the make-up of the Community Corrections Advisory Board must represent various criminal justice and community interests as specified in Public Act 511; and

WHEREAS, the business community representative position is currently vacant; and

WHEREAS, Jason Cords, 9079 West Scenic Lake Drive, Laingsburg, 48848 is interested in being appointed to the Community Corrections Advisory Board.

THEREFORE BE IT RESOLVED, that the Ingham County Board of Commissioners appoint Jason Cords to serve on the Community Corrections Advisory Board as the business community representative to a term expiring September 17, 2028.

BE IT FURTHER RESOLVED, that the Board hereby waives the residency requirement for Jason Cords.

BE IT FURTHER RESOLVED, that the County Clerk forward a copy of this resolution to the City of Lansing for consideration of this joint appointment.

BE IT FURTHER RESOLVED, that the City of Lansing is requested to review and confirm the above appointment as soon as possible.

LAW & COURTS: Yeas: Johnson, Willis, Polsdofer, Trubac, Lawrence, Peña, Pratt, Schafer

Nays: None

Absent: None

Approved 08/14/25



APPLICATION FOR APPOINTMENT

APPLICANTS MUST BE RESIDENTS OF INGHAM COUNTY

Submit completed application to:

Ingham County Board of Commissioners, P.O. Box 319, Mason, MI
48854 or fax to (517) 676-7264 or email to bbennett@ingham.org.

Application for Appointment to: Community Corrections Advisory Board

Name: Jason Cords

Address: 9079 west scenic lake drive City: LAINGSBURG Zip: 48848

Home/Cell Ph: 517-712-1914 Email: jcords@shaheenautogroup.com Work Ph: _____

Occupation: General Manager/Partner Employer: Shaheen Chevrolet & Cadillac

Business Address: 632 American rd City: Lansing Zip: 48848

Length of Residence in Ingham County: Employed in Ingham County for 25 years non-residence

Education:

Graduate of Corunna High School
2 years of Lansing Community College
Graduate of Landmark Education Forum & Advanced Forum

Relevant Organizations/Affiliations:

Laingsburg Business School Advisory Board since 2016
Great Lakes Christian College President's advisory Board since 2023
Xavier DeGroat Autism Foundation board member
Capital Area Opportunity Group Member since 2015
BNI Okemos networking member since 2010
Member of South Church in Lansing

Relevant Employment/Volunteer Experience:

Shaheen Chevrolet & Cadillac since 2000
Knights of Columbus member since 1988 and volunteer
Children's Miracle Network supporter/volunteer since 2003
Capital Area Community Foundation member from 2014-2019
NCM associates past Chairperson from 2015-2019
Great Lakes Burn camp supporter/volunteer
American Cancer Society fundraiser committee 2010-2013
NPH USA Orphanage donor/volunteer
City Rescue Mission Lansing volunteer

APPLICATION FOR APPOINTMENT

Military Service (for Veterans Affairs Committee Applicants):
N/A

Brief statement as to interest in serving on this board/commission:
I am always interested in making a difference in our community and for my 500 plus employees in our surrounding communities.

Do you have any experience/issues with this board/commission or related department? If so, please explain:
I have no issues with this board or any related departments

APPLICATIONS WILL BE VOID AFTER EXPIRED TERM VACANCIES ARE FILLED UNLESS STATEMENT BELOW IS SIGNED.

If not appointed, I wish my application to be kept on file for five months after expired term vacancies are filled and I understand after that time a new application may be necessary.

Signature: 
Key: 945d532f279804fcadcf11d93006cfc4

06-12-2025

The applicant acknowledges that he or she serves at the pleasure of the Board of Commissioners and can be removed by the Board without cause unless a particular term is established by federal or state statute.

Signature: 
Key: 945d532f279804fcadcf11d93006cfc4

06-12-2025

If selected for a position on the Ingham County Fair Board, I hereby give my permission for Ingham County to conduct a criminal background check on me.

Signature: 
Key: 945d532f279804fcadcf11d93006cfc4

06-12-2025

INGHAM COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

Dear respected city Lansing members, Hello

I am here to appeal the Claims Review Committee decision about a board up of the front door of my rental property located at 6244 beechfield Dr. Lansing MI 48911.

