

**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**

June 9, 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

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

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

1. Tribute; in recognition of the Juneteenth Celebration and Holiday (PEND-4099)

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

2. Virtual Participation is available 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. Sign up by **6:30 p.m.** on Council Meeting days using the following link:
<https://events.gcc.teams.microsoft.com/event/9f6d117c-43c2-486c-8c5b-b2e56042f52f@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

3. Noise Special Permit; Lansing Housing Commission request to allow for the building of a new 63-unit apartment building at 220 E. Kalamazoo St. (PEND-4083)
4. Noise Special Permit; Lansing Housing Commission request to allow for the building of a new 56-unit apartment building at 510 Cherry St. (PEND-4082)
5. Amending Chapter 1060, Section 1060.08 to authorize the Code Official to abate nuisances (PEND-4054)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Consent Agenda

6. Tribute; in recognition of the Juneteenth Celebration and Holiday (PEND-4099)
7. Appointment; Luna Brown as the 1st Ward member of the Board of Ethics for a term to expire June 30, 2029 (PEND-4090)
8. Reappointment; Ronald Wilson as an At-Large member of the Board of Public Service for a term to expire June 30, 2029 (PEND-4059)
9. Liquor License; M & S1 LLC, dba Jollof Afro Caribbean Lounge, for a Class C license with Sunday Sales (AM/PM), Catering, Dance, Entertainment, Outdoor Service Area, and Extended Hours permits at 221 S. Washington Sq. (PEND-4073)
10. Traffic Control Order No. 23-30; install a yield sign on Chadburne Dr. at Seaway Dr. (PEND-4015)

Resolutions For Action

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

11. Setting a Public Hearing on amending Chapter 1460, Section 1460.49(a) to require that rental dwellings have insurance covering tenant relocation costs (PEND-4041)
12. Setting a Public Hearing amending Chapter 1460, adding a new Section 1460.51 to create a tenant relocation fee and renumbering the existing Section 1460.51 (PEND-4045)
13. Setting a Public Hearing on amending Chapter 1460, Section 1460.50 to update and correct internal references (PEND-4043)

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:

- 14. Minutes of Boards and Commissions placed on file in the Clerk's Office
- 15. Operating Agreement; Lansing Entertainment and Public Facilities Authority

Item(s) from the Mayor re:

- 16. Appointment; Kambriana Crank as a Resident member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027. (PEND-4060)
- 17. Appointment; Hillary Kipp as a Resident member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028 (PEND-4061)
- 18. Appointment; DeAnna Brown as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028 (PEND-4062)
- 19. Appointment; Sharon Gillison as the 4th Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028 (PEND-4063)
- 20. Appointment; Cristina Benton as an At-Large member of the Economic Development Corporation/Tax Increment Finance Authority/Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029 (PEND-4080)
- 21. Appointment; Nicholas Miller as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027 (PEND-4081)
- 22. Reappointment; John Ruge as the 1st Ward member of the Planning Commission for a term to expire June 30, 2029 (PEND-4079)
- 23. Appointment; Lolo Robison as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2028 (PEND-4084)
- 24. Grant Acceptance; Detroit Crime Commission award for the Cold Case Unit (PEND-4072)
- 25. Lansing Board of Water and Light Return on Equity Agreement, Amendment #8 (PEND-4092)
- 26. Setting a Public Hearing on Operating Agreement; Lansing Entertainment and Public Facilities Authority (PEND-4087)
- 27. Operating Agreement; Lansing Entertainment and Public Facilities Authority (PEND-4088)
- 28. Safety Action Plan (PEND-4089)

29. Local Development Finance Authority Budget; Fiscal Year 2025-2026 (PEND-4078)
30. Grant Acceptance; Community Economic Development Association of Michigan award for Children's Savings Account Innovation Projects (PEND-4091)
31. Grant Acceptance; HOME Investment Partnership Program American Rescue Plan (HOME-ARP) additional funding (PEND-4093)
32. Brownfield Plan #86; Novi Properties, 820 W. Miller Rd. (PEND-4097)
33. Setting a Public Hearing on Brownfield Plan #86; Novi Properties, 820 W. Miller Rd. (PEND-4096)
34. Brownfield Plan #88; Michigan Avenue Rehabilitation Project, 603-607 E. Michigan Ave. (PEND-4095)
35. Setting a Public Hearing on Brownfield Plan #88; Michigan Avenue Rehabilitation Project, 603-607 E. Michigan Ave. (PEND-4094)
36. Sole Source Purchase; Parks and Recreation Department request for Nationwide Fitness Installation Inc. as the vendor for installation of the MFC Approved Fitness Court at Davis Park

Communications and Petitions

37. Claim Appeal; Claim #2176, Eastside Community Action Center for \$674 in red tag fees at 1018 Bensch St. (PEND-4100)

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.)

Public Comment Sheets

Adjournment



CHRIS SWOPE, CITY CLERK

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

LANSING CITY COUNCIL MEETING

DATE & TIME: 6/9/2025 7:00 PM

Starting Time 7:00 pm

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

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

MEDITATION IN MEMORY OF: Doug Stites, Michael Corvanagh, Don LeDuc

PLEDGE LED BY: Host

Adjournment Time 8:50 pm

CHRIS SWOPE
LANSING CITY CLERK

**CITY OF LANSING
NOTICE OF PUBLIC HEARING
WAIVER OF THE NOISE ORDINANCE**

Lansing Housing Commission New Apartment Project

The Lansing City Council will hold a public hearing on Monday June 9, 2025 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing be heard regarding a request for a waiver of the Noise Ordinance in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the Lansing Housing Commission for 220 Kalamazoo Street on Saturdays from 8:00 AM to 5:00 PM for the periods June 14, 2025, through June 1, 2026.

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

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit**

Lansing Housing Commission New Apartment Project

The Lansing City Council will hold a public hearing on Monday June 9, 2025 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the Lansing Housing Commission, while the company is conducting work on a new 56-unit apartment building on 510 Cherry Street on Saturdays from 8:00 AM to 5:00 PM for the periods June 14, 2025, through June 1, 2026 for the duration of the project to permit timely completion of the overall project.

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

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, June 9, 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 1060 of the Lansing Codified Ordinances by amending Section 1060.08 to clarify the procedures for nuisance abatement by adding the Code Official as authorized to abate.

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

	DATE	INITIAL
Posting	5/20	MC
Removal		
Retention		
CITY CLERK'S OFFICE		

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1060 of the Lansing Codified Ordinances by amending Section 1060.08 to clarify the procedures for nuisance abatement by adding the Code Official as authorized to abate.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1060, Section 8, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1060.08. Nuisances.

(a) *Removal or abatement.* Independent of and in addition to any other violations of this chapter, any solid waste, recyclable material and/or yard waste accumulated in a manner which is a public nuisance; any scattered solid waste, rejected items, recyclable material and/or yard waste; broken or open collection containers; yard waste collection or recyclable material containers in excess of 30 pounds; collection containers containing unacceptable materials; or collection containers placed in front of a residential site of generation contrary to any collection procedure referred to in Section 1060.05; or any bulk item accumulated beyond the time frame identified in Section 1060.12, or unacceptable bulk item or bulk item placed in front of a residential site of generation contrary to collection procedures referred to in Sections 1060.14 and 1060.15, is hereby declared to be a public nuisance and is subject to removal or abatement. If a violation of this chapter is not corrected within seven days after notice is given in the manner provided in Section 1060.07 or 1060.16, respectively, then the City, through its Public Service Director or authorized City official, the Code

1 **Official, as defined in the International Property Management Code adopted by the**
2 **City of Lansing pursuant to Ordinance 1460.01, or either of their** agents or designees,
3 may remove or abate the nuisance.

4 (b) *Expenses.*

5 (1) The complete expense, including the administration costs to the City, incurred in the
6 removal, abatement or preparation of materials for recycling shall be the sole
7 responsibility of the owner or party in interest of the property on which or in front of
8 which the condition existed, and shall be paid by the owner or party in interest in
9 whose name the property appears on the City's latest real property tax assessment
10 records. The expense shall be a penalty for income tax purposes.

11 (2) The complete expense incurred shall be a lien against the real property and shall be
12 reported to the City Assessor, who shall assess the same against the property on which
13 or in front of which the nuisance was located.

14 (3) The owner or party in interest in whose name the property appears upon the last local
15 tax assessment records shall be notified of the amount of such cost by first class mail at
16 the address shown on the records. If he or she fails to pay the same within 30 days after
17 mailing, ~~by the City Assessor,~~ of a notice of the amount thereof, the City Assessor
18 shall add the same to the next tax roll of the City, and such amount shall be collected in
19 the same manner in all respects as provided by law for the collection of taxes by the
20 City.

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

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

6 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
7 immediate effect by City Council, and shall expire December 31, 2033.

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#25-167 – City of Lansing Notice of Public Hearing** – was published Wednesday, May 28, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 28th day of May 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on May 28, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

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An ordinance of the City of Lansing, Michigan, to amend Chapter 1060 of the Lansing Codified Ordinances by amending Section 1060.08 to clarify the procedures for nuisance abatement by adding the Code Official as authorized to abate.

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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#25-167

Resolution #2025-146

By Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu,
Spadafore

Resolved by the City Council of the City of Lansing

WHEREAS, the oldest African American Holiday was first recognized on June 19, 1865 and is now an official state holiday in 15 states across the country. It was on June 19, 1865, that news of the Emancipation Proclamation, which President Lincoln signed on January 1, 1863, reached the slaves of Texas; and

WHEREAS, learning of their freedom, June 19, 1865, became the true Independence Day for African Americans in the United States. The slaves immediately left the plantations, congregated in the cities, and began celebrating their freedom by praying, feasting, dancing, and singing; and

WHEREAS, this day was named “Juneteenth Day”, representing the joys of freedom and new beginnings, commemorating the end of slavery in the United States by celebration of liberty, educating the community about the heritage, and promoting positive cultural interaction; and

WHEREAS, the 32nd Annual Lansing Celebration of Juneteenth and the 21st year recognition of “Juneteenth Day” as a State of Michigan holiday will kick off on June 18th at Lansing Community with Keynote Speaker Senator Sarah Anthony; and

WHEREAS, in honor of the memory of its founder, the late Rev. Dr. Michael C. Murphy, the 2025 Juneteenth African American Parade will take place on Saturday, June 21st at J.W. Sexton High School with this year’s Grand Marshals, Dr. Willie D. Davis, Jr., PhD., and Mr. Daniel Boggan, III.

THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, recognizes the 32nd Annual Lansing Celebration of Juneteenth and the 21st year recognition of the State of Michigan Juneteenth holiday. We extend our appreciation to the Juneteenth Committee for all of their work in continuing the founding theme, “Together We Ride the Juneteenth Wave of Freedom to Liberty!” We wish you continued success!

Resolution #2025-147

By Councilmember Kost

Resolved by the City Council of the City of Lansing

WHEREAS, the First Ward Councilmember Ryan Kost has recommended the appointment of Luna Brown to the 1st Ward Member position on the Board of Ethics with a term to expire June 30, 2029; and

WHEREAS, the recommendation has been vetted and meets all Charter Requirements.

NOW, THEREFORE BE IT RESOLVED the Lansing City Council, hereby, appoints Luna Brown as the 1st Ward Member on the Board of Ethics with a term to expire June 30, 2029.

Resolution #2025-148

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

WHEREAS, the Mayor has recommended the reappointment of Ronald Wilson as an At-Large member of the Board of Public Service 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 City Operations met on June 5, 2025, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Ronald Wilson as an At-Large member of the Board of Public Service for a term to expire June 30. 2029.

Resolution #2025-149

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

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from M & S1 LLC for a Class C license, Sunday sales (AM/PM), dance, entertainment, and outdoor service area permits at 221 S. Washington Sq.; and

WHEREAS, the applicant has applied for approval of the license pursuant to Chapter 830 of the Lansing Codified Ordinances, has paid the appropriate application fee, and has received all of the required departmental approvals; and

WHEREAS, the Committee on City Operations met on June 5, 2025, and reviewed the request with affirmative action taken.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from M & S1 LLC for a Class C license, Sunday sales (AM/PM), dance, entertainment, and outdoor service area permits at 221 S. Washington Sq.

Resolution #2025-150

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Chadburne Drive and Seaway Drive, upon the request by a resident; and

WHEREAS, the Transportation and Non-Motorized Section performed a safe approach speed study and revealed a safe approach speed of fourteen miles per hour; and

WHEREAS, the Transportation and Non-Motorized Section recommends the installation of a yield sign on Chadburne Drive at Seaway Drive due to the safe approach speed at this intersection; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations met on June 5, 2025, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 23-30, thereby authorizing the Assistant City Engineer to install a yield sign on Chadburne Drive at Seaway Drive.

BE IT FINALLY RESOLVED that Traffic Control Order No. 23-30 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate sign is installed.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Lansing Codified Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings have insurance covering tenant relocation costs prior to issuance of a Certificate of Compliance.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

1 **An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified**
2 **Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings**
3 **have insurance covering tenant relocation costs prior to issuance of a Certificate of**
4 **Compliance.**

5 Section 1. That Chapter 1460, section 1460.49, of the Codified Ordinances of the City of
6 Lansing, Michigan, be and hereby is amended as follows:

7 1460.49 – Certificates of compliance

8 (a) *General.* Rental dwellings or units required by this Code to be registered shall not be occupied
9 unless a Certificate of Compliance has been issued by the Office of Code Compliance. The
10 Certificate of Compliance shall be issued only after an inspection of the premises has been
11 conducted by the Office of Code Compliance; appropriate fees have been paid; **the owner or their**
12 **agent has provided proof of a valid insurance policy providing coverage for tenant relocation**
13 **costs;** and there are no delinquent real property taxes owed upon the premises. A violation of this
14 Code shall not prevent the issuance of a certificate, but the Office of Code Compliance shall not
15 issue a certificate when the existing conditions constitute a hazard to the health or safety of those
16 who may occupy the premises. Two copies of the certificate shall be issued within 30 days after
17 written application has been made, an inspection has been conducted and a determination has been
18 made that the property meets the requirements of this Code. One copy of the certificate shall be
19 prominently displayed in the front entrance area of the rental dwelling in dwellings containing one
20 or more rental units when any rental unit in the dwelling is vacant. If both rental units are rented
21 then the certificate need only be kept on the premises and made available at the request of tenants

1 or government officials. Any rental property with three or more rental units must prominently
2 display the certificate in the front entrance area of the rental dwelling.

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

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

8 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
9 immediate effect by City Council, and shall expire December 31, 20__.

Resolution #2025-170

By the Committee on Public Safety
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, July 14, 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 amending Lansing Codified Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings have insurance covering tenant relocation costs prior to issuance of a Certificate of Compliance.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the ordinance of the City of Lansing, Michigan, to the Lansing Codified Ordinances, Chapter 1460, to renumber 1460.51 to 1460.52; to add a new section 1460.51 to create a tenant relocation fee; to provide that the fee only be assessed when the City pays for a tenant's relocation resulting from a required vacation from residential premises because of a condition making the premises unsafe to occupy; to provide for fee waiver when the relocation costs are otherwise covered by insurance; and to provide for calculation, billing, and collection of the fee.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

1 **An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified**
2 **Ordinances, Chapter 1460, to renumber 1460.51 to 1460.52; to add a new section 1460.51 to**
3 **create a tenant relocation fee; to provide that the fee only be assessed when the City pays for**
4 **a tenant's relocation resulting from a required vacation from residential premises because**
5 **of a condition making the premises unsafe to occupy; to provide for fee waiver when the**
6 **relocation costs are otherwise covered by insurance; and to provide for calculation, billing,**
7 **and collection of the fee.**

8 Section 1. That Chapter 1460, section 1460.51, of the Codified Ordinances of the City of
9 Lansing, Michigan, be and hereby is renumbered to 1460.52, as follows:

10 ~~1460.51~~**1460.52** – Remedies.

11 Nothing in this Code shall limit or eliminate any right of action at common law or under
12 statute that the City may otherwise have when enforcing the requirements of this Code.

13
14 Section 2. That Chapter 1460, Section 1460.51, of the Codified Ordinances of the City of
15 Lansing, Michigan, be and hereby is added as follows:

16 **1460.51 Tenant Relocation Fee**

17 **(a) Fee Responsibility**

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

1 **(1) The City Office of Code Compliance determines the tenant or tenants of a rental**
2 **unit or structure governed by the regulations and requirements of this Chapter**
3 **1460 must vacate the rental premises for their health and safety as a result of the**
4 **rental premises being declared unsafe and uninhabitable;**

5 **(2) At the time it is vacated, the rental structure is legally inhabited pursuant to this**
6 **Chapter 1460;**

7 **(3) At the time the tenants vacate the rental structure or unit, the owner, or**
8 **interested party, or landlord does not have a valid insurance policy in place that**
9 **covers tenants' relocation costs in a sum that is equal to or exceeds**
10 **\$_____ [note: this sum will be the maximum calculated under**
11 **(b)] and upon request, provides proof within _____ hours of the request**
12 **of the insurance policy and coverage in acceptable form to the Manager of Code**
13 **Compliance; and**

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

16 **(b) Tenant Relocation Fee**

17 **The tenant relocation fee shall be the total sum expended by the City to pay for temporary**
18 **replacement relocation housing for any and all tenants relocated under subsection (a),**
19 **except that the fee reimbursement amount shall not be greater than \$_____**
20 **per day, shall not be for more than ____ days, and shall not exceed the amount the City**
21 **actually pays for the housing.**

22 **(c) Collection**

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

9
10 Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
11 inconsistent with the provisions are repealed.

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

15 Section 5. This ordinance shall take effect on the 30th day after enactment, unless given
16 immediate effect by City Council, and shall expire December 31, 20__.

Resolution #2025-171

By the Committee on Public Safety
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, July 14, 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 amending the ordinance of the City of Lansing, Michigan, to the Lansing Codified Ordinances, Chapter 1460, to renumber 1460.51 to 1460.52; to add a new section 1460.51 to create a tenant relocation fee; to provide that the fee only be assessed when the City pays for a tenant's relocation resulting from a required vacation from residential premises because of a condition making the premises unsafe to occupy; to provide for fee waiver when the relocation costs are otherwise covered by insurance; and to provide for calculation, billing, and collection of the fee.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 1460, to update and correct internal references located in Section 1460.44, subsections (a) and (i), and 1460.50.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, to update and correct internal references located in Section 1460.44, subsections (a) and (i), and 1460.50.

Section 1. That Chapter 1460, section 1460.44, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.44 – Registry

(a) *General.* All rental properties in the City of Lansing, except owner-occupied single-family dwellings, are subject to Sections 1460.44 through ~~1460.51~~**1460.52** of this Code. Owners and agents of rentals subject to this Code shall register their names, telephone numbers and place of residence or usual places of business, and the location of the premises regulated by this Code, with the Office of Code Compliance, all absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.

...

(i) *Certificate Issued on Condition.* A Certificate of Compliance shall be issued on the condition that the premises remain in a safe, healthful and fit condition for occupancy. If, upon reinspection, the Manager of Code Compliance determines that conditions exist which are in violation of this Code. The certificate shall be immediately revoked and the premises may be vacated as provided in Section ~~1460.08~~**1460.01(m)** (~~Substandard structures, or premises~~) and/or Section ~~1460.09~~**1460.01(l)** (~~Unsafe premises or structure~~).

Section 2. That Chapter 1460, section 1460.50, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.50 – Notice, reinspection and revocation of certificate.

(a) *General*. If, upon inspection, the premises or any part thereof are found to be in violation of any of the provisions of this Code, the violation shall be recorded by the Office of Code Compliance in the housing violation letters database.

(b) *Notice to be Sent*. The taxpayer of record, registered owner, the registered agent and, at the discretion of the Office of Code Compliance, the occupants, shall be notified, in writing as per ~~Section 1460.07~~ **107 of the IPMC as adopted in Section 1460.01 of this Chapter** (~~Notices and orders~~), of the existence of the violation and shall be ordered to correct the violation as provided in this Code.

(c) *Reinspections*. The Office of Code Compliance shall reinspect after a reasonable time for the purpose of ascertaining whether or not the violation has been corrected.

(d) *Revocation of Certificate of Compliance*. If any Certificate of Compliance for occupancy is revoked because of the condition of any dwelling unit, the registered owner or agent may appeal such revocation under ~~Section 1460.12 (Means of appeal)~~ **111.1 of the IPMC as adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection 1460.01(q), except that such an appeal shall be in addition to and shall not change in any way the procedure contained in Section 1460.09 (Unsafe).**

1 Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
2 inconsistent with the provisions are repealed.

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

6 Section 5. This ordinance shall take effect on the 30th day after enactment, unless given
7 immediate effect by City Council, and shall expire December 31, 20__.

8

Resolution #2025-172

By the Committee on Public Safety
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, July 14, 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 amending the Lansing Codified Ordinances, Chapter 1460, to update and correct internal references located in Section 1460.44, subsections (a) and (i), and 1460.50.



Chris Swope

Lansing City Clerk

June 5, 2025

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

S. Martin Luther Kin Jr. Corridor Improvement
Authority Board of Directors

April 17, 2025

Michigan Avenue Corridor Improvement Authority
Board of Directors

March 21, 2025

Lansing Entertainment and Public Facilities
Authority Board of Commissioners

April 12, 2025

Lansing Gateway Corridor Improvement Authority
Board of Directors

August 15, 2024

Board of Police Commissioners

April 15, 2025

Saginaw Street CIA Board of Directors

April 23, 2025

Lansing Economic Development Corp LEDC

May 9, 2025

Lansing Brownfield Redevelopment Authority

May 9, 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

Lansing Economic Development Corp LEDC

May 23, 2025

Lansing Planning Commission

March 4, 2025

Board of Water and Light

March 25, 2025

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,



Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office

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

517-483-4131 ☐ 517-377-0068 FAX

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



Chris Swope
Lansing City Clerk

May 27, 2025

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

Dear President and Council Members:

My office has received and placed on file this document:

[Proposed LEPFA 2016 Operating Agreement Extension](#)

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

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 • TDD 517-483-4479 • 517-377-0068 FAX
www.lansingmi.gov/clerk • city.clerk@lansingmi.gov

**FIRST AMENDMENT TO AND EXTENSION OF THE
AGREEMENT FOR OPERATING DOWNTOWN FACILITIES**

This First Amendment (the "Amendment") is made by and between the City of Lansing, a Michigan municipal corporation (the "City") and the Lansing Entertainment and Public Facilities Authority, a Michigan public corporation (the "Authority") on this, the _____ day of _____, 2025 (the "Effective Date").

- A. The City and the Authority (collectively, the "Parties") entered into a certain Agreement for Operating Downtown Facilities on October 19, 2016 (the "Original Contract").
- B. The 10-year term of the Original Contract will expire on October 19, 2026.
- C. The Parties wish to extend the term of their agreement and modify other provisions of the Original Contract as set forth in this Amendment. The Original Contract and this Amendment shall be hereinafter referred together as the Parties' "Agreement."

Now, Therefore, in acknowledgment of and reliance on the recitals stated above and in consideration of the mutual covenants contained in the Original Contract and this Amendment, the Parties hereby agree as follows:

- 1. The initial 10-year term of the Agreement, as provided for by Paragraph 13 of the Original Contract is extended four (4) years to provide for a new expiration date of October 19, 2030.
- 2. Appendix A of the Original Contract, which provides for list of City-owned "Downtown Facilities," subject to the Agreement for operation and management by the Authority, is modified as follows:
 - a. "City Market" is removed as a "Downtown Facility." Further, any appearance of the phrase "City Market" in the Original Contract is deleted.
 - b. "Cooley Law School Stadium" is modified to read "Jackson Field." Further, any appearance of the phrase "Cooley Law School Stadium" is amended to read "Jackson Field."
 - c. "Groesbeck Golf Course," located at 1600 Ormond Street in the City of Lansing, is added as a "Downtown Facility."
- 3. The language contained in Paragraph 3(G) of the Original Contract is deleted and replaced with the following:

Except for Jackson Field, which is already subject to an existing naming rights agreement pursuant to the TMO Agreement, the Authority shall have the right to market and sell, lease, or license the naming rights to Downtown Facilities for a period of time no longer than the remainder of the term of this Agreement. The Authority shall not enter into any naming rights agreement without the prior

approval of the City Mayor, who shall have the right to refuse approval for any or no reason.

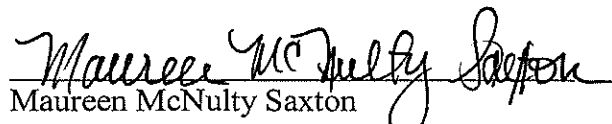
4. The Original Contract, as modified by this Amendment, contains all of the terms and conditions of the Agreement. Except as modified by this Amendment, the terms of the Agreement shall remain in full force and effect. In the event of a conflict between the Original Contract and this Amendment, the provisions of this Amendment shall control.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their proper and duly authorized officers as of the Effective Date.

LANSING ENTERTAINMENT AND
PUBLIC FACILITIES AUTHORITY.

CITY OF LANSING


Maureen McNulty Saxton
Chairwoman of its Board of Commissioners

Andy Schor
Mayor


Paul M. Collins
Secretary/Treasurer of its
Board of Commissioners

Chris Swope
Clerk

APPROVED AS TO FORM:

APPROVED AS TO
AVAILABILITY OF FUNDS:

Gregory S. Venker
Lansing City Attorney

Crystal L. Thomas
Lansing Finance Director

Resolution #2025-###

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

WHEREAS, the Mayor has made the appointment of Kambriana Crank as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027; and

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kambriana Crank as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027.

Resolution #2025-###

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

WHEREAS, the Mayor has made the appointment of Hillary Kipp as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Hillary Kipp as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028.

Resolution #2025-###

By the Committee on Equity Diversity and Inclusion
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of DeAnna Brown as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on Equity Diversity and Inclusion took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of DeAnna Brown as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028.

Resolution #2025-###

By the Committee on Equity Diversity and Inclusion
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Sharon Gillison as the 4th Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on Equity Diversity and Inclusion took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sharon Gillison as the 4th Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028.

Resolution #2025-###

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

WHEREAS, the Mayor has made the appointment of Cristina Benton as an At-Large member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029; and

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Cristina Benton as an At-Large member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029.

Resolution #2025-###

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

WHEREAS, the Mayor has made the appointment of Nicholas Miller as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027; and

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Nicholas Miller as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027.

Resolution #2025-###

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

WHEREAS, the Mayor has made the reappointment of John Ruge as the 1st Ward member of the Planning Commission for a term to expire June 30, 2029; and

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of John Ruge as the 1st Ward member of the Planning Commission for a term to expire June 30, 2029.

Resolution #2025-###

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

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Lolo Robison 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-###

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

WHEREAS, on May 7, 2025, the Detroit Crime Commission informed the Lansing Police Department (LPD) that the LPD had received a combination of funding sources totaling \$16,735; and

WHEREAS, the Detroit Crime Commission award of \$16,735 requires no local match; and

WHEREAS, there is no specified use period; and

WHEREAS, the LPD will utilize the Detroit Crime Commission funds as needed to further the efforts of the Cold Case Unit as intended; and

WHEREAS, the funding will be used to continue wages and fringes for one (1) contract employee to supplement existing staff, as well as provide training including accommodations, travel as necessary, equipment and supplies until the funds are exhausted.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Detroit Crime Commission funds in the total amount of \$16,735; and

BE IT FINALLY RESOLVED, 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.

Resolution #2025-

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

WHEREAS, the City of Lansing ("City") and the Lansing Board of Water and Light ("BWL") entered into an agreement dated June 30, 1992, regarding return on equity payments (the "Agreement"); and

WHEREAS, the Agreement has been amended from time to time for a total of seven amendments; and

WHEREAS, the City and BWL desire to enter into an eighth amendment (the "Eighth Amendment") to extend the term of the Agreement for an additional year commencing July 1, 2025, and terminating on June 30, 2026; and

WHEREAS, the BWL shall make return on equity payments to the City for FY 2026 in the amount of 6% of BWL total budgeted operating revenues, or if actual operating revenues are higher than budgeted, 6% of BWL total actual operating revenues.

NOW, THEREFORE BE IT RESOLVED, that the Eighth Amendment is hereby approved and the Mayor is authorized to execute the same, subject to approval by the City Attorney as to form.

**AMENDMENT NO. 8 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER & LIGHT**

This Amendment No. 8 is entered as of this 22nd day of May, 2025, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as “City,” and the Board of Water & Light, 1201 South Washington Ave., Lansing, Michigan 48910, hereinafter referred to as “Board.” The City and the Board are each a “Party” and, collectively are the “Parties.”

STATEMENT OF PURPOSE

- A. The Parties entered into an Agreement dated June 30, 1992 (the “Agreement”), a copy of which is attached as **Exhibit A**;
- B. The Parties entered into Amendment No. 1 to the Agreement on December 17th, 2001, which expired June 30, 2012, a copy of which is attached as **Exhibit B**;
- C. The Parties entered into Amendment No. 2 to the Agreement on June 30, 2012, which expired June 30, 2017, a copy of which is attached as **Exhibit C**;
- D. The Parties entered into Amendment No. 3 to the Agreement on December 23, 2013, which increased the Board’s annual payment to the City to 6.1% of its revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st of each year (the “Payment”). A copy of Amendment No. 3 is attached as **Exhibit D**;
- E. Amendment No. 3 also extended the term of the Agreement for an additional year beyond that provided for in Amendment No. 2, such that the Agreement expired June 30, 2018, unless extended in writing by the Board of Commissioners and the City Council of Lansing;
- F. The Parties entered into Amendment No. 4 to the Agreement on July 1, 2018. Amendment No. 4 extended the terms and provisions of the Agreement by an additional two years such that the Agreement expired June 20, 2020, unless extended in writing by the Commissioners of the Board and the City Council of Lansing. A copy of Amendment No. 4 is attached as **Exhibit E**; and
- G. The Parties entered into Amendment No. 5 to the Agreement on July 1, 2020. Amendment No. 5 extended the terms and provisions of the Agreement by an additional two (2) years. Further, the Parties agreed that the Board would pay to the City a fixed dollar amount for each of the Fiscal Years 2020, 2021, and 2022 as follows: FY2020 \$23,100,000; FY2021 \$25,000,000; and FY2022 \$25,000,000. It was also agreed that in addition to the amounts described in the preceding paragraph, for each of FY2021 and FY2022, the Board would pay to the City an amount determined as follows: (the Board’s revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st minus

\$409,836,066) multiplied by 3%). A copy of Amendment No. 5 is attached as **Exhibit F**.

- H. The Parties entered into Amendment No. 6 to the Agreement on July 20, 2022. Amendment No. 6 extended the terms and provisions of the Agreement by an additional two (2) years. Further, the Parties agreed that the Board would pay to the City for the two fiscal years commencing on July 1, 2022, 6% of total Board operating revenues, excluding inter-utility sales, as reported in the Board's audited financial statements. The Parties also agreed that payments by the Board would be made quarterly within 30 days after each quarter's end and any changes to operating revenues or inter-utility sales after a quarterly payment has been made, would be adjusted for in the subsequent quarter's payment. A copy of Amendment No. 6 is attached as **Exhibit G**.
- I. The Parties entered into Amendment No. 7 to the Agreement on August 16, 2024, which extended the term of the Agreement for an additional year. Further, the Parties agreed that the Board would pay to the City for the two fiscal years commencing on July 1, 2023 and July 1, 2024, 6% of total budgeted Board operating revenues, excluding inter-utility sales, as is in effect at the start of each respective fiscal year. The Parties also agreed that payments by the Board would "... be made quarterly by the end of the month following each quarter's end. If this date falls on a weekend or holiday, payment may be made on the next business day. Q4 payment of FY2024 will incorporate the terms above including any difference between payments to date and the total fiscal year amount." A copy of Amendment No. 7 is attached as **Exhibit H**.

Including as modified by this Amendment No. 8, and by the prior Amendments Nos. 1-7, the Parties desire to extend the term of the Agreement.

AGREEMENT

The Parties therefore agree as follows:

- 1) The term of the Agreement is extended by an additional year, such that the Agreement shall automatically terminate on June 30, 2026, unless extended further by the Commissioners of the Board and the City Council of Lansing.
- 2) The Agreement is amended to state that the Board shall make return on equity payments to the City for the fiscal year commencing on July 1, 2025, in the amount of 6% of total budgeted Board operating revenues, as is in effect at the start of fiscal year 2026. If actual operating revenues are higher than budgeted operating revenues, the return on equity payments will be calculated in the amount of 6% of actual operating revenues.
- 3) Payments shall be made quarterly by the end of the month following each quarter's end. If this date falls on a weekend or holiday, payment may be made on the next business day. Q4 payment of FY2026 will incorporate the terms above including any difference between payments to date and the total fiscal year amount.
- 4) This Agreement as amended contains the entire Agreement and any terms, conditions or

provisions not contained in this Agreement as amended are not binding on either Party.

- 5) This Agreement shall inure to the benefit of the Parties to the Agreement.
- 6) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered except as agreed in writing and executed by both Parties.
- 7) Except as modified in this Amendment No. 8, the Agreement shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previous amendments to the Agreement.

IN WITNESS WHEREOF, the Parties have signed this Amendment No. 8, and it shall become effective on the date first above written.

CITY OF LANSING

By: _____
Andy Schor, Mayor

By: _____
Chris Swope, City Clerk

BOARD OF WATER & LIGHT

By: Richard R. Peffley
Richard R. Peffley
General Manager

By: Lavella J. Todd
Lavella J. Todd
Corporate Secretary

Approved as to form only:

City Attorney

Approved as to form:

Marie A. Michels
Board of Water & Light
Legal Counsel

Approved as availability of funds:
Account No. 101-674100

Controller

Amc

EXHIBIT A

AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER & LIGHT

AGREEMENT dated the 3rd day of June, 1992, by and between the City of Lansing, hereinafter referred to as "City", and the Board of Water & Light, 123 West Ottawa, Lansing, Michigan 48933, hereinafter referred to as "Board".