I sent an explanation to the committee and was scheduled for an on the phone meeting. The committee rejected my claim and directed me to you. I am all hope that I receive justice from you.

I rented the above house in July of 2023, and the lease ended July 2024.

The tenant moved out 10/13/2024. He left the key with his divorcee who was not in the lease. I came to obtain the keys, but she asked me if I could let her stay until the end of the month. And since she has some medical conditions, I agreed but she did not move out until mid of December 2024 without paying any rent. Not only that but she asked me to pay for her medicine most of the time which is not a lot around 40 dollars each time. I did that willingly knowing that she wouldn't be able to pay me back. On a Saturday evening, she called me and said she will have a seizure, and her meds were inside the house. By the time I got to her I thought her episode had worsened and some of the neighbors helped her kick in the front door. By the time I came and made sure she was alright and asked if she needed to go to the hospital she said no so me and my husband headed home to get a lock for the front door after we secured the front door from inside and left using the back door. The lady left for some reason before my husband go back and she left the door loosely closed it looks like the same neighbor came back to check on her and bushed the door opened and when find out she is not there called somebody and that is when the guys came and boarded my front door at the time where I was on my way back to put the lock.

My complaint is the same person from code and compliance could have just given me a call before calling the boarding company since my cell phone is on file with them. I paid my rental license dues, and I paid my property taxes. It is just a fair call to receive a call from them. I would have told the caller I was on my way because when I arrived there the neighbor told me that the company person just left it is a matter of less than an hour.

The committee denied my request to waive the fees saying since it was after hours who going to call you if I understood them correctly because the whole conversation was less than two minutes.

I just demand justice, nothing more, thank you very much and I appreciate your time and effort.

Tasneem Sirag

Tasneem Sirag 9/2/25

1437 Karlin court

East Lansing MI 48823

Cell 517-402-0872





City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

July 31, 2025

Tasneem Sirag
1437 Karlin Ct
East Lansing, MI 48223

Re: Claim – 6244 Beechfield Drive

Dear Mr. Sirag:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$750.00 for a board up violation for property located at 6244 Beechfield Drive., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2180

DATE: 05/06/2025

PPN: 33-01-05-10-205-103
DATE SUBMITTED: 05/02/2025
ADDRESS OF VIOLATION: 6244 BEECHFIELD DR
LISTED TAXPAYER OF RECORD: SIRAG TASNEEM
OTHER TAXPAYER OF RECORD:
CLAIMANT: SIRAG TASNEEM
CLAIMANT'S ADDRESS: 1437 KARLIN CT
EAST LANSING MI 48823

TYPE OF ACTIONS CONTESTED: BOARD UP
VIOLATION DATE: 11/16/2024
NOTIFICATION DATE: 11/16/2024
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$750.00
CONTRACTOR NAME - INVOICE NO. - DATE: PRO SOIL -
INVOICE#00272041
02/04/2025
AMOUNT OF CLAIM: \$750.00
MEMO DATE – INVOICE NO.:

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

HISTORY: NONE

CITATIONS IN PREVIOUS YEAR: NONE

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: Front door was kicked in, code enforcement was called to secure the door. This office recommends denial of the claim.

RECEIVED MAY 02 2025



City of Lansing

OFFICE OF THE CITY ATTORNEY

2180

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Tasneem Sirag DATE: 5/1/25
 MAILING ADDRESS: 1437 Karlin Court EMAIL: hamda35@hotmail.com
 CITY: East Lansing STATE: MI ZIP CODE: 48823
 TELEPHONE: Home 517 402 0872 Work ()

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 6244 Beechfield Dr PARCEL NO. 33-01-05-10-205-103
 DATE OF INCIDENT: 11/16/24 AMOUNT YOU WERE BILLED: 750.00
 TOTAL AMOUNT YOU ARE CONTESTING: 750.00
 TYPE OF ASSESSMENT: Board-up

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

The tenant kink in the door due to her having
Seizure episode and lost her keys. the boarding
happened between me coming to fix the door
for her and help her get herself together and
just bringing a new lock from my house - they
did not even call me as the registered owner
because if they did I would be in my way in less than
30 minutes, and I would have the lock fixed
please waive these fees. thank you very much