WITNESSETH:

WHEREAS, pursuant to the 1978 City Charter, the Board and the City are encouraged to cooperate with each other; and

WHEREAS, Michigan law, specifically, Act 94, Public Acts of 1933, as amended, and various revenue bond covenants contained in revenue bonds issued by the Board provide that the Board shall not offer or furnish free utility service to any entity including the City; and

WHEREAS, pursuant to the 1978 City Charter the City provides to the Board, among other things, use of its streets, alleys, bridges and other public places of the City without compensation and the Board, as an agency of the City, is exempt from property taxation; and

WHEREAS, since 1972 the Board has contributed to the City an annual amount as a return on equity and City Council has now requested the Board to increase the amount it contributes to the City; and

WHEREAS, the Commissioners of the Board of Water & Light have agreed that the payment of a return on equity to the City is in the best interest of its ratepayers; and

WHEREAS, the Commissioners of the Board of Water & Light have offered to the City a proposal to modify the percentage used to calculate the Board's return on equity to the City and has requested the City to deed to the Board the parcel located at 123 W. Ottawa Street in a manner consistent with the City Charter; and

WHEREAS, the Mayor and his staff have reviewed the Board's proposal and recommend that the City Council approve of the Board's proposal;

NOW, THEREFORE, IT IS AGREED:

1. The Board's annual payment of a return on equity to the City for the next ten (10) years commencing on July 1, 1992 shall be 4.0 percent of net billed retail sales from its water, steam heat, and electric utilities for the preceding 12 month period ending May 31 of each year. Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants this amount shall be payable to the City no later than June 30th of each year.
2. In addition to any sums mentioned in paragraphs 1 and 2 of this Agreement the Board shall pay to the City the total sum of \$1,850,000.00 as consideration for a quitclaim deed from the City for the parcel at 123 West Ottawa Street. The quitclaim deed shall be in a form consistent with the 1978 City Charter and the parcel shall be held by the Board for its purposes. The sum of \$1,850,000.00 shall be payable as follows:
 - a. \$1,600,000 shall be paid to the City by the Board no later than June 30, 1992; and
 - b. \$250,000 shall be payable to the City by the Board no later than July 15, 1992.

3. The initial payment of 4.0 percent of the net billed retail sales from the Board's water, steam heat and electric utilities shall be made to the City no later than June 30, 1993, and this initial payment shall be in addition to the sum of \$250,000 which shall be paid to the City no later than July 15, 1992.
4. The City shall convey to the Board by quitclaim deed the parcel at 123 West Ottawa Street no later than June 30, 1992 in a manner consistent with the 1978 City Charter and the parcel shall be held by the Board for its purposes.
5. This Agreement shall automatically terminate on June 30, 2002, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
6. This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
7. This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this Agreement.

IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

WITNESS:

James E. Lazenby
Carolyn Lichtenfeld

CITY OF LANSING

By: *Terry J. McKeon*
Terry J. McKeon, Mayor

By: *James D. Blair*
for James D. Blair, City Clerk

WITNESS:

Beverly A. Bishop
Rosemary Sullivan

Approved as to form only:

Alvan P. Knot
Alvan P. Knot
City Attorney

BOARD OF WATER & LIGHT

By: Joseph Pandy, Jr.
Joseph Pandy, Jr.,
Director & General Manager
By: Mary E. Sova
Mary E. Sova,
Corporate Secretary

I hereby certify as to the availability of funds in Account
none required.

Stephen W. Duarte
for STEPHEN W. DUARTE
City Controller

APPROVED AS TO FORM
Laurence F. White
BOARD OF WATER & LIGHT
LEGAL COUNSEL

Resolution No. 92-8-2

ADMINISTRATIVE

WHEREAS, at the regular meeting of June 16, 1992, the Board adopted a resolution authorizing the General Manager and Corporate Secretary to enter into a Return on Equity Agreement with the City of Lansing subject to confirmation by a majority vote of the Board of Commissioners at the next regularly scheduled Board meeting, be it

RESOLVED, That the Agreement between the City of Lansing and the Board of Water and Light, dated June 30, 1992, governing the transfer of a parcel located at 123 W. Ottawa Street and a Return on Equity payment is hereby ratified, confirmed, and approved.

Recommended by Mary E. Sova 8/6/92
Mary E. Sova, Secretary Date

Approved by: Joe Pandey 8/11/92
Joseph Pandey, Jr., General Manager Date

Date Resolved by Board Action: August 25, 1992

**AMENDMENT NO. 1 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 1 is entered into as of this 17th day of December by and between the City of Lansing, 124 W. Michigan Avenue, Lansing, Michigan 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as the "Board".

STATEMENT OF PURPOSE

The Parties have entered into an agreement (Agreement) dated June 30, 1992 which is set to expire June 30, 2002, a copy of which is attached as Exhibit A; and

Except as modified by this Amendment No. 1, the Parties desire to extend the terms and provisions of the Agreement (both this Amendment No. 1 and the Agreement are hereinafter referred to as Agreement); and

The Parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership; and

The Parties also acknowledge that it is generally accepted practice in the municipal utility industry for municipal utilities, being exempt from property taxes, to make payments to the state or local government.

AGREEMENT

The Parties therefore agree as follows:

- 1) The Board shall make an annual payment to the City for the next ten (10) years commencing on July 1, 2002, in the amount of 4.0 percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities

for the preceding 12 month period ending May 31st of each year. Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants this amount shall be payable to the City no later than June 30th of each year.

- 2) In further consideration of this Agreement, the Board shall additionally pay to the City 4% of its wholesale sales for electricity and water for March-April-May of 2002; such payment will be made before June 30, 2002.
- 3) This Agreement shall automatically terminate on June 30, 2012, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
- 4) This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
- 5) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this Agreement.
- 6) This Agreement shall inure to the benefit of the Parties.
- 7) Except as modified by this Amendment No. 1, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

WITNESS:

Linda M. Sanchez
Robert K. Miner

CITY OF LANSING

By: D. C. Hollister
David Hollister, Mayor

By: Steve Dougan
Steve Dougan, City Clerk

WITNESS:

Barry A. Bishop
Rosemary Sullivan

BOARD OF WATER & LIGHT

By: Joseph M. Pandey, Jr.
Joseph Pandey, Jr.
Director and General Manager

By: Mary E. Sova
Mary E. Sova
Corporate Secretary

Approved as to form only:

James S. Sienka
James Sienka
City Attorney

I hereby certify that funds are available

Acct. No. none required

James S. Sienka
James S. Sienka, Principal Accountant
for City Controller

Approved as to form:

Lawrence H. Wilhite
Lawrence H. Wilhite
Board of Water & Light
Legal Counsel

(h:\bab\word\jplcity\city-bw\agmt-1a.doc)

**AMENDMENT NO. 2 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 2 is entered into as of this 30th day of June, 2012, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as "Board".

STATEMENT OF PURPOSE

The Parties have entered into an agreement dated June 30, 1992, a copy of which is attached as **Exhibit A**; and

The Parties entered into Amendment No. 1 to the original agreement on December 17th, 2002, which is set to expire June 30, 2012, a copy of which is attached as **Exhibit B**; and

Except as modified by this Amendment No. 2, the parties desire to extend the terms and provisions of the Agreement (this Amendment No. 2, Amendment No. 1, and the original agreement are hereinafter referred to collectively as the "Agreement"); and

The parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership; and

The Parties acknowledge that it is generally accepted practice in the municipal utility industry for municipal utilities, being exempt from taxes, to make payments to the state or local government.

AGREEMENT

The Parties therefore agree as follows:

- 1) The Board shall make an annual payment to the City for five (5) years

commencing on July 1, 2012, in the amount of five (5.0%) percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities for the preceding 12 month period ending May 31st of each year (the "Payment").

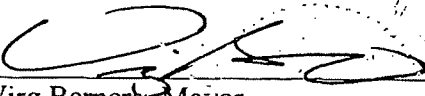
- 2) Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants, the Payment shall be payable to the City no later than June 30th of each year.
- 3) This Agreement shall automatically terminate on June 30, 2017, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
- 4) This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
- 5) This Agreement shall inure to the benefit of the Parties.

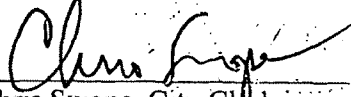
This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this agreement.

- 6) Except as modified in this Amendment No. 2, the original agreement and Amendment No. 2 shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previously entered agreement and amendment.

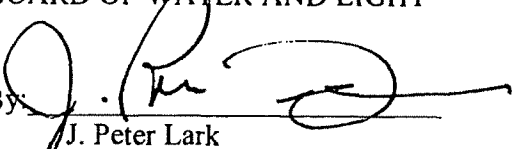
IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

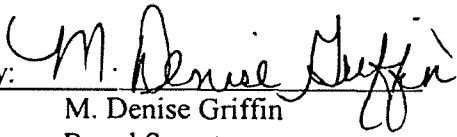
CITY OF LANSING

By: 
Virg Bernero, Mayor

By: 
Chris Swope, City Clerk

BOARD OF WATER AND LIGHT

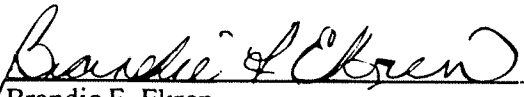
By: 
J. Peter Lark
Director and General Manager

By: 
M. Denise Griffin
Board Secretary

Approved as to form only:


City Attorney

Approved as to form:


Brandie F. Ekren
Board of Water and Light
Legal Counsel

**AMENDMENT NO. 3 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 3 ("Amendment #3") is entered into as of this 23rd day of December, 2013, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as "Board".

STATEMENT OF PURPOSE

The Parties have entered into an agreement dated June 30, 1992, a copy of which is attached as **Exhibit A**; and

The Parties entered into Amendment No. 1 to the original agreement on December 17th, 2002, which was set to expire June 30, 2012, a copy of which is attached as **Exhibit B** ("Amendment #1"); and

The Parties entered into Amendment No. 2 to the original agreement on June 30, 2012, which was set to expire June 30, 2017, a copy of which is attached as **Exhibit C** ("Amendment #2"); and

Except as modified by this Amendment No. 3, the parties desire to extend the terms and provisions of the Agreement (this Amendment No. 3, Amendment No. 2, Amendment No. 1 and the original agreement are hereinafter referred to collectively as the "Agreement") by an additional year and increase the annual payment to the City for the remainder of the term; and

The parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership; and

The Parties acknowledge that it is generally accepted practice in the municipal utility industry for municipal utilities, being exempt from taxes, to make payments to the state or local government.

AGREEMENT

The Parties therefore agree as follows:

- 1) The term of Amendment No. 2, which is currently set to expire June 30, 2017, is extended to June 30, 2018.
- 2) The Board shall make payments to the City for the remaining five (5) years commencing on July 1, 2013, in the amount of six point one (6.1%) percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities for the preceding 12 month period ending May 31st of each year (the "Payment").
- 3) Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants, the Payment shall be payable to the City in semi-annual installments due no later than thirty (30) days following each one-half (1/2) year this Agreement is in effect:

December 1 (estimated)
June 30 – to include reconciliation for entire fiscal year

The June 1 payment shall constitute the difference between the estimated payment for the first one-half (1/2) year and the actual calculated amount for the entire fiscal year.
- 4) This Agreement shall automatically terminate on June 30, 2018, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.

5) This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.

6) This Agreement shall inure to the benefit of the Parties.

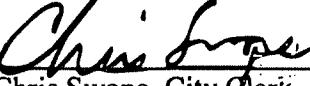
This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this agreement.

7) Except as modified in this Amendment No. 3, the original agreement and amendments shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previously entered agreement and amendments.

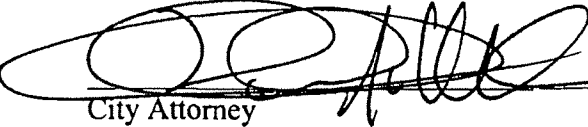
IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

CITY OF LANSING

By: 
Virg Bernero, Mayor

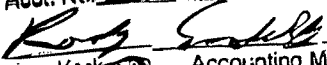
By: 
Chris Swope, City Clerk

Approved as to form only:

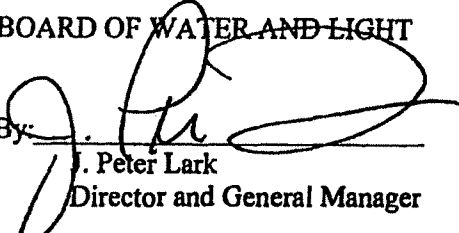

City Attorney

I hereby certify that funds are available

Acct. No. 101-674100


Tom Korkoske Accounting Manager

BOARD OF WATER AND LIGHT

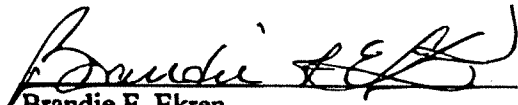
By: 

J. Peter Lark
Director and General Manager

By: 

M. Denise Griffin
Board Secretary

Approved as to form only:



Brandie F. Ekren
Board of Water and Light Legal Counsel

**AMENDMENT NO. 4 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 4 ("Amendment No. 4") is entered into as of this 1ST day of JULY, 2018 by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as "Board".

STATEMENT OF PURPOSE

- A. The Parties entered into an original agreement, dated June 30, 1992, a copy of which is attached as **Exhibit A**.
- B. The Parties extended the original agreement by Amendment No. 1, dated December 17th, 2002, which expired June 30, 2012; by Amendment No. 2, dated June 30, 2012, which expired June 30, 2017; and by Amendment No. 3, dated December 23, 2013, which is set to expire June 30, 2018. A copy of Amendment No. 3 is attached as **Exhibit B**.
- C. As modified by this Amendment No. 4, the Parties desire to extend the terms and provisions of the original agreement, as extended and modified by Amendments No. 1, No. 2, and No. 3, by this Amendment No. 4 (collectively "this Agreement") through June 30, 2020 to and continue the annual 6.1% Payment to the City for the remainder of this term.
- D. The Parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership, and that it is generally acceptable practice in

the municipal utility industry for municipal utilities, being exempt from taxes, to make payments to the state or local government.

AGREEMENT

The Parties, therefore, in acknowledgement and reliance on the Statement of Purpose and in consideration of the mutual covenants herein contained, agree as follows:

- 1) The term of Amendment No. 3, which is currently set to expire June 30, 2018, is extended to June 30, 2020.
- 2) The Board shall extend its payments to the City, under this Agreement, commencing on July 1, 2018 through June 30, 2020, in the continued amount equal to six point one (6.1%) percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities for the proceeding 12 month period ending May 31st of each year (the "Payment").
- 3) Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants, the Payment shall be payable to the City in semi-annual installments due no later than thirty (30) days following each one/half (1/2) year that this Agreement is in effect as follows:

First ½ year – June 1 to December 1 of each Payment year – to be an estimated payment;

Second ½ year – December 2 to May 31 of each Payment year – to include reconciliation payment for entire fiscal year.

The May 31 payment date calculation shall constitute the difference between the estimated payment for the first one-half (1/2) year and the actual calculated amount for the entire fiscal year.

- 4) This Agreement shall automatically terminate on June 30, 2020, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
- 5) This Agreement contains the entire agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
- 6) This Agreement shall inure the benefit of the Parties. This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this Agreement.
- 7) Except as modified in this Amendment No. 4, the original agreement and Amendments No. 1, No. 2 and No. 3 shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previously entered original agreement and Amendments No. 1, No. 2 and No. 3.

IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

CITY OF LANSING

By: _____

Andy Schor, Mayor

By: _____

Chris Swope, City Clerk

Approved as to form only:

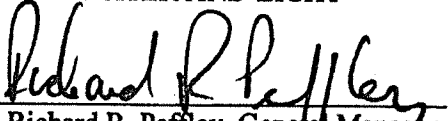

James D. Smerka, City Attorney

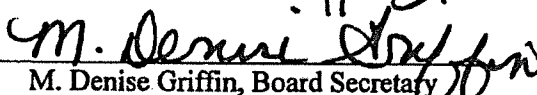
I hereby certify that funds are available

Acct. No. N/A


Randy Endsley, Accounting Manager

BOARD OF WATER AND LIGHT

By: 
Richard R. Peffley, General Manager

By: 
M. Denise Griffin, Board Secretary

Approved as to form only:

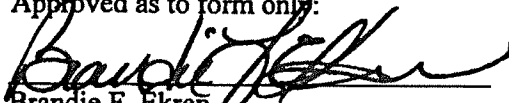

Brandie F. Ekren
Board of Water and Light Legal Counsel

EXHIBIT F

AMENDMENT NO. 5 TO AGREEMENT BETWEEN THE CITY OF LANSING AND THE BOARD OF WATER AND LIGHT

This Amendment No. 5 is entered as of this 1st day of July, 2020, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1201 South Washington Ave., Lansing, Michigan 48910, hereinafter referred to as "Board". The City and the Board are each a "Party" and, collectively are the "Parties".

STATEMENT OF PURPOSE

- A. The Parties entered into an Agreement dated June 30, 1992 (the "Agreement"), a copy of which is attached as **Exhibit A**; and
- B. The Parties entered into Amendment No. 1 to the Agreement on December 17th, 2001, which expired June 30, 2012, a copy of which is attached as **Exhibit B**; and
- C. The Parties entered into Amendment No. 2 to the Agreement on June 30, 2012, which expired June 30, 2017, a copy of which is attached as **Exhibit C**;
- D. The Parties entered into Amendment No. 3 to the Agreement on December 23, 2013, which increased the Board's annual payment to the City to 6.1% of its revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12 months period ending May 31st of each year (the "Payment"). A copy of Amendment No. 3 is attached as **Exhibit D**, and
- E. Amendment No. 3 also extended the term of the Agreement for an additional year beyond that provided for in Amendment No.2, such that the Agreement expired June 30, 2018, unless extended in writing by the Board of Commissioners and the City Council of Lansing.
- F. The Parties entered into Amendment No. 4 to the Agreement on July 1, 2018. Amendment No. 4 extended the terms and provisions of the Agreement by an additional two years such that the Agreement expires June 20, 2020, unless extended in writing by the Commissioners of the Board and the City Council of Lansing. A copy of Amendment No. 4 is attached as **Exhibit E**.

Including as modified by this Amendment No. 5, and by the prior Amendments No.s 1 – 4, the Parties desire to extend the terms and provisions of the Agreement by an additional two (2) years. Further, the Parties agree that the Board will pay to the City a fixed dollar amount for each of the Fiscal Years 2020, 2021, and 2022 as follows: FY2020 \$23,100,000; FY2021 \$25,000,000; and FY2022 \$25,000,000.

In addition to the amounts described in the preceding paragraph, for each of FY2021 and FY2022, the Board shall pay to the City an amount determined as follows:

(the Board's revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12 months period ending May 31st minus \$409,836,066) multiplied by 3%.

For purposes of illustration only:

In FY 2021, the Board will pay to the City \$25,000,000.

In addition, assuming the Board's revenues for the prior year ending May 2021 are \$420,000,000, the additional revenue calculation payable to the City would be:

$$\$420,000,000 - \$409,836,066 = \$10,163,934.$$

$$\$10,163,934 \times 3\% = \$304,918 \text{ payable to the city, in addition to } \$25,000,000.$$

If this calculation results in a negative number or zero (0), no additional payment will be required.

AGREEMENT

The Parties therefore agree as follows:

- 1) The terms of the Agreement are extended by an additional two years, such that the Agreement shall automatically terminate on June 30, 2022, unless extended further by the Commissioners of the Board and the City Council of Lansing.
- 2) The Agreement as amended contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement as amended are not binding on either Party.
- 3) This Agreement shall inure to the benefit of the Parties to the Agreement.
- 4) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered except as agreed in writing and executed by both Parties.
- 5) Except as modified in this Amendment No. 5, the Agreement shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previous amendments to the Agreement.

[Signature page follows]

IN WITNESS WHEREOF the parties have signed this Amendment No. 5, and it shall become effective on the date first above written.

CITY OF LANSING

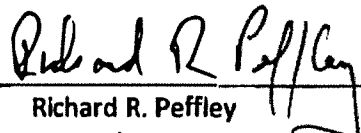
By: 

Andy Schor, Mayor

By: 

for Chris Swope, City Clerk

BOARD OF WATER AND LIGHT

By: 

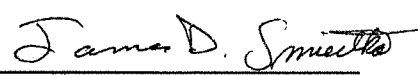
Richard R. Peffley
General Manager

By: 

M. Denise Griffin
Corporate Secretary

Digitally signed by M. Denise Griffin
DN: cn=M. Denise Griffin, o=Lansing
Board of Water and Light, ou,
email=MDenise.Griffin@lbwl.com,
c=US
Date: 2020.07.23 15:02:05 -04'00'

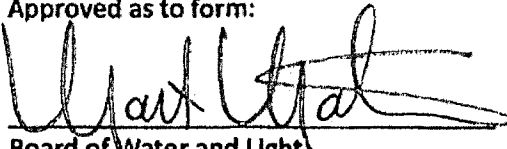
Approved as to form only:



City Attorney and Number P20608

076492.000026 4822-8219-0010.3

Approved as to form:



Board of Water and Light
Legal Counsel

EXHIBIT G

AMENDMENT NO. 6 TO AGREEMENT BETWEEN THE CITY OF LANSING AND THE BOARD OF WATER & LIGHT

This Amendment No. 6 is entered as of this 20th day of July, 2022, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City," and the Board of Water & Light, 1201 South Washington Ave., Lansing, Michigan 48910, hereinafter referred to as "Board." The City and the Board are each a "Party" and, collectively are the "Parties."

STATEMENT OF PURPOSE

- A. The Parties entered into an Agreement dated June 30, 1992 (the "Agreement"), a copy of which is attached as **Exhibit A**;
- B. The Parties entered into Amendment No. 1 to the Agreement on December 17th, 2001, which expired June 30, 2012, a copy of which is attached as **Exhibit B**;
- C. The Parties entered into Amendment No. 2 to the Agreement on June 30, 2012, which expired June 30, 2017, a copy of which is attached as **Exhibit C**;
- D. The Parties entered into Amendment No. 3 to the Agreement on December 23, 2013, which increased the Board's annual payment to the City to 6.1% of its revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st of each year (the "Payment"). A copy of Amendment No. 3 is attached as **Exhibit D**;
- E. Amendment No. 3 also extended the term of the Agreement for an additional year beyond that provided for in Amendment No. 2, such that the Agreement expired June 30, 2018, unless extended in writing by the Board of Commissioners and the City Council of Lansing;
- F. The Parties entered into Amendment No. 4 to the Agreement on July 1, 2018. Amendment No. 4 extended the terms and provisions of the Agreement by an additional two years such that the Agreement expired June 20, 2020, unless extended in writing by the Commissioners of the Board and the City Council of Lansing. A copy of Amendment No. 4 is attached as **Exhibit E**; and
- G. The Parties entered into Amendment No. 5 to the Agreement on July 1, 2020. Amendment No. 5 extended the terms and provisions of the Agreement by an additional two (2) years. Further, the Parties agreed that the Board would pay to the City a fixed dollar amount for each of the Fiscal Years 2020, 2021, and 2022 as follows: FY2020 \$23,100,000; FY2021 \$25,000,000; and FY2022 \$25,000,000. It was also agreed that in addition to the amounts described in the preceding paragraph, for each of FY2021 and FY2022, the Board would pay to the City an amount determined as follows:

(the Board's revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st minus \$409,836,066) multiplied by 3%). A copy of Amendment No. 5 is attached as Exhibit F.

Including as modified by this Amendment No. 6, and by the prior Amendments Nos. 1-5, the Parties desire to extend the term and modify the return on equity payment calculation of the Agreement.

AGREEMENT

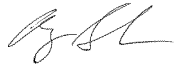
The Parties therefore agree as follows:

- 1) The term of the Agreement is extended by an additional two (2) years, such that the Agreement shall automatically terminate on June 30, 2024, unless extended further by the Commissioners of the Board and the City Council of Lansing.
- 2) The Board shall make return on equity payments to the City for the two fiscal years commencing on July 1, 2022, in the amount of 6% of total Board operating revenues, excluding inter-utility sales, as reported in the Board's audited financial statements.
- 3) Payments shall be made quarterly within 30 days after each quarter's end. Any changes to operating revenues or inter-utility sales after a quarterly payment has been made, such as in the case of a year-end audit adjustment, will be adjusted for in the subsequent quarter's payment.
- 4) This Agreement as amended contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement as amended are not binding on either Party.
- 5) This Agreement shall inure to the benefit of the Parties to the Agreement.
- 6) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered except as agreed in writing and executed by both Parties.
- 7) Except as modified in this Amendment No. 6, the Agreement shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previous amendments to the Agreement.

[Signature page follows]

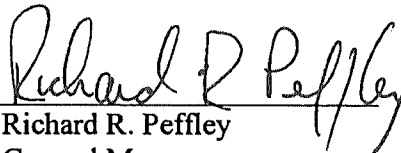
IN WITNESS WHEREOF the parties have signed this Amendment No. 6, and it shall become effective on the date first above written.

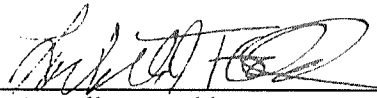
CITY OF LANSING

By: 
Andy Schor, Mayor

By:  7/20/2022
For Chris Swope, City Clerk

BOARD OF WATER & LIGHT

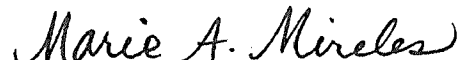
By: 
Richard R. Peffley
General Manager

By: 
LaVella J. Todd
Corporate Secretary

Approved as to form only:


City Attorney

Approved as to form:


Board of Water & Light
Legal Counsel

Approved as availability of funds:

Account No. 101-674100


Controller

AMENDMENT NO. 7 TO AGREEMENT BETWEEN THE CITY OF LANSING AND THE BOARD OF WATER & LIGHT

This Amendment No. 7 is entered as of this 16th day of August, 2024, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as “City,” and the Board of Water & Light, 1201 South Washington Ave., Lansing, Michigan 48910, hereinafter referred to as “Board.” The City and the Board are each a “Party” and, collectively are the “Parties.”

STATEMENT OF PURPOSE

- A. The Parties entered into an Agreement dated June 30, 1992 (the “Agreement”), a copy of which is attached as **Exhibit A**;
- B. The Parties entered into Amendment No. 1 to the Agreement on December 17th, 2001, which expired June 30, 2012, a copy of which is attached as **Exhibit B**;
- C. The Parties entered into Amendment No. 2 to the Agreement on June 30, 2012, which expired June 30, 2017, a copy of which is attached as **Exhibit C**;
- D. The Parties entered into Amendment No. 3 to the Agreement on December 23, 2013, which increased the Board’s annual payment to the City to 6.1% of its revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st of each year (the “Payment”). A copy of Amendment No. 3 is attached as **Exhibit D**;
- E. Amendment No. 3 also extended the term of the Agreement for an additional year beyond that provided for in Amendment No. 2, such that the Agreement expired June 30, 2018, unless extended in writing by the Board of Commissioners and the City Council of Lansing;
- F. The Parties entered into Amendment No. 4 to the Agreement on July 1, 2018. Amendment No. 4 extended the terms and provisions of the Agreement by an additional two years such that the Agreement expired June 20, 2020, unless extended in writing by the Commissioners of the Board and the City Council of Lansing. A copy of Amendment No. 4 is attached as **Exhibit E**; and
- G. The Parties entered into Amendment No. 5 to the Agreement on July 1, 2020. Amendment No. 5 extended the terms and provisions of the Agreement by an additional two (2) years. Further, the Parties agreed that the Board would pay to the City a fixed dollar amount for each of the Fiscal Years 2020, 2021, and 2022 as follows: FY2020 \$23,100,000; FY2021 \$25,000,000; and FY2022 \$25,000,000. It was also agreed that in addition to the amounts described in the preceding paragraph, for each of FY2021 and FY2022, the Board would pay to the City an amount determined as follows:

(the Board's revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st minus \$409,836,066) multiplied by 3%). A copy of Amendment No. 5 is attached as **Exhibit F**.

- H. The Parties entered into Amendment No. 6 to the Agreement on July 20, 2022. Amendment No. 6 extended the terms and provisions of the Agreement by an additional two (2) years. Further, the parties agreed that the Board would pay to the City for the two fiscal years commencing on July 1, 2022, 6% of total Board operating revenues, excluding inter-utility sales, as reported in the Board's audited financial statements. The parties also agreed that payments by the Board would be made quarterly within 30 days after each quarter's end and any changes to operating revenues or inter-utility sales after a quarterly payment has been made, would be adjusted for in the subsequent quarter's payment.

Including as modified by this Amendment No. 7, and by the prior Amendments Nos. 1-6, the Parties desire to extend the term of the Agreement.

AGREEMENT

The Parties therefore agree as follows:

- 1) The term of the Agreement is extended by an additional year, such that the Agreement shall automatically terminate on June 30, 2025, unless extended further by the Commissioners of the Board and the City Council of Lansing.
- 2) The Agreement is amended that the Board shall make return on equity payments to the City for the fiscal years commencing on July 1, 2023 and July 1, 2024, in the amount of 6% of total budgeted Board operating revenues, excluding inter-utility sales, as is in effect at the start of each respective fiscal year.
- 3) Payments shall be made quarterly by the end of the month following each quarter's end. If this date falls on a weekend or holiday, payment may be made on the next business day. Q4 payment of FY2024 will incorporate the terms above including any difference between payments to date and the total fiscal year amount.
- 4) This Agreement as amended contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement as amended are not binding on either Party.
- 5) This Agreement shall inure to the benefit of the Parties to the Agreement.
- 6) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered except as agreed in writing and executed by both Parties.
- 7) Except as modified in this Amendment No. 7, the Agreement shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make

pursuant to the previous amendments to the Agreement.

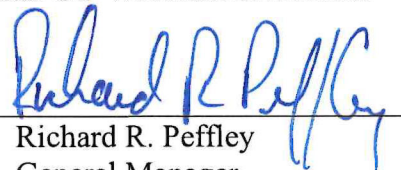
IN WITNESS WHEREOF the parties have signed this Amendment No. 7, and it shall become effective on the date first above written.

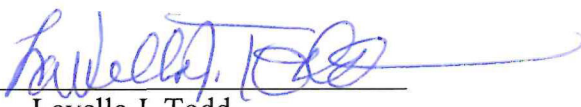
CITY OF LANSING

By: 
Andy Schor, Mayor

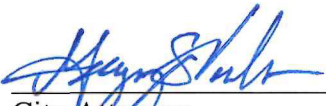
By: 
Chris Swope, City Clerk

BOARD OF WATER & LIGHT

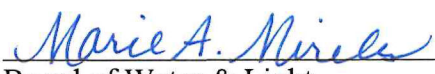
By: 
Richard R. Peffley
General Manager

By: 
Lavella J. Todd
Corporate Secretary

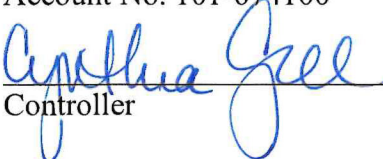
Approved as to form only:


City Attorney

Approved as to form:


Board of Water & Light
Legal Counsel

Approved as availability of funds:
Account No. 101-674100


Cynthia Greer
Controller

RESOLUTION 2025-05-05
Return on Equity (ROE) Renewal

WHEREAS, the City of Lansing has expressed a desire to continue the Agreement Between the City of Lansing and The Board of Water & Light dated June 30, 1992 (the Agreement), which has been subsequently extended by means of seven Amendments thereto in 2001, 2012, 2013, 2018, 2020, 2022 and 2024, respectively; and

WHEREAS, the Board of Commissioners Committee of the Whole (COW) considered the City of Lansing's request on May 13, 2025; and

WHEREAS, the General Manager recommended the Agreement be amended and extended by 1 year at a rate of 6% of total budgeted Board operating revenues. If actual operating revenues are higher than budgeted operating revenues, the return on equity payments will be calculated in the amount of 6% of actual operating revenues, effective July 1, 2025, and will be memorialized as Amendment No. 8; and

WHEREAS, the COW has considered the proposed Amendment No. 8, agreed with the General Manager's recommendation and approved the Amendment, including authorization for the General Manager to execute the Amendment, and the Amendment shall be forwarded to the Board of Commissioners for approval at the May 20, 2025 Board meeting.

THEREFORE, be it:

RESOLVED, the proposed Amendment No. 8 to the Agreement Between the City of Lansing and The Board of Water & Light dated June 30, 1992 is approved, including authorization for the General Manager to execute the Amendment.

Motion by Commissioner Semone James, Seconded by Commissioner Beth Graham, to approve the Return on Equity (ROE) Renewal at a Board meeting held on May 20, 2025.

Roll Call Vote:

Yeas: Commissioners Semone James, Beth Graham, Chris Harkins, DeShon Leek, Tony Mullen, David Price, Dale Schrader, and Sandra Zerkle

Nays: None

Action: Motion Carried.

Resolution #2025-###

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

WHEREAS, the City of Lansing and the Lansing Entertainment and Public Facilities Authority (“LEPFA”) entered into a certain Agreement for Operating Downtown Facilities Agreement on October 19, 2016, that provided for the management and operation of City-owned facilities by LEPFA; and

WHEREAS, the original term of the Agreement is set to expire on October 19, 2026; and

WHEREAS, LEPFA has approved a contract with a third-party management company called ASM-GLOBAL, which has requested an extension of the Agreement as part of entering into a five-year management agreement with LEPFA; and

WHEREAS, in addition to an extension of the Agreement, the City and LEPFA desire to make additional changes to the Agreement; and

WHEREAS, a certain First Amendment to and Extension of the Agreement (“Amendment”) has been presented and placed on file with the City Clerk on May 23, 2025; and

WHEREAS, it is necessary to hold a public hearing prior to the approval of the Amendment.

NOW THEREFORE BE IT RESOLVED, that a public hearing be held to consider the Amendment on June 23, 2025 in the City Council Chambers, 10th floor, City Hall, Lansing, Michigan.

BE IT FINALLY RESOLVED, that notice to the public be given by the City Clerk in accordance with the City Charter, City ordinances, and City Council Rules.

**FIRST AMENDMENT TO AND EXTENSION OF THE
AGREEMENT FOR OPERATING DOWNTOWN FACILITIES**

This First Amendment (the “Amendment”) is made by and between the City of Lansing, a Michigan municipal corporation (the “City”) and the Lansing Entertainment and Public Facilities Authority, a Michigan public corporation (the “Authority”) on this, the _____ day of _____, 2025 (the “Effective Date”).

- A. The City and the Authority (collectively, the “Parties”) entered into a certain Agreement for Operating Downtown Facilities on October 19, 2016 (the “Original Contract”).
- B. The 10-year term of the Original Contract will expire on October 19, 2026.
- C. The Parties wish to extend the term of their agreement and modify other provisions of the Original Contract as set forth in this Amendment. The Original Contract and this Amendment shall be hereinafter referred together as the Parties’ “Agreement.”