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

"injustice anywhere is a threat to justice everywhere" MLK Jr



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 11/17/2024

Emergency Board-Up Notice

SIRAG TASNEEM
1437 KARLIN CT
East Lansing, MI 48823-6504

Inspection Type: Safety
Inspection Date: 11/17/2024
Compliance Due Date: 11/17/2024

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	6244 BEECHFIELD DR
Parcel No:	33-01-05-10-205-103

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

Emergency Board Up

INSPECTOR COMMENTS:

front door kicked in

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 108.1.5 (7) 109.2 of the Lansing Housing and Premises Code, Section 108 & 109 Emergency Measures.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

This dwelling has been declared, **UNSAFE AND DANGEROUS** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4052 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Tom Barry tom.barry@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 05/06/2025

Enforcement Number: E24-10915

Enforcement Category: BOARD UP

Location: 6244 BEECHFIELD DR

Pay by Account in Full



Total Balance Due: \$750.00

SIRAG TASNEEM
1437 KARLIN CT
East Lansing, MI 48823-6504

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00272041	2/3/2025 12:0	3/5/2025 12:0	\$0.00	\$0.00	<u>\$750.00</u>
Board up date was 11/16/2024 - Boarded up front door						
Quantity	Category	Description			Billed	
1.00	Code Compliance	Title Search/Board-Up (Res) Admin Fee - After hour			\$540.00	
210.00	Code Compliance	Title Search/Board-Up (Res) Cont Charge			\$210.00	
Total Balance Due:					\$750.00	

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail









City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

July 31, 2025

Leander Smith
1021 S Lathrop Street
Lansing, MI 48912

Re: Claim – 1127 Westmoreland Ave.

Dear Mr. Smith:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$115.00 for a failure to comply violation for property located at 1127 Westmoreland Ave., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2187

9-9-2025

I would like to appeal the decision of the committee on the property at 1127 Bradmoreland. Based upon the facts that the roof had been repaired. When I met with the the committee I let them know that the date was set to have the work done. The roof was completed mid August as I told them. Both this being being a true fact. I believe the fine should be waived.

Maurice Stokes

517 712-8505

Claim 2187



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Maurice D. Hodes DATE: 9/12/2025
MAILING ADDRESS: 1021 S. LATHROP ST EMAIL: _____
CITY: LANSING STATE: MI ZIP CODE: 48912
TELEPHONE: Home (517) 712-8505 Work () _____

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1177 Westmoreland Ave PARCEL NO. _____
DATE OF INCIDENT: _____ AMOUNT YOU WERE BILLED: \$115⁰⁰
TOTAL AMOUNT YOU ARE CONTESTING: \$115⁰⁰
TYPE OF ASSESSMENT: _____

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

The roof has been repaired as of
8-11-2025. I feel that this work
is in compliance.

Maurice D. Hodes

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

Claim: 2187

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF INGHAMLETTERS OF AUTHORITY FOR
PERSONAL REPRESENTATIVEFILE NO.
02-001800-DEEstate of LEANDER SMITH

TO:

Name and address
MAURICE RHODES
1021 Lathrop Street
Lansing, MI. 48912Telephone no.
517-712-8505

You have been appointed and qualified as personal representative of the estate on 7/25/2024. You are authorized to perform all acts authorized by law unless exceptions are specified below.

☐ Your authority is limited in the following way:

- ☐ You have no authority over the estate's real estate or ownership interests in a business entity that you identified on your acceptance of appointment.
- ☐ Other restrictions or limitations are:

☒ These letters expire: 12/07/2025

Date

Ryan J. Buok P77807
Judge (formal proceedings)/Register (informal proceedings)

Bar no.

SEE NOTICE OF DUTIES ON SECOND PAGE

RYAN J. BUOK

Benjamin Fulger

P80541

Attorney name (type or print)

Bar no.

2196 Commons Parkway

Address

Okemos, MI. 48864

517-349-9090

City, state, zip

Telephone no.

I certify that I have compared this copy with the original on file and that it is a correct copy of the original, and on this date, these letters are in full force and effect.

Date

Deputy register

Do not write below this line - For court use only

The following provisions are mandatory reporting duties specified in Michigan law and Michigan court rules and are not the only duties required of you. See MCL 700.3701 through MCL 700.3722 for other duties. Your failure to comply may result in the court suspending your powers and appointing a special fiduciary in your place. It may also result in your removal as fiduciary.

CONTINUED ADMINISTRATION: If the estate is not settled within 1 year after the first personal representative's appointment, you must file with the court and send to each interested person a notice that the estate remains under administration, specifying the reasons for the continued administration. You must give this notice within 28 days of the first anniversary of the first personal representative's appointment and all subsequent anniversaries during which the administration remains uncompleted. If such a notice is not received, an interested person may petition the court for a hearing on the necessity for continued administration or for closure of the estate. [MCL 700.3703(4), MCL 700.3951(3), MCR 5.144, MCR 5.307, MCR 5.310]

DUTY TO COMPLETE ADMINISTRATION OF ESTATE: You must complete the administration of the estate and file appropriate closing papers with the court. Failure to do so may result in personal assessment of costs. [MCR 5.310]

CHANGE OF ADDRESS: You are required to inform the court and all interested persons of any change in your address within 7 days of the change.

Additional Duties for Supervised Administration

If this is a supervised administration, in addition to the above reporting duties, you are also required to prepare and file with this court the following written reports or information.

INVENTORY: You are required to file with the probate court an inventory of the assets of the estate within 91 days of the date your letters of authority are issued or as ordered by the court. You must send a copy of the inventory to all presumptive distributees and all other interested persons who request it. The inventory must list in reasonable detail all the property owned by the decedent at the time of death. Each listed item must indicate the fair market value at the time of the decedent's death and the type and amount of any encumbrance. Where the decedent's date of death is on or after March 28, 2013, the lien amount will be deducted from the value of the real property for purposes of calculating the inventory fee under MCL 600.871(2). If the value of any item has been obtained through an appraiser, the inventory should include the appraiser's name and address with the item or items appraised by that appraiser. You must also provide the name and address of each financial institution listed on your inventory at the time the inventory is presented to the court. The address for a financial institution shall be either that of the institution's main headquarters or the branch used most frequently by the personal representative. [MCL 700.3706, MCR 5.307, MCR 5.310(E)]

ACCOUNTS: You are required to file with this court once a year, either on the anniversary date that your letters of authority were issued or on another date you choose (you must notify the court of this date) or more often if the court directs, a complete itemized accounting of your administration of the estate. This itemized accounting must show in detail all income and disbursements and the remaining property, together with the form of the property. Subsequent annual and final accountings must be filed within 56 days following the close of the accounting period. When the estate is ready for closing, you are also required to file a final account with a description of property remaining in the estate. All accounts must be served on the required persons at the same time they are filed with the court, along with proof of service.

ESTATE (OR INHERITANCE) TAX INFORMATION: You are required to submit to the court proof that no estate (or inheritance) taxes are due or that the estate (or inheritance) taxes have been paid. **Note:** The estate may be subject to inheritance tax.

Additional Duties for Unsupervised Administration

If this is an unsupervised administration, in addition to the above reporting duties, you are also required to prepare and provide to all interested persons the following written reports or information.

INVENTORY: You are required to prepare an inventory of the assets of the estate within 91 days from the date your letters of authority are issued and to send a copy of the inventory to all presumptive distributees and all other interested persons who request it. The inventory must list in reasonable detail all the property owned by the decedent at the time of death. Each listed item must indicate the fair market value at the time of the decedent's death and the type and amount of any encumbrance. Where the decedent's date of death is on or after March 28, 2013, the lien amount will be deducted from the value of the real property for purposes of calculating the inventory fee under MCL 600.871(2). You are required within 91 days from the date your letters of authority are issued, to submit to the court the information necessary to calculate the probate inventory fee that you must pay to the probate court. You may use the original inventory for this purpose. [MCL 700.3706, MCR 5.307]

ESTATE (OR INHERITANCE) TAX INFORMATION: You may be required to submit to the court proof that no estate (or inheritance) taxes are due or that the estate (or inheritance) taxes have been paid. **Note:** The estate may be subject to inheritance tax.