Now, Therefore, in acknowledgment of and reliance on the recitals stated above and in consideration of the mutual covenants contained in the Original Contract and this Amendment, the Parties hereby agree as follows:

- 1. The initial 10-year term of the Agreement, as provided for by Paragraph 13 of the Original Contract is extended four (4) years to provide for a new expiration date of October 19, 2030.
- 2. Appendix A of the Original Contract, which provides for list of City-owned “Downtown Facilities,” subject to the Agreement for operation and management by the Authority, is modified as follows:
 - a. “City Market” is removed as a “Downtown Facility.” Further, any appearance of the phrase “City Market” in the Original Contract is deleted.
 - b. “Cooley Law School Stadium” is modified to read “Jackson Field.” Further, any appearance of the phrase “Cooley Law School Stadium” is amended to read “Jackson Field.”
 - c. “Groesbeck Golf Course,” located at 1600 Ormond Street in the City of Lansing, is added as a “Downtown Facility.”
- 3. The language contained in Paragraph 3(G) of the Original Contract is deleted and replaced with the following:

Except for Jackson Field, which is already subject to an existing naming rights agreement pursuant to the TMO Agreement, the Authority shall have the right to market and sell, lease, or license the naming rights to Downtown Facilities for a period of time no longer than the remainder of the term of this Agreement. The Authority shall not enter into any naming rights agreement without the prior

approval of the City Mayor, who shall have the right to refuse approval for any or no reason.

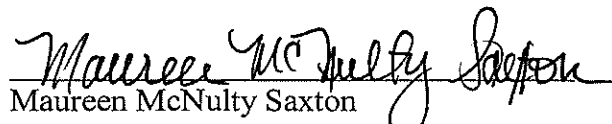
4. The Original Contract, as modified by this Amendment, contains all of the terms and conditions of the Agreement. Except as modified by this Amendment, the terms of the Agreement shall remain in full force and effect. In the event of a conflict between the Original Contract and this Amendment, the provisions of this Amendment shall control.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their proper and duly authorized officers as of the Effective Date.

LANSING ENTERTAINMENT AND
PUBLIC FACILITIES AUTHORITY.

CITY OF LANSING


Maureen McNulty Saxton
Chairwoman of its Board of Commissioners

Andy Schor
Mayor


Paul M. Collins
Secretary/Treasurer of its
Board of Commissioners

Chris Swope
Clerk

APPROVED AS TO FORM:

APPROVED AS TO
AVAILABILITY OF FUNDS:

Gregory S. Venker
Lansing City Attorney

Crystal L. Thomas
Lansing Finance Director

Resolution #2025-###

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

WHEREAS, the City of Lansing and the Lansing Entertainment and Public Facilities Authority ("LEPFA") entered into a certain Agreement for Operating Downtown Facilities Agreement on October 19, 2016, that provided for the management and operation of City-owned facilities by LEPFA; and

WHEREAS, the original term of the Agreement is set to expire on October 19, 2026; and

WHEREAS, LEPFA has approved a contract with a third-party management company called ASM-GLOBAL, which has requested an extension of the Agreement as part of entering into a five-year management agreement with LEPFA; and

WHEREAS, in addition to an extension of the Agreement, the City and LEPFA desire to make additional changes to the Agreement; and

WHEREAS, a certain First Amendment to and Extension of the Agreement ("Amendment") has been presented for approval; and

WHEREAS, the Amendment was placed on file with the City Clerk on May 23, 2025, for public inspection and has remained on file for the period of time required by the City Charter and Codified Ordinances; and

WHEREAS, a public hearing was duly noticed and held on June 23, 2025, during which the public was presented with the opportunity to address the City Council and comment on the Amendment;

NOW THEREFORE, BE IT RESOLVED that the Amendment is hereby approved, contingent upon an eventual contract between LEPFA and ASM-GLOBAL.

BE IT FURTHER RESOLVED that subsequent to a duly executed contract between LEPFA and ASM-GLOBAL, the Mayor and City Clerk are authorized to execute the Amendment on behalf of the City of Lansing.

Resolution #2025-###

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

WHEREAS, traffic-related fatalities and serious injuries are preventable and represent a significant public health concern; and

WHEREAS, the City of Lansing is committed to ensuring the safety and well-being of all roadway users, including pedestrians, cyclists, motorists, and transit riders; and

WHEREAS, the City received Safe Streets for All grant funding from the United States Department of Transportation for the development of a citywide Safety Action Plan; and

WHEREAS, Lansing's Safety Action Plan has been developed through a data-driven, community-informed process that identifies high-risk corridors, vulnerable populations, and evidence-based strategies to reduce traffic-related impacts; and

WHEREAS, the Plan outlines a goal to eliminate traffic fatalities and serious injuries by 2050, and includes actionable steps such as infrastructure improvements, speed management, public education, and enhanced enforcement;

WHEREAS, the City held stakeholder and community meetings as well as an online survey and mapping tool to obtain input on the citywide Plan; and

WHEREAS, the draft Safety Action Plan was published on the City's website for public input and comment through an online survey; and

WHEREAS, the grant requires adoption of the Plan no later than June 30, 2025; and

WHEREAS, the City will monitor progress regularly, engage the public in ongoing safety efforts, and update the Plan as needed to reflect new data, technologies, and community priorities.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby adopts the Lansing Safety Action Plan as the guiding framework for roadway safety improvements across the city; and

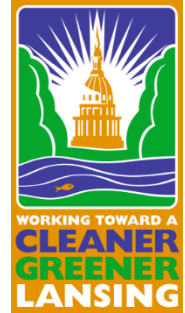
BE IT FINALLY RESOLVED, that the City include a copy of this resolution in its submittal of the Safety Action Plan to the USDOT.



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

7th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4455
www.lansingmi.gov/pubserv



MEMORANDUM

TO: Andy Schor, Mayor
FROM: Nicole McPherson, P.E., City Engineer
DATE: May 23, 2025
SUBJECT: Adoption of the Safe Streets and Roadways for All (SS4A) Action Plan Report

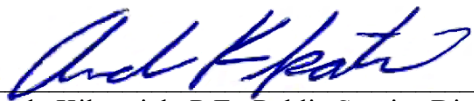
The City of Lansing was granted a SS4A Action Plan Grant from the US Department of Transportation for the development of a citywide Safety Action Plan(SAP) Report. The City hired AECOM to develop the citywide SAP.

The SAP is founded on the Safe Systems Approach, which makes recommendations in four areas (safe road users, safe vehicles, safe speeds, safe roads, and post-crash care) to address six principles: death and serious injuries are unacceptable, humans make mistakes, humans are vulnerable, responsibility is shared, safety is proactive, and redundancy is critical.

The SAP was developed by analyzing crash data from 2014-2022 to identify intersections and streets with the greatest risk of injury (the High-Injury Network), analyzing demographic data to identify areas with high concentrations of vulnerable populations where investments should be prioritized, and reviewing existing policies that impact safety in Lansing – all while engaging and collaborating with the community throughout the process. The result is an Action Plan that includes overall safety strategies and countermeasures that can be applied to different locations throughout the city depending on their characteristics (especially the High-Injury Network), a recommended method for prioritizing safety projects, a list of recommended safety projects to implement in the short, medium, and long term, and a list of funding opportunities to support the implementation of safety projects. Finally, the SAP also includes recommended metrics for measuring the City's progress towards its safety goals and methods for updating the SAP as time goes on.

It is our recommendation the SAP developed by AECOM be adopted by the City.

Approved:


Andy Kilpatrick, P.E., Public Service Director

5/23/2025

Date



Chris Swope
Lansing City Clerk

June 6, 2025

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

Dear President and Council Members:

My office has received and placed on file the latest version:

Lansing Safety Action Plan

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

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Resolution #2025-###

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

WHEREAS, the City of Lansing (the “City”) and the City of East Lansing (“East Lansing”) established a Local Development Finance Authority (the “LDFA”) in 2005, and renewed the same in 2022 pursuant to Act 57 of 2018 (the “Act”); and

WHEREAS, the City and East Lansing entered into an Amendment and Restated Agreement Regarding the Operation of the Local Development Finance Authority of the Cities of Lansing and East Lansing (the “Agreement”) in 2022; and

WHEREAS, the Agreement, consistent with the Act, requires that the City and East Lansing both approve the annual budget of the LDFA; and

WHEREAS, the LDFA has preliminarily approved its budget for Fiscal Year Ending 2026 (the “Budget”) and submitted it to the City for approval, attached hereto; and

WHEREAS, upon review the Lansing Economic Development Corporation finds that the Budget reflects no capture of City taxes or use of City funds.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the adoption of the Budget by the LDFA.

Lansing Regional SmartZone - Joint Local Development Finance Authority

Fiscal Year July 1, 2025 - June 30, 2026

Affiliated Agency Budget - LDFA/SmartZone

		FYE 2024 - Adopted Budget	FYE 2024 - Actuals	FYE 2025 - Adopted Budget	FYE 2025 - Projected Budget	FYE 2026 - Proposed Budget
General Operating Income						
42000	Property Tax Capture	\$ 478,110.00	\$ 477,112.88	\$ 482,891.10	\$ 482,891.10	\$ 487,720.01
	- City of East Lansing capture	\$ 478,110.00	\$ 477,112.88	\$ 482,891.10	\$ 482,891.10	\$ 487,720.01
	- City of Lansing capture	\$ -		\$ -		\$ -
	- TIF Capture Adjustment (Adjustment factor)	\$ (47,811.00)		\$ (48,289.11)		\$ (48,772.00)
45030	Investments	\$ -	\$ 145.33			
Total General Operating Income		\$ 430,299.00	\$ 477,258.21	\$ 434,601.99	\$ 482,891.10	\$ 438,948.01
General Operating Expenditures						
60290	Business Registration Fees	\$ 50.00	\$ 20.00	\$ 50.00	\$ 20.00	\$ 50.00
62110	Accounting Fees	\$ 15,000.00	\$ 12,455.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
62140	Legal Fees	\$ 10,000.00	\$ 900.00	\$ 10,000.00	\$ 1,500.00	\$ 10,000.00
62895	Facilities Management	\$ -	\$ 0	\$ -		\$ -
63200	LEAP Contracts (Services and Staff)	\$ 145,000.00	\$ 141,750.00	\$ 152,250.00	\$ 148,837.50	\$ 156,279.38
63300	TIF Capture Adjustment	\$ -	\$ 10,000.00	\$ -		\$ -
63400	LDFA TIC Sponsorship (Base)	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
63500	LDFA TIC Additional Sponsorship	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00
63600	TIC development support	\$ 10,000.00	\$ 7,817.00	\$ 10,000.00	\$ 2,500.00	\$ 10,000.00
65020	Postage, Mailing Service	\$ 50.00	\$ -	\$ 50.00	\$ -	\$ 50.00
65040	Supplies	\$ 500.00	\$ 609.84	\$ 500.00	\$ -	\$ 500.00
65070	Bank Fees	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00
65120	Insurance - Liability, D&O	\$ 3,200.00	\$ 2,513.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00
65130	Programs and services (including unrestricted net)	\$ 325,000.00	\$ 311,559.28	\$ 385,000.00	\$ 382,600.00	\$ 383,000.00
65140	Discretionary Payment	\$ 5,000.00	\$ 4,197.54	\$ 5,000.00	\$ 2,000.00	\$ 5,000.00
65145	Unrestricted net position spend down	\$ -	\$ 15,600.00	\$ -		\$ -
65150	LDFA Strategic planning facilitation	\$ -	\$ -	\$ 70,000.00	\$ 2,000.00	\$ 50,000.00
65155	SmartZone development fund (including marketin	\$ 50,000.00	\$ 32,973.62	\$ 80,000.00	\$ 50,000.00	\$ 70,000.00
65160	2021 TIF Plan	\$ -		\$ -		
65165	Staff Support	\$ -	\$ -	\$ -		
65170	Rising Tide fund	\$ 47,811.00	\$ 47,500.00	\$ 48,289.11	\$ 29,500.00	\$ 48,772.00
68320	Travel and Meetings	\$ -	\$ 49.78			
Total Year Spending		\$ 631,711.00	\$ 587,945.06	\$ 799,439.11	\$ 647,157.50	\$ 771,951.38
Net Income		\$ (201,412.00)	\$ (110,686.85)	\$ (364,837.12)	\$ (164,266.40)	\$ (333,003.37)

Resolution #2025-###

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

WHEREAS, the City of Lansing was selected on May 22, 2025 to receive a Children's Savings Account (CSA) Innovation Projects grant from the Community Economic Development Association of Michigan (CEDAM) for \$60,000;

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is part of the Department of Economic Development & Planning applied for a grant to expand the expand the Youth Initiative Program into three Lansing School District High Schools and to create an Accessibility Navigator to connect students with disabilities to available community resources for the Lansing SAVE program. MSUFCU opens a Lansing SAVE account for every Lansing School District student upon kindergarten enrollment which is earmarked for post-secondary education;

WHEREAS, the CSA Innovation Projects Grant was the result of a competitive proposal process, and the proposal was submitted by the Office of Financial Empowerment on April 18, 2025, approved on May 22, 2025, and will be received upon approval by Council and signed agreement;

WHEREAS, the award for \$60,000.00 does not require a local match;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the CEDAM CSA Innovation Projects grant in the total amount of \$60,000.00 for the grant period beginning on the date of council approval for the City of Lansing and ending on August 31, 2026.

BE IT FINALLY RESOLVED, 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

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE:

GRANT NAME: CEDAM CSA Innovation Grant

DEPARTMENT: Office of Financial Empowerment, Economic Development and Planning

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Tiffany Lemieux-McKissic, tiffany.mckissic@lansingmi.gov, 517-282-7725

APPLICATION DATE: April 18, 2025

AWARD DATE: May 22, 2025

GRANT CYCLE: 6/1/25 – 8/31/26

Check One: ☐ Annual ☒ One-Time

FUND AMOUNT: 60,000.00

(Breakdown below should total this amount)

GOODS & SERVICES

PERSONNEL \$54,000.00

CONSTRUCTION \$0.00

LAND \$0.00

OTHER \$ 6,000.00

CITY MATCH (IF APPLICABLE): \$ None

GRANT PAYS FOR: Contractual Labor, Fringe costs, Other: Marketing, Events, Outreach, Incentives

FUND ALLOCATIONS (Please describe the purpose of the grant and allowable uses):

The CEDAM grant funding will support the hiring of three part-time BOLD Lansing Youth Interns to lead peer-to-peer outreach and deposit engagement activities across all three Lansing high schools for Lansing SAVE, building on the success of a 2025 pilot at Everett. It will also allow for the hiring of a part-time BOLD Accessibility Navigator to include targeted outreach and support for students with disabilities, ensuring more equitable access to Lansing SAVE accounts and postsecondary planning resources. Through these efforts, the grant will help increase deposit activity, raise awareness of savings opportunities, and make the program more inclusive for students with IEPs and other unique needs. The funds will be used to pay for contractual labor, fringe costs and also for events, incentives for students, marketing and other outreach.

Resolution #2025-###

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

WHEREAS, the City of Lansing Department of Economic Development and Planning is the fiduciary of the HOME Investment Partnerships Program American Rescue Plan (HOME-ARP) funding; and

WHEREAS, the City of Lansing was awarded \$2,784,822 in HOME-ARP funds from the US Department of Housing and Urban Development (HUD) to be utilized for Qualifying Populations (QP) as defined in CPD Notice 21-10 for the grant term September 21, 2021 through September 30, 2030; and

WHEREAS, a Substantial Amendment to the FY2021 Annual Action Plan was approved on July 22, 2024 to allocate the awarded HOME-ARP funding for the following:

- Supportive Services: \$264,458
- Development of Affordable Rental Housing: \$2,102,301
 - This funding has been committed to the Hillsdale Place Apartments
- Non-Profit Operating Support: \$139,241
- Administration and Planning: \$278,482 (10% of grant allocation)

WHEREAS, the City of Lansing received notice from HUD on May 23, 2025 that the City received \$4,153 less in HOME-ARP funding than it was entitled to receive. The revised HOME-ARP allocation for the City of Lansing has been increased to \$2,788,975.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing approves the acceptance of the additional \$4,153 in HOME Investment Partnership Program American Rescue Plan (HOME-ARP) funding awarded by HUD for a total allocation of \$2,788,975.

BE IT FINALLY RESOLVED that the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for administration in accordance with the requirements of the grantor.

Resolution #2025-###

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

**RESOLUTION APPROVING BROWNFIELD PLAN #86
820 W. MILLER ROAD REDEVELOPMENT**

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #86 – 820 W. Miller Road Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on **[INSERT DATE]** and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on **[INSERT DATE]** reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$3.8M.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on May 23, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly

considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #86 – 820 W. Miller Road Redevelopment'.

Lansing Brownfield Redevelopment Authority



**Lansing Brownfield Redevelopment Authority
820 W. Miller Road Brownfield Redevelopment Project**

Brownfield Plan #86

820 West Miller Road
Lansing, Michigan 48911

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
401 S. Washington Avenue, Suite 101
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@lansingcdc.com
Phone: 517-243-3512

May 2, 2025

Approved by the LBRA on _____, 2025
Adopted by the Lansing City Council on _____, 2025

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ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Letter of Functional Obsolescence

Attachment C: Site Plans

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 820 W. Miller Road in the City of Lansing, Michigan. The Plan, once implemented, will generate increased property and income taxes, employment opportunities, and improve a vacant and blighted property.

Project Name: 820 W. Miller Road
Redevelopment Project (the “Project”)

Developer: Novi Properties, LLC (the “Developer”)
4800 Collins Road, 27006
Lansing, MI 48909

Property Location: Parcel Number 33-01-05-05-431-321 which is one parcel of land, totaling 4.48 acres, located at 820 W. Miller Road, Lansing, Michigan 48911 (the “Property”).