STATE OF MICHIGAN PROBATE COURT INGHAM COUNTY	REGISTER'S STATEMENT	CASE NO. and JUDGE 02-001800-DE HON.
Court address 313 W. Kalamazoo St., Lansing, MI. 48933		Court telephone no. 517-483-6300

In the matter of Leander Smith
 First, middle, and last name of decedent

1. An application has been filed requesting
 - ☐ Informal probate of the will of the above named decedent.
 - ☐ the appointment of a personal representative.
 - ☒ the previously administered estate be reopened.
 - ☐ appointment of a successor personal representative.
2. Upon consideration of the application, I determine that all of the following are true:
 - a. Venue is proper.
 - b. The application is complete and made in accordance with MCL 700.3301 or MCR 5.312.
 - c. The applicant appears to be an interested person.
 - ☐ d. An original, properly executed, and apparently unrevoked will dated _____ with codicil(s) dated _____ is in my possession.
 - ☐ An authenticated copy of the will and codicil(s) probated in _____ County _____ is offered for informal proceedings and documents establishing probate in another state are in my possession.
 - e. The application is not within MCL 700.3304 or MCR 5.144.
 - ☒ f. A will to which the requested appointment relates has been formally or informally probated.
 - ☒ g. ☐ The person whose appointment is sought has priority to the appointment, with or without appropriate nomination and/or renunciation.
 - ☒ The applicant gave notice of his/her intention to seek an informal appointment to each person having a prior or equal right to an appointment not waived in writing and filed with the court.
 - ☒ h. There is a good cause to reopen the previously administered estate and appoint a personal representative. The estate was not closed under supervised administration.
- ☐ 3. The will dated _____ with codicils dated _____ is admitted to informal probate.
- ☐ 4. The authority of the prior personal representative has been terminated by death, resignation, or appointment of a conservator.
- ☒ 5. Maurice Rhodes is appointed
 - ☐ personal representative ☐ special personal representative ☒ successor personal representative
 - of the decedent's estate and upon filing a statement of acceptance, letters shall issue to that personal representative
 - ☒ without bond. ☐ upon filing a bond in the the amount of \$ _____.
 - After qualification, the personal representative shall comply with all relevant requirements under the law.
- ☐ 6. The application is denied because:
 - ☐ a personal representative has been appointed in this or another county of this state and continues to serve.
 - ☐ this or another will of the decedent has been the subject of a previous probate order.
 - ☐ the probate relates to one or more of a known series of testamentary instruments, the latest of which does not expressly revoke the earlier.
 - ☐ other: _____
- ☒ 7. The estate is reopened. ☒ Letters of authority expire 12/07/2025

Benjamin Fulger P80541
 Attorney name (type or print) Bar no.

2196 Commons Parkway

Address

Approved, SCAO

Form PC 568, Rev. 12/22

MCL 700.3302, MCL 700.3303, MCL 700.3304, MCL 700.3305, MCL 700.3308,
 MCL 700.3601, MCL 700.3609, MCL 700.3610, MCR 5.309, MCR 5.312

Page 1 of 1

Ryan J. Buck 8/2/2024
 Register signature and date

RYAN J. BUCK

Okemos, MI. 48864

City, state, zip

517-349-9090

Telephone no.



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

July 31, 2025

Leander Smith
1021 S Lathrop Street
Lansing, MI 48912

Re: Claim – 1127 Westmoreland Ave.

Dear Mr. Smith:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$115.00 for a failure to comply violation for property located at 1127 Westmoreland Ave., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2187

DATE: 06/20/2025

PPN: 33-01-01-08-401-231
DATE SUBMITTED: 06/12/2025
ADDRESS OF VIOLATION: 1127 WESTMORELAND AVE
LISTED TAXPAYER OF RECORD: SMITH LEANDER
OTHER TAXPAYER OF RECORD:
CLAIMANT: SMITH LEANDER
CLAIMANT'S ADDRESS: 1021 S. LATHROP ST
LANSING MI 48912
TYPE OF ACTIONS CONTESTED: FAILURE TO COMPLY FEE
VIOLATION DATE: 04/15/2025
NOTIFICATION DATE: 04/15/2025
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$115.00
CONTRACTOR NAME - INVOICE NO. - DATE: INVOICE #00277716 –
04/15/2025-\$115.00

AMOUNT OF CLAIM: \$115.00

MEMO DATE – INVOICE NO.:

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:

NOTIFICATION DATE:

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT:

CONTRACTOR NAME - INVOICE NO. - DATE:

AMOUNT OF CLAIM:

MEMO DATE – INVOICE NO.:

HISTORY: NONE

CITATIONS IN PREVIOUS YEAR: NONE

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for exterior issues on 5/21/2024 and a letter was sent to the owner. The officer sent a failure to comply letter 3/26/2025 due to the exterior issues not being addressed. The officer then sent an invoice for \$115.00 failure to comply fee on 4/15/2025 which is the fee the owner/representative is contesting. As of today, the exterior issues still have not been addressed. This office recommends denial of this claim.



RECEIVED JUN 12 2025

City of Lansing

OFFICE OF THE CITY ATTORNEY

2187

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Leander Smith DATE: 5-21-2025
MAILING ADDRESS: 1021 S. LATHROP ST EMAIL: _____
CITY: LANSING STATE: MI ZIP CODE: 48912
TELEPHONE: Home (517) 749-1442 Work (517) 712-8505

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1127 Westmoreland Ave PARCEL NO. 33-01-01-08-401-231
DATE OF INCIDENT: 5-15-2025 AMOUNT YOU WERE BILLED: \$115.00
TOTAL AMOUNT YOU ARE CONTESTING: \$115.00 plus fees
TYPE OF ASSESSMENT: Failure to comply

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

After receiving the letter of compliance, I contacted the inspector to let him know the status of the property located at 1127 Brantford Ave. The property is currently in Probate court. At the time there was very high property tax bills, it was delinquent to the sum of over \$9000.00. I am Maurice Rhodes the representative of the property. There is no resources in the estate so everything is done and paid by me. I let Everett Coates I was working on the delinquent tax balance and upon paying that off the taxes. Once the taxes are paid I will begin to making arrangements to have the roof repaired. I believed at the time the taxes were the first priority. They repair a roof when the property was in jeopardy of being forfeited. This is my reasoning for paying the taxes first. In March of 2020 I paid off the tax balance in full. Shortly after I received another order of compliance or a bill for failure to pay. I contacted the inspector on again. There was no immediate response. My intentions are to repair the roof in time. I am the only

party in the probate matter
that has paid, maintained, or
has interest in getting this
matter resolved. I have been
trying to save this property
since 2018. Once I have the
adequate funds to repair the roof
it will be done. As I discussed
with the inspector.

Sincerely,

Maurice M. Ricks

517-712-8505

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 06/20/2025

Enforcement Number: E25-13410

Enforcement Category: Failure to Comply

Location: 1127 WESTMORELAND AVE

Pay by Account in Full



Total Balance Due: \$115.00

SMITH LEANDER
1127 WESTMORELAND AVE
LANSING, MI 48915-2166

Invoice



Number	Date	Due	Adjustments	Payments	Balance
00277716	4/15/2025 12:	5/15/2025 12:	\$0.00	\$0.00	<u>\$115.00</u>

Quantity

1.00

Category

Code Compliance

Description

Failure to Comply Fee

Billed

\$115.00

Total Balance Due: \$115.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



Andy Schor Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 05/21/2024

Exterior Correction Notice

Occupant
1127 WESTMORELAND AVE
LANSING, MI 48915

Inspection Type: Safety
Inspection Date: 05/21/2024
Compliance Due Date: 06/20/2024

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1127 WESTMORELAND AVE
Parcel No:	33-01-01-08-401-231

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 304 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 304.7 Roof on house is deteriorated and damaged. Replace all deteriorated wood and shingles.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Larry.Connelly@lansingmi.gov, Electrical Inspector, Chris.Blackburn@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 7621 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Everett Coates Everett.Coates@lansingmi.gov

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 05/21/2024

Exterior Correction Notice

SMITH LEANDER
1127 WESTMORELAND AVE
LANSING, MI 48915-2166

Inspection Type: Safety
Inspection Date: 05/21/2024
Compliance Due Date: 06/20/2024

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1127 WESTMORELAND AVE
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Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

FAILURE TO COMPLY LETTER

Notice Printed: 3/26/2025

SMITH LEANDER
1127 WESTMORELAND AVE
LANSING, MI 48915-2166

Violation Date: 3/26/2025
Compliance Due Date: 4/25/2025

Violation Location: 1127 WESTMORELAND AVE
Parcel No: 33-01-01-08-401-231

This letter is directed to the owner/agent of the above-mentioned property and as a courtesy a copy was sent to the occupants.