Type of Eligible Property: “Facility” and “Functionally Obsolete”

Project Description: The entire 4.48-acre Property will be redeveloped to include the rehabilitation of the existing single-story building into a mixed-use building totaling 12,200 gross square feet, including an event space with an outdoor venue, a laundromat, common areas, and commercial spaces for a future restaurant and retailer. This project is located on the heavily trafficked corner of W. Miller Road and S. Washington Avenue. The developer has taken the initiative to acquire and invest in area of deteriorating, vacant or underutilized, commercial and residential lots.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved and department specific activities, asbestos and lead survey and abatement activities, demolition, contingency, application fee, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A portion of lead and asbestos activities were conducted by the City of Lansing through the City of Lansing Brownfield Redevelopment Authority (LBRA), therefore, the applicable portion

of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan.

Total Capital Investment: Property and Building Improvements is estimated at \$3,837,607 of which there is \$555,031 in eligible activities associated with the proposed Project.

Estimated Job Creation/Retention: The completed project will create 13 full-time equivalent (FTE) jobs and 4 seasonal positions; average hourly wage is estimated \$14 per hour.

Duration of Plan: 30 years (starting in 2027)

Total New Taxes Generated by Development for the Duration (30 years) of the Brownfield Plan: \$601,998		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer and City	\$439,524	73.0%
Passed Through to Debt Millage, 10% Local Millage, 10% State School Operating and State Education Tax)	\$111,610	18.5%
Portion Captured for LBRA Plan Administration and Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	\$32,990	5.5%
Portion Captured for the State Brownfield Revolving Fund	\$17,874	3.0%
TOTAL NEW TAXES GENERATED	\$601,998	100%

*TIR = tax increment revenue

** The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$555,031 so long as there are available revenues. Even with the maximum number of years of tax capture allowed the Developer and/or LBRA may not be fully reimbursed. Currently, as identified in Section 5 and Table 3, the resultant deficiency/shortfall to the Developer and/or LBRA is estimated at \$115,507.

2. Purpose of Brownfield Plan and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or “LBRA”), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381.

The Plan will allow the LBRA to use tax increment financing to reimburse **Novi Properties, LLC** (the “Developer”), and the LBRA, for the costs of eligible activities required to redevelop the eligible property located at 820 W. Miller Road in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted in Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
820 W. Miller Road	33-01-05-05-431-321	Facility and Functionally Obsolete

The Property is located within the boundaries of the City of Lansing and is surrounded by commercial property, residential property, and thoroughfares. Property layout and boundaries are depicted in Figure 2. The legal descriptions of the Property are included in Attachment A.

The Property consists of a total of 4.48-acres and is comprised of a single parcel. One vacant, 12,200 gross square foot, building exists on the Property. The remainder of the Property is comprised of pavement, landscaping, and undeveloped land.

The Property was undeveloped from at least 1938 to approximately 1973-1974 when the current Property buildings were constructed. Various commercial businesses including retail, dry cleaning, hair salons, and restaurants have operated on the Property since 1973. Currently the Property is vacant.

In total, subsurface investigation activities conducted in 2000, 2004, 2022, and 2024 included the advancement of twenty-nine (29) soil borings, five (5) monitoring wells, and thirteen (13) soil gas points on the property.

According to analytical results, Concentrations of cis-1,2-dichloroethylene, methylene chloride, tetrachloroethylene, and trichloroethylene were detected in soil above Part 201 Residential GCC. Concentrations of trans-1,2,-dichloroethylene and toluene were detected in soil above laboratory limits but below Part 201 Residential GCC. Concentrations of cis-1,2-dichloroethylene were detected in groundwater above laboratory detection limits but below Part 201 Residential GCC. Site closure was completed with a Tier 2 Commercial III Closure report on January 25, 2005. A restrictive covenant was implemented onsite that prevents the installation of a water well and restricts the use of the groundwater on the Property.

In addition, a Pre-Renovation Hazardous Materials Assessment Inspection conducted in June of 2023, identified asbestos and lead containing materials within the subject building. These materials include paints throughout the building, wool felt insulation, white duct insulation, tan floor tiles, 9x9 floor tiles throughout the building, vinyl flooring, linoleum flooring, carpet mastic, wood adhesive, ceiling tile glue, and black construction tar, all of which will require abatement prior to commencement of demolition activities.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property is a “facility” as defined in in Part 201 and Section 2(r) of Act 381.

3. Brownfield Project Description

The Developer, through their intimate knowledge of the south Lansing area and market studies, has identified the need for a laundromat and event space to serve the South Lansing area. The result of this redevelopment will create a laundromat and event space in an area where none currently exist.

The entire 4.48-acre Property will be redeveloped to include the rehabilitation of the existing single-story building into a mixed-use building totaling 12,200 gross square feet, including an event space with an outdoor venue, a laundromat, common areas, and commercial spaces for a future restaurant and retailer. This project is located on the heavily trafficked corner of W. Miller Road and S. Washington Avenue. The developer has taken the initiative to acquire and invest in an area of deteriorating, vacant or underutilized, commercial and residential lots.

Total capital investment is estimated at \$3,837,607, including acquisition. This Project will result in the creation of 13 full-time equivalent jobs and 4 seasonal positions. New jobs will include event space and laundromat staff with an average pay of \$14.00/hour.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site. Once the development project is complete a portion of the resulting increase in Property taxes will be used to reimburse the Developer and the City for their brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 and include EGLE pre-approved and department specific activities, asbestos and lead survey and abatement activities, demolition, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. Lead and asbestos survey activities were conducted by the City of Lansing through the LBRA, therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan. The breakdown of costs between the Developer and City are provided on Table 1. Brownfield Eligible Activities.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer and LBRA reimbursement is \$555,031.

Summary of Eligible Activities			
EGLE Eligible Activities	Cost	Developer	LBRA
Pre-Approved Activities	\$28,350	\$11,220	\$17,130
Department Specific Activities	\$42,000	\$42,000	
Total Environmental Eligible Activities	\$70,350	\$53,220	\$17,130
MSF Eligible Activities	Cost		
Asbestos and Lead Activities	\$82,500	\$74,750	\$7,750
Demolition	\$182,300	\$182,300	
Total Non-Environmental Eligible Activities	\$264,800	\$257,050	\$7,750
Contingency (15%) *	\$44,858	\$44,858	
Brownfield Plan & Act 381 Work Plan Preparation	\$19,500	\$19,500	
Brownfield Plan & Act 381 Work Plan Implementation	\$4,500	\$4,500	
Brownfield Plan Application Fee	\$5,000	\$5,000	
Interest (3% simple)	\$146,023	\$0	\$146,023
Total Eligible Cost for Reimbursement	\$555,031	\$384,128	\$170,903

* Pre-Approved Activities, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation are excluded from contingency calculation.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property.

If the state approves an Act 381 Workplan with less state tax capture than what was in the Plan approved by the City, the not to exceed amount of local capture in the Plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2027.

The taxable value of the Property according to the city is \$230,521, which is the initial taxable value for this Plan. The new projected taxable value for 2027 is estimated at \$415,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2027 through 2056 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each local taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

Additional Revenues Captured if Taxable Values Increase	
Estimated Eligible Activity Costs	\$555,031
Estimated Potential Tax Capture	\$439,524
Estimated Deficiency/Shortfall	\$115,507

*Based upon Plan estimates of projected Taxable Value. Developer and/or LBRA eligible activity deficiency/shortfall amount shown will be reimbursed in accordance with Table 3 if Taxable Values increase over the 30-year capture period. The amount of tax increment revenue captured under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan. The Developer must submit a reimbursement request to the LBRA that is reviewed and approved by the LBRA prior to any of these eligible activities being reimbursed to the Developer.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan. Annually, the LBRA will capture 10% of the available new local taxes for LBRA Plan administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 30 years total tax capture after the first year of tax capture anticipated as 2027.

9. Estimated Impact on Taxing Jurisdictions

The table on the following page presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the LBRA under this Plan. These are estimations based on the commercial components of the proposed redevelopment.

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
SCHOOL OPERATING	\$13,121	\$118,088	\$131,209
STATE EDUCATION TAX (SET)	\$2,725	\$42,396	\$45,121
LANSING OPER	\$14,619	\$131,572	\$146,191
INGHAM CNTY SUM	\$5,099	\$45,892	\$50,992
INGHAM COUNTY	\$4,220	\$37,978	\$42,198
INGHAM INTERMED	\$3,713	\$33,419	\$37,133

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
LANSING COM COLLEGE	\$2,834	\$25,510	\$28,345
CATA	\$2,248	\$20,233	\$22,481
LANSING SCH SINK	\$2,224	\$20,017	\$22,241
CADL-LIBRARY	\$1,172	\$10,551	\$11,724
AIRPORT AUTH	\$526	\$4,731	\$5,257
LANSING SCHOOL DEBT*	\$30,832		\$30,832
PUBLIC SAFETY	\$26,320		\$26,320
MONTGOMERY DRAIN*	\$1,955		\$1,955
Total	\$116,610 (18.5%)	\$490,389 (81.5%)	\$601,998

* Increased by investment, but not captured by the LBRA

** The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$555,031 so long as there are available revenues. Even with the maximum number of years of tax capture allowed the Developer and/or LBRA may not be fully reimbursed. Currently, as identified in Section 5 and Table 3, the resultant deficiency/shortfall to the Developer and/or LBRA is estimated at \$115,507.

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Table 2.

10. Legal Description & Site Map

The Property location and boundaries are shown on Figures 1 and 2. The legal description of the Property is described below and provided in Attachment A.

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

Parcel 33-01-05-05-431-321: COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W

11. Personal Property

The Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

12. Displacement of Persons

No persons will be displaced as a result of this Project.

13. Local Brownfield Revolving Fund

The LBRA's accelerated reimbursement loan (ARL) program may be used to finance all, or a portion, of the eligible activities under this Plan.

Additionally, the LBRA may capture available tax increment revenues for deposit to the LBRF as permitted by Act 381.