You are in violation of the Lansing Housing and Premises Code, Chapter 106.4 by failing to comply with a recent housing code correction notice. This has resulted, or may result in the issuance of a Municipal Civil Infraction Violation or our office vacating the property. **Comply with the following required actions by the compliance due date to avoid any further action from this office:**

106.4 Repairs requiring permits must be inspected and approved by the appropriate inspector. Please go on line to BSAonline.com with the permit number to schedule the appropriate inspection.

106.4 Correct all violations as detailed on the Housing Code Correction Notice. Call for the re-inspection when the violations have been corrected as required.

FAILURE TO COMPLY WITHIN THE ALLOTTED TIME SHALL LEAVE THIS OFFICE NO ALTERNATIVE BUT TO ISSUE A CIVIL INFRACTION NOTICE OF VIOLATION (TICKET) WITH SET FINES DUE, AND/OR ISSUE A CIVIL INFRACTION CITATION WITH A REQUEST TO THE COURTS TO TAKE WHATEVER LEGAL ACTION IS NECESSARY TO SECURE COMPLIANCE.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions regarding this matter you may contact

Code Compliance Officer: Everett Coates Everett.Coates@lansingmi.gov

As specified by section 107 – Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: SMITH LEANDER 1127 WESTMORELAND AVE LANSING, MI 48915-2166
Occupant: Occupant 1127 WESTMORELAND AVE LANSING, MI 48915-2166



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

FAILURE TO COMPLY LETTER

Notice Printed: 3/26/2025

Occupant
1127 WESTMORELAND AVE
LANSING, MI 48915-2166

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Topic(s) to be addressed HRC

Name (print) Greg Pratt E-Mail (optional) _____

Address (street, city, zip) 426 N. Grace Lansing MI 48917

Company or organization represented, etc. (if applicable) MT HOPE

Signature [Signature] Pronouns _____

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

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Topic(s) to be addressed Seni 3 Parking on 5 Streets long term

Name (print) Michael Morobsky E-Mail (optional) 517 487 9012

cp
Address (street, city, zip) 1300 Woodbine Ave

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

Signature [Signature] Pronouns _____

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Topic(s) to be addressed WALTER FRENCH

Name (print) ERIK ALMOUSI E-Mail (optional) _____

cp
Address (street, city, zip) 4615 S. PENNSYLVANIA LANSING

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

Signature _____ Pronouns _____

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Topic(s) to be addressed CATA Bus Expansion

Name (print) Nicklas Zander E-Mail (optional) NZander@lansingmi.gov

cp 411 W. Willow St. Lansing MI 48906

Address (street, city, zip) 411 W. Willow St. Lansing MI 48906

Company or organization represented, etc. (if applicable) None

Signature Nicklas Zander Pronouns he/him

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Topic(s) to be addressed Dietrich Encampment

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 in Post Pronouns He/Him

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Topic(s) to be addressed multiple

Name (print) Joanne Galloway E-Mail (optional) _____

cp

Address (street, city, zip) 3100 E Mt Hope Ave

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

Signature [Signature] Pronouns she/hers

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Topic(s) to be addressed Govt

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

cp

Address (street, city, zip) Lansing

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

Signature _____

Pronouns _____

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Topic(s) to be addressed General Citizen Safety Concerns

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

cp

Address (street, city, zip) Shepard St 48912

Company or organization represented, etc. (if applicable) RITDH, TRC, PWL

Signature Carver Pronouns Any/All

- 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 City Government Matters Registration

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

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed City Trees causing Sidewalk Issues

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

cp

Address (street, city, zip) 4530 Sycamore St. Holt, Mi. 48842-1636

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

Signature Michael Mercer Pronouns 9-22-2025

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