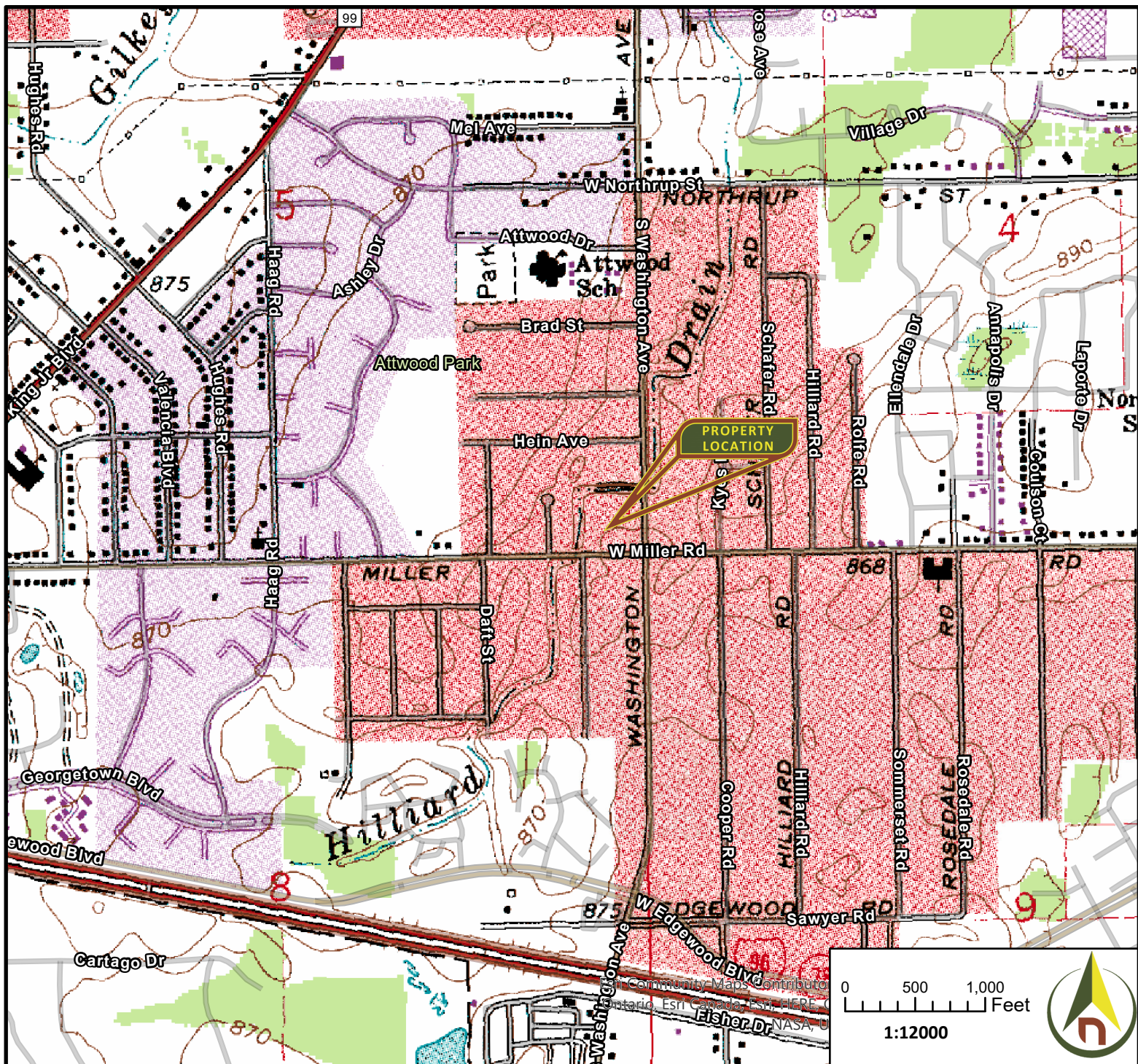
14. Other Information

The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map



TRIOTERRA

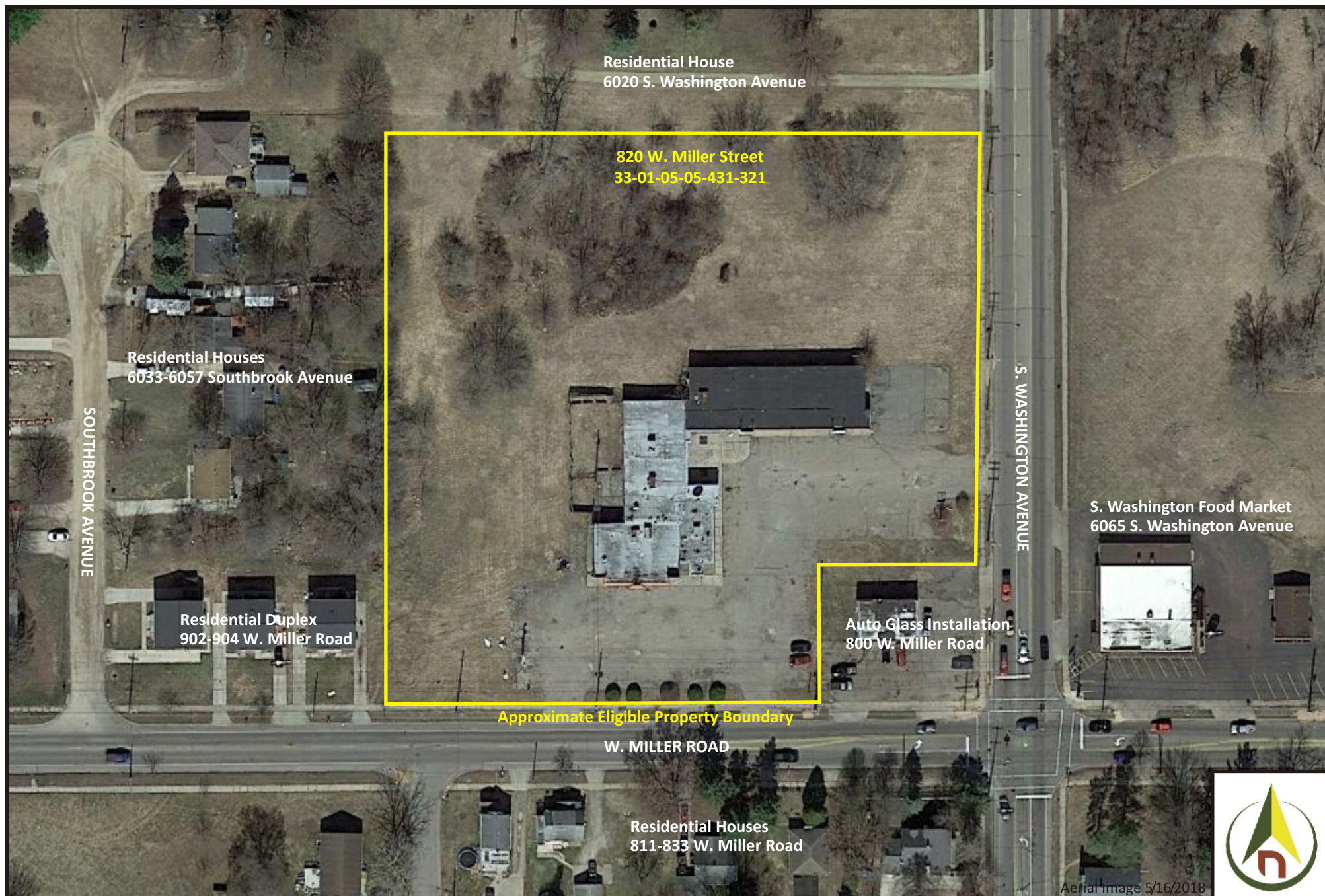
FIGURE 1 PROPERTY LOCATION

820 W. MILLER ROAD
LANSING, MICHIGAN 48911

INGHAM COUNTY
T3N, R2W, SECTION 9

PROJECT NUMBER 21-2901





TRI TERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER: 21-2901

**820 W. MILLER ROAD
LANSING, MICHIGAN 48911**

DIAGRAM CREATED BY: CJZ DATE: 03/31/2025

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
820 W. Miller Road
Lansing, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION			REIMBURSEMENT ENTITY	
					EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES	DEVELOPER	LBRA
EGLE ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Phase I Environmental Site Assessment	1	LS	\$ 2,600	\$ 2,600	\$ 2,600			\$ 260	\$ 2,340
Phase I Environmental Site Assessment - Update	1	LS	\$ 2,100	\$ 2,100	\$ 2,100			\$ 210	\$ 1,890
Phase II Site Investigations	1	LS	\$ 5,900	\$ 5,900	\$ 5,900				\$ 5,900
Baseline Environmental Assessment	1	LS	\$ 2,500	\$ 2,500	\$ 2,500				\$ 2,500
Due Care Investigation	1	LS	\$ 10,750	\$ 10,750	\$ 10,750			\$ 10,750	
Due Care Planning	1	LS	\$ 4,500	\$ 4,500	\$ 4,500				\$ 4,500
Total Pre-Approved Activities				\$ 28,350	\$ 28,350			\$ 11,220	\$ 17,130
Department Specific Activities									
Gas Vapor Mitigation System	6,000	SF	\$ 7.00	\$ 42,000	\$ 42,000			\$ 42,000	
Total Department Specific Activities				\$ 42,000	\$ 42,000		\$ -	\$ 42,000	
EGLE ELIGIBLE ACTIVITIES TOTAL				\$ 70,350	\$ 70,350	\$ -	\$ -	\$ 53,220	\$ 17,130
MSF ELIGIBLE ACTIVITIES									
Asbestos and Lead Activities									
Asbestos and Lead - Assessment/Survey	1	LS	\$ 7,750	\$ 7,750		\$ 7,750			\$ 7,750
Asbestos and Lead - Abatement	1	LS	\$ 65,000	\$ 65,000		\$ 65,000		\$ 65,000	
Asbestos and Lead - Abatement - Oversight	1	LS	\$ 9,750	\$ 9,750		\$ 9,750		\$ 9,750	
Total Asbestos and Lead Activities				\$ 82,500	\$ -	\$ 82,500	\$ -	\$ 74,750	\$ 7,750
Demolition									
Demolition - Interior and Select Exterior	1	LS	\$ 165,300	\$ 165,300		\$ 165,300		\$ 165,300	
Demolition - Soft Costs	1	LS	\$ 17,000	\$ 17,000		\$ 17,000		\$ 17,000	
Total Demolition Activities				\$ 182,300	\$ -	\$ 182,300	\$ -	\$ 182,300	\$ -
MSF ELIGIBLE ACTIVITIES TOTAL				\$ 264,800	\$ -	\$ 264,800	\$ -	\$ 257,050	\$ 7,750
MSF AND EGLE ELIGIBLE ACTIVITIES TOTAL				\$ 335,150	\$ 70,350	\$ 264,800	\$ -	\$ 310,270	\$ 24,880
Contingency				\$ 44,858	\$ 6,300	\$ 38,558		\$ 44,858	\$ -
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 19,500	\$ 19,500	\$ -	\$ 19,500		\$ 19,500	\$ -
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 4,500	\$ 4,500	\$ -	\$ 4,500		\$ 4,500	\$ -
LBRA Brownfield Application Fee	1	LS	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -
Interest (3%, simple)				\$ 146,023	\$ 30,651	\$ 115,372	\$ -	\$ -	\$ 146,023
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 555,031	\$ 107,301	\$ 442,730	\$ 5,000	\$ 384,128	\$ 170,903
State Brownfield Revolving Fund				\$ 17,874					
BRA Administration/LBRF				\$ 32,990					
GRAND TOTAL				\$ 605,895					
					19.33%	79.77%	0.90%		

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.
Interest calculation is based on 3% simple interest on principal eligible activity costs incurred by the Developer.

Table 2
Tax Increment Revenue Capture Estimates
820 W. Miller Road
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		1% per year														
	Calendar Year Plan Year Capture Year	2027 3 1	2028 4 2	2029 5 3	2030 6 4	2031 7 5	2032 8 6	2033 9 7	2034 10 8	2035 11 9	2036 12 10	2037 13 11	2038 14 12	2039 15 13	2040 16 14	2041 17 15
Base Taxable Value (TV) of Land		\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500
Base TV of Buildings		\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021
Estimated New TV for Land		\$ 195,250	\$ 197,203	\$ 199,175	\$ 201,166	\$ 203,178	\$ 205,210	\$ 207,262	\$ 209,334	\$ 211,428	\$ 213,542	\$ 215,677	\$ 217,834	\$ 220,013	\$ 222,213	\$ 224,435
Estimated New TV for Buildings		\$ 219,750	\$ 221,948	\$ 224,167	\$ 226,409	\$ 228,673	\$ 230,959	\$ 233,269	\$ 235,602	\$ 237,958	\$ 240,337	\$ 242,741	\$ 245,168	\$ 247,620	\$ 250,096	\$ 252,597
Incremental Difference for Land		\$ 17,750	\$ 19,703	\$ 21,675	\$ 23,666	\$ 25,678	\$ 27,710	\$ 29,762	\$ 31,834	\$ 33,928	\$ 36,042	\$ 38,177	\$ 40,334	\$ 42,513	\$ 44,713	\$ 46,935
Incremental Difference for Buildings		\$ 166,729	\$ 168,927	\$ 171,146	\$ 173,388	\$ 175,652	\$ 177,938	\$ 180,248	\$ 182,581	\$ 184,937	\$ 187,316	\$ 189,720	\$ 192,147	\$ 194,599	\$ 197,075	\$ 199,576
Total Incremental Difference		\$ 184,479	\$ 188,629	\$ 192,821	\$ 197,054	\$ 201,330	\$ 205,648	\$ 210,010	\$ 214,415	\$ 218,865	\$ 223,358	\$ 227,897	\$ 232,481	\$ 237,111	\$ 241,788	\$ 246,511
School Tax Millages		Millage Rate														
School Operating	17.44780	\$ 3,219	\$ 3,291	\$ 3,364	\$ 3,438	\$ 3,513	\$ 3,588	\$ 3,664	\$ 3,741	\$ 3,819	\$ 3,897	\$ 3,976	\$ 4,056	\$ 4,137	\$ 4,219	\$ 4,301
State Education Tax (SET)	6.00000	\$ 1,107	\$ 1,132	\$ 1,157	\$ 1,182	\$ 1,208	\$ 1,234	\$ 1,260	\$ 1,286	\$ 1,313	\$ 1,340	\$ 1,367	\$ 1,395	\$ 1,423	\$ 1,451	\$ 1,479
School Total:	23.44780 32.48%	\$ 4,326	\$ 4,423	\$ 4,521	\$ 4,620	\$ 4,721	\$ 4,822	\$ 4,924	\$ 5,028	\$ 5,132	\$ 5,237	\$ 5,344	\$ 5,451	\$ 5,560	\$ 5,669	\$ 5,780
Local Tax Millages		Millage Rate														
LANSING OPER	19.44000	\$ 3,586	\$ 3,667	\$ 3,748	\$ 3,831	\$ 3,914	\$ 3,998	\$ 4,083	\$ 4,168	\$ 4,255	\$ 4,342	\$ 4,430	\$ 4,519	\$ 4,609	\$ 4,700	\$ 4,792
INGHAM CNTY SUM	6.78070	\$ 1,251	\$ 1,279	\$ 1,307	\$ 1,336	\$ 1,365	\$ 1,394	\$ 1,424	\$ 1,454	\$ 1,484	\$ 1,515	\$ 1,545	\$ 1,576	\$ 1,608	\$ 1,639	\$ 1,672
INGHAM COUNTY	5.61140	\$ 1,035	\$ 1,058	\$ 1,082	\$ 1,106	\$ 1,130	\$ 1,154	\$ 1,178	\$ 1,203	\$ 1,228	\$ 1,253	\$ 1,279	\$ 1,305	\$ 1,331	\$ 1,357	\$ 1,383
INGHAM INTERMED	4.93780	\$ 911	\$ 931	\$ 952	\$ 973	\$ 994	\$ 1,015	\$ 1,037	\$ 1,059	\$ 1,081	\$ 1,103	\$ 1,125	\$ 1,148	\$ 1,171	\$ 1,194	\$ 1,217
LANSING COM COLLEGE	3.76920	\$ 695	\$ 711	\$ 727	\$ 743	\$ 759	\$ 775	\$ 792	\$ 808	\$ 825	\$ 842	\$ 859	\$ 876	\$ 894	\$ 911	\$ 929
CATA	2.98950	\$ 551	\$ 564	\$ 576	\$ 589	\$ 602	\$ 615	\$ 628	\$ 641	\$ 654	\$ 668	\$ 681	\$ 695	\$ 709	\$ 723	\$ 737
LANSING SCH SINK	2.95750	\$ 546	\$ 558	\$ 570	\$ 583	\$ 595	\$ 608	\$ 621	\$ 634	\$ 647	\$ 661	\$ 674	\$ 688	\$ 701	\$ 715	\$ 729
CADL-LIBRARY	1.55900	\$ 288	\$ 294	\$ 301	\$ 307	\$ 314	\$ 321	\$ 327	\$ 334	\$ 341	\$ 348	\$ 355	\$ 362	\$ 370	\$ 377	\$ 384
AIRPORT AUTH	0.69900	\$ 129	\$ 132	\$ 135	\$ 138	\$ 141	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156	\$ 159	\$ 163	\$ 166	\$ 169	\$ 172
Local Total:	48.74410 67.52%	\$ 8,992	\$ 9,195	\$ 9,399	\$ 9,605	\$ 9,814	\$ 10,024	\$ 10,237	\$ 10,451	\$ 10,668	\$ 10,887	\$ 11,109	\$ 11,332	\$ 11,558	\$ 11,786	\$ 12,016
Total Capturable Taxes	72.19190 100.00%	\$ 13,318	\$ 13,617	\$ 13,920	\$ 14,226	\$ 14,534	\$ 14,846	\$ 15,161	\$ 15,479	\$ 15,800	\$ 16,125	\$ 16,452	\$ 16,783	\$ 17,118	\$ 17,455	\$ 17,796
Non-Capturable Millages		Millage Rate														
LANSING SCHOOL DEBT	4.10000	\$ 756	\$ 773	\$ 791	\$ 808	\$ 825	\$ 843	\$ 861	\$ 879	\$ 897	\$ 916	\$ 934	\$ 953	\$ 972	\$ 991	\$ 1,011
PUBLIC SAFETY	3.50000	\$ 646	\$ 660	\$ 675	\$ 690	\$ 705	\$ 720	\$ 735	\$ 750	\$ 766	\$ 782	\$ 798	\$ 814	\$ 830	\$ 846	\$ 863
STORM DRAIN	0.26000	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 62	\$ 63	\$ 64
Total Non-Capturable Taxes:	7.86000	\$ 1,450	\$ 1,483	\$ 1,516	\$ 1,549	\$ 1,582	\$ 1,616	\$ 1,651	\$ 1,685	\$ 1,720	\$ 1,756	\$ 1,791	\$ 1,827	\$ 1,864	\$ 1,900	\$ 1,938

Notes:

Table 2
Tax Increment Revenue Capture Estimates
820 W. Miller Road
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:																	
	Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
	Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
	Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Base Taxable Value (TV) of Land	\$	177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	
Base TV of Buildings	\$	53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	
Estimated New TV for Land	\$	226,679	\$ 228,946	\$ 231,235	\$ 233,548	\$ 235,883	\$ 238,242	\$ 240,625	\$ 243,031	\$ 245,461	\$ 247,916	\$ 250,395	\$ 252,899	\$ 255,428	\$ 257,982	\$ 260,562	
Estimated New TV for Buildings	\$	255,123	\$ 257,674	\$ 260,251	\$ 262,853	\$ 265,482	\$ 268,137	\$ 270,818	\$ 273,526	\$ 276,262	\$ 279,024	\$ 281,814	\$ 284,633	\$ 287,479	\$ 290,354	\$ 293,257	
Incremental Difference for Land	\$	49,179	\$ 51,446	\$ 53,735	\$ 56,048	\$ 58,383	\$ 60,742	\$ 63,125	\$ 65,531	\$ 67,961	\$ 70,416	\$ 72,895	\$ 75,399	\$ 77,928	\$ 80,482	\$ 83,062	
Incremental Difference for Buildings	\$	202,102	\$ 204,653	\$ 207,230	\$ 209,832	\$ 212,461	\$ 215,116	\$ 217,797	\$ 220,505	\$ 223,241	\$ 226,003	\$ 228,793	\$ 231,612	\$ 234,458	\$ 237,333	\$ 240,236	
Total Incremental Difference	\$	251,281	\$ 256,099	\$ 260,965	\$ 265,880	\$ 270,844	\$ 275,858	\$ 280,922	\$ 286,036	\$ 291,202	\$ 296,419	\$ 301,688	\$ 307,010	\$ 312,386	\$ 317,815	\$ 323,298	

School Tax Millages	Millage Rate																														
School Operating	17.44780	\$	4,384	\$	4,468	\$	4,553	\$	4,639	\$	4,726	\$	4,813	\$	4,901	\$	4,991	\$	5,081	\$	5,172	\$	5,264	\$	5,357	\$	5,450	\$	5,545	\$	5,641
State Education Tax (SET)	6.00000	\$	1,508	\$	1,537	\$	1,566	\$	1,595	\$	1,625	\$	1,655	\$	1,686	\$	1,716	\$	1,747	\$	1,779	\$	1,810	\$	1,842	\$	1,874	\$	1,907	\$	1,940
School Total:	23.44780	\$	5,892	\$	6,005	\$	6,119	\$	6,234	\$	6,351	\$	6,468	\$	6,587	\$	6,707	\$	6,828	\$	6,950	\$	7,074	\$	7,199	\$	7,325	\$	7,452	\$	7,581

Total New Taxes	Not Captured	Captured
\$ 131,209	\$ 13,121	\$ 118,088
\$ 45,121	\$ 2,725	\$ 42,396
\$ 176,330	\$ 15,846	\$ 160,484

Local Tax Millages	Millage Rate																														
LANSING OPER	19.44000	\$	4,885	\$	4,979	\$	5,073	\$	5,169	\$	5,265	\$	5,363	\$	5,461	\$	5,561	\$	5,661	\$	5,762	\$	5,865	\$	5,968	\$	6,073	\$	6,178	\$	6,285
INGHAM CNTY SUM	6.78070	\$	1,704	\$	1,737	\$	1,770	\$	1,803	\$	1,837	\$	1,871	\$	1,905	\$	1,940	\$	1,975	\$	2,010	\$	2,046	\$	2,082	\$	2,118	\$	2,155	\$	2,192
INGHAM COUNTY	5.61140	\$	1,410	\$	1,437	\$	1,464	\$	1,492	\$	1,520	\$	1,548	\$	1,576	\$	1,605	\$	1,634	\$	1,663	\$	1,693	\$	1,723	\$	1,753	\$	1,783	\$	1,814
INGHAM INTERMED	4.93780	\$	1,241	\$	1,265	\$	1,289	\$	1,313	\$	1,337	\$	1,362	\$	1,387	\$	1,412	\$	1,438	\$	1,464	\$	1,490	\$	1,516	\$	1,542	\$	1,569	\$	1,596
LANSING COM COLLEGE	3.76920	\$	947	\$	965	\$	984	\$	1,002	\$	1,021	\$	1,040	\$	1,059	\$	1,078	\$	1,098	\$	1,117	\$	1,137	\$	1,157	\$	1,177	\$	1,198	\$	1,219
CATA	2.98950	\$	751	\$	766	\$	780	\$	795	\$	810	\$	825	\$	840	\$	855	\$	871	\$	886	\$	902	\$	918	\$	934	\$	950	\$	966
LANSING SCH SINK	2.95750	\$	743	\$	757	\$	772	\$	786	\$	801	\$	816	\$	831	\$	846	\$	861	\$	877	\$	892	\$	908	\$	924	\$	940	\$	956
CADL-LIBRARY	1.55900	\$	392	\$	399	\$	407	\$	415	\$	422	\$	430	\$	438	\$	446	\$	454	\$	462	\$	470	\$	479	\$	487	\$	495	\$	504
AIRPORT AUTH	0.69900	\$	176	\$	179	\$	182	\$	186	\$	189	\$	193	\$	196	\$	200	\$	204	\$	207	\$	211	\$	215	\$	218	\$	222	\$	226
Local Total:	48.74410	\$	12,248	\$	12,483	\$	12,721	\$	12,960	\$	13,202	\$	13,446	\$	13,693	\$	13,943	\$	14,194	\$	14,449	\$	14,706	\$	14,965	\$	15,227	\$	15,492	\$	15,759
Total Capturable Taxes	72.19190	\$	18,140	\$	18,488	\$	18,840	\$	19,194	\$	19,553	\$	19,915	\$	20,280	\$	20,649	\$	21,022	\$	21,399	\$	21,779	\$	22,164	\$	22,552	\$	22,944	\$	23,340

\$ 146,191	\$ 14,619	\$ 131,572
\$ 50,992	\$ 5,099	\$ 45,892
\$ 42,198	\$ 4,220	\$ 37,978
\$ 37,133	\$ 3,713	\$ 33,419
\$ 28,345	\$ 2,834	\$ 25,510
\$ 22,481	\$ 2,248	\$ 20,233
\$ 22,241	\$ 2,224	\$ 20,017
\$ 11,724	\$ 1,172	\$ 10,551
\$ 5,257	\$ 526	\$ 4,731
\$ 366,561	\$ 36,656	\$ 329,904
\$ 542,890	\$ 52,502	\$ 490,389

Non-Capturable Millages	Millage Rate																														
LANSING SCHOOL DEBT	4.10000	\$	1,030	\$	1,050	\$	1,070	\$	1,090	\$	1,110	\$	1,131	\$	1,152	\$	1,173	\$	1,194	\$	1,215	\$	1,237	\$	1,259	\$	1,281	\$	1,303	\$	1,326
PUBLIC SAFETY	3.50000	\$	879	\$	896	\$	913	\$	931	\$	948	\$	966	\$	983	\$	1,001	\$	1,019	\$	1,037	\$	1,056	\$	1,075	\$	1,093	\$	1,112	\$	1,132
STORM DRAIN	0.26000	\$	65	\$	67	\$	68	\$	69	\$	70	\$	72	\$	73	\$	74	\$	76	\$	77	\$	78	\$	80	\$	81	\$	83	\$	84
Total Non-Capturable Taxes:	7.86000	\$	1,975	\$	2,013	\$	2,051	\$	2,090	\$	2,129	\$	2,168	\$	2,208	\$	2,248	\$	2,289	\$	2,330	\$	2,371	\$	2,413	\$	2,455	\$	2,498	\$	2,541

\$ 30,832	\$ 30,832	\$ -
\$ 26,320	\$ 26,320	
\$ 1,955	\$ 1,955	\$ -
\$ 59,108	\$ 59,108	\$ -

\$ 601,998	\$ 111,610	\$ 490,389
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
820 W. Miller Road
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	32.4%	\$ 142,610		\$ 142,610
Local	67.6%	\$ 291,914	\$ 5,000	\$ 296,914
TOTAL		\$ 434,524	\$ 5,000	\$ 439,524
EGLE	19.5%	\$ 107,301	Developer	93.92%
MSF	80.5%	\$ 442,730	LBRA	6.08%
Local Only	0.9%	\$ 5,000		

Estimated Total Years of Plan: 30

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 17,874
BRA Adminstration / LBRF	\$ 32,990

* During the life of the Plan

Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available	\$ 4,326	\$ 4,423	\$ 4,521	\$ 4,620	\$ 4,721	\$ 4,822	\$ 4,924	\$ 5,028	\$ 5,132	\$ 5,237	\$ 5,344	\$ 5,451	\$ 5,560	\$ 5,669	\$ 5,780
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 553	\$ 566	\$ 578	\$ 591	\$ 604	\$ 617	\$ 630	\$ 643	\$ 657	\$ 670	\$ 684	\$ 697	\$ 711	\$ 725	\$ 740
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")	\$ 377	\$ 386	\$ 394	\$ 403	\$ 412	\$ 421	\$ 429	\$ 438	\$ 448	\$ 457	\$ 466	\$ 475	\$ 485	\$ 494	\$ 504
State TIR Available for Reimbursement to Developer	\$ 3,395	\$ 3,471	\$ 3,548	\$ 3,626	\$ 3,705	\$ 3,785	\$ 3,865	\$ 3,946	\$ 4,028	\$ 4,110	\$ 4,194	\$ 4,278	\$ 4,364	\$ 4,450	\$ 4,537
Total Local Tax Capture Available	\$ 8,992	\$ 9,195	\$ 9,399	\$ 9,605	\$ 9,814	\$ 10,024	\$ 10,237	\$ 10,451	\$ 10,668	\$ 10,887	\$ 11,109	\$ 11,332	\$ 11,558	\$ 11,786	\$ 12,016
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")	\$ 899	\$ 919	\$ 940	\$ 961	\$ 981	\$ 1,002	\$ 1,024	\$ 1,045	\$ 1,067	\$ 1,089	\$ 1,111	\$ 1,133	\$ 1,156	\$ 1,179	\$ 1,202
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)	\$ 809	\$ 828	\$ 846	\$ 864	\$ 883	\$ 902	\$ 921	\$ 941	\$ 960	\$ 980	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,081
Local TIR Available for Reimbursement to Developer and City (LBRF)	\$ 7,284	\$ 7,448	\$ 7,613	\$ 7,780	\$ 7,949	\$ 8,120	\$ 8,292	\$ 8,466	\$ 8,641	\$ 8,819	\$ 8,998	\$ 9,179	\$ 9,362	\$ 9,546	\$ 9,733
Total State & Local TIR Available for Reimbursement to Developer and City (LBRA)	\$ 10,679	\$ 10,919	\$ 11,162	\$ 11,407	\$ 11,654	\$ 11,904	\$ 12,157	\$ 12,412	\$ 12,669	\$ 12,929	\$ 13,192	\$ 13,457	\$ 13,725	\$ 13,996	\$ 14,269

DEVELOPER	Beginning Balance																	
	\$ 384,128	\$ 374,098	\$ 363,844	\$ 353,361	\$ 342,648	\$ 331,703	\$ 320,523	\$ 309,106	\$ 297,449	\$ 285,551	\$ 273,408	\$ 261,019	\$ 248,380	\$ 235,490	\$ 222,345	\$ 208,943		
MSF Eligible Activities	\$ 319,608	\$ 311,535	\$ 303,281	\$ 294,843	\$ 286,220	\$ 277,410	\$ 268,411	\$ 259,221	\$ 249,839	\$ 240,261	\$ 230,488	\$ 220,515	\$ 210,342	\$ 199,966	\$ 189,386	\$ 178,599		
State Tax Reimbursement	\$ 103,288	\$ 2,566	\$ 2,624	\$ 2,682	\$ 2,741	\$ 2,801	\$ 2,861	\$ 2,922	\$ 2,983	\$ 3,045	\$ 3,107	\$ 3,170	\$ 3,234	\$ 3,299	\$ 3,364	\$ 3,429		
Local Tax Reimbursement	\$ 216,319	\$ 5,506	\$ 5,630	\$ 5,755	\$ 5,881	\$ 6,009	\$ 6,138	\$ 6,268	\$ 6,400	\$ 6,532	\$ 6,667	\$ 6,802	\$ 6,939	\$ 7,077	\$ 7,217	\$ 7,358		
EGLE Eligible Activities	\$ 59,520	\$ 57,564	\$ 55,563	\$ 53,518	\$ 51,428	\$ 49,293	\$ 47,112	\$ 44,885	\$ 42,611	\$ 40,290	\$ 37,921	\$ 35,504	\$ 33,038	\$ 30,523	\$ 27,959	\$ 25,345		
State Tax Reimbursement	\$ 18,923	\$ 622	\$ 636	\$ 650	\$ 664	\$ 679	\$ 693	\$ 708	\$ 723	\$ 738	\$ 753	\$ 768	\$ 784	\$ 799	\$ 815	\$ 831		
Local Tax Reimbursement	\$ 40,597	\$ 1,334	\$ 1,365	\$ 1,395	\$ 1,425	\$ 1,456	\$ 1,488	\$ 1,519	\$ 1,551	\$ 1,583	\$ 1,616	\$ 1,649	\$ 1,682	\$ 1,715	\$ 1,749	\$ 1,783		
LOCAL-ONLY Activities	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
Local-Only Tax Reimbursement	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT	\$ 10,029	\$ 10,255	\$ 10,483	\$ 10,713	\$ 10,945	\$ 11,180	\$ 11,417	\$ 11,657	\$ 11,898	\$ 12,143	\$ 12,390	\$ 12,639	\$ 12,890	\$ 13,145	\$ 13,401			

LBRA	Beginning Balance																	
	\$ 170,903	\$ 170,253	\$ 169,589	\$ 168,910	\$ 168,216	\$ 167,507	\$ 166,783	\$ 166,044	\$ 165,289	\$ 164,518	\$ 163,732	\$ 162,929	\$ 162,111	\$ 161,276	\$ 160,424	\$ 159,556		
MSF Eligible Activities	\$ 123,122	\$ 122,599	\$ 122,065	\$ 121,518	\$ 120,959	\$ 120,389	\$ 119,806	\$ 119,211	\$ 118,603	\$ 117,983	\$ 117,350	\$ 116,704	\$ 116,045	\$ 115,373	\$ 114,688	\$ 113,989		
State Tax Reimbursement	\$ 16,420	\$ 166	\$ 170	\$ 174	\$ 178	\$ 181	\$ 185	\$ 189	\$ 193	\$ 197	\$ 201	\$ 205	\$ 209	\$ 214	\$ 218	\$ 222		
Local Tax Reimbursement	\$ 28,170	\$ 357	\$ 365	\$ 373	\$ 381	\$ 389	\$ 398	\$ 406	\$ 415	\$ 423	\$ 432	\$ 441	\$ 449	\$ 458	\$ 467	\$ 477		
EGLE Eligible Activities	\$ 47,781	\$ 47,654	\$ 47,525	\$ 47,392	\$ 47,257	\$ 47,119	\$ 46,977	\$ 46,833	\$ 46,686	\$ 46,535	\$ 46,382	\$ 46,225	\$ 46,066	\$ 45,903	\$ 45,737	\$ 45,567		
State Tax Reimbursement	\$ 3,980	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54		
Local Tax Reimbursement	\$ 6,827	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 103	\$ 105	\$ 107	\$ 109	\$ 111	\$ 113	\$ 115		
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT	\$ 650	\$ 664	\$ 679	\$ 694	\$ 709	\$ 724	\$ 739	\$ 755	\$ 771	\$ 786	\$ 802	\$ 819	\$ 835	\$ 851	\$ 868			

Table 3
Tax Increment Revenue Reimbursement Allocation Table
820 W. Miller Road
Lansing, MI

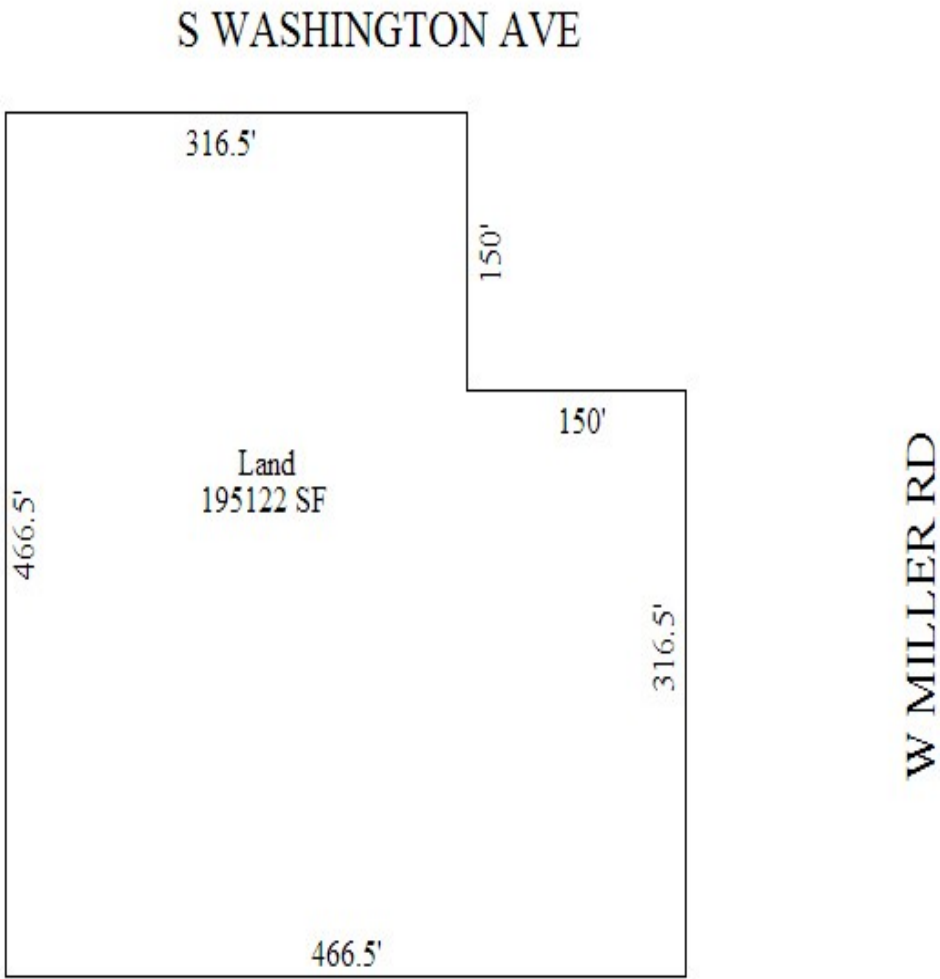
	Calendar Year Plan Year Capture Year	2042 18 16	2043 19 17	2044 20 18	2045 21 19	2046 22 20	2047 23 21	2048 24 22	2049 25 23	2050 26 24	2051 27 25	2052 28 26	2053 29 27	2054 30 28	2055 31 29	2056 32 30	TOTALS
Available Tax Increment Revenue (TIR)																	
Total State Tax Capture Available	\$	5,892	\$ 6,005	\$ 6,119	\$ 6,234	\$ 6,351	\$ 6,468	\$ 6,587	\$ 6,707	\$ 6,828	\$ 6,950	\$ 7,074	\$ 7,199	\$ 7,325	\$ 7,452	\$ 7,581	\$ 176,330
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	754	\$ 768	\$ 783	\$ 798	\$ 813	\$ 828	\$ 843	\$ 858	\$ 874	\$ 889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,874
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	514	\$ 524	\$ 534	\$ 544	\$ 554	\$ 564	\$ 574	\$ 585	\$ 595	\$ 606	\$ 707	\$ 720	\$ 732	\$ 745	\$ 758	\$ 15,846
State TIR Available for Reimbursement to Developer	\$	4,624	\$ 4,713	\$ 4,803	\$ 4,893	\$ 4,984	\$ 5,077	\$ 5,170	\$ 5,264	\$ 5,359	\$ 5,455	\$ 6,367	\$ 6,479	\$ 6,592	\$ 6,707	\$ 6,823	\$ 142,610
Total Local Tax Capture Available	\$	12,248	\$ 12,483	\$ 12,721	\$ 12,960	\$ 13,202	\$ 13,446	\$ 13,693	\$ 13,943	\$ 14,194	\$ 14,449	\$ 14,706	\$ 14,965	\$ 15,227	\$ 15,492	\$ 15,759	\$ 366,561
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	1,225	\$ 1,248	\$ 1,272	\$ 1,296	\$ 1,320	\$ 1,345	\$ 1,369	\$ 1,394	\$ 1,419	\$ 1,445	\$ 1,471	\$ 1,496	\$ 1,523	\$ 1,549	\$ 1,576	\$ 36,656
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)	\$	1,102	\$ 1,123	\$ 1,145	\$ 1,166	\$ 1,188	\$ 1,210	\$ 1,232	\$ 1,255	\$ 1,277	\$ 1,300	\$ 1,323	\$ 1,347	\$ 1,370	\$ 1,394	\$ 1,418	\$ 32,990
Local TIR Available for Reimbursement to Developer and City (LBRF)	\$	9,921	\$ 10,111	\$ 10,304	\$ 10,498	\$ 10,694	\$ 10,892	\$ 11,092	\$ 11,293	\$ 11,497	\$ 11,703	\$ 11,911	\$ 12,122	\$ 12,334	\$ 12,548	\$ 12,765	\$ 296,914
Total State & Local TIR Available for Reimbursement to Developer and City (LBRA)	\$	14,546	\$ 14,824	\$ 15,106	\$ 15,391	\$ 15,678	\$ 15,968	\$ 16,261	\$ 16,557	\$ 16,856	\$ 17,158	\$ 18,278	\$ 18,600	\$ 18,926	\$ 19,255	\$ 19,587	
DEVELOPER	Beginning Balance																
	\$ 384,128	\$ 195,283	\$ 181,360	\$ 167,173	\$ 152,718	\$ 137,994	\$ 122,997	\$ 107,725	\$ 92,175	\$ 76,344	\$ 60,229	\$ 43,063	\$ 25,594	\$ 7,819	\$ -	\$ -	
MSF Eligible Activities	\$ 319,608	\$ 167,603	\$ 156,396	\$ 144,977	\$ 133,342	\$ 121,490	\$ 109,419	\$ 97,126	\$ 84,609	\$ 71,344	\$ 55,229	\$ 38,063	\$ 20,594	\$ 2,819	\$ -	\$ -	
State Tax Reimbursement	\$ 103,288	\$ 3,496	\$ 3,563	\$ 3,631	\$ 3,699	\$ 3,768	\$ 3,838	\$ 3,908	\$ 3,979	\$ 4,217	\$ 5,123	\$ 5,979	\$ 6,085	\$ 6,191	\$ 982	\$ -	\$ 103,288
Local Tax Reimbursement	\$ 216,319	\$ 7,500	\$ 7,644	\$ 7,789	\$ 7,936	\$ 8,084	\$ 8,234	\$ 8,385	\$ 8,537	\$ 9,048	\$ 10,992	\$ 11,187	\$ 11,384	\$ 11,584	\$ 1,837	\$ -	\$ 216,319
EGL E Eligible Activities	\$ 59,520	\$ 22,680	\$ 19,964	\$ 17,196	\$ 14,376	\$ 11,504	\$ 8,578	\$ 5,599	\$ 2,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 18,923	\$ 847	\$ 863	\$ 880	\$ 896	\$ 913	\$ 930	\$ 947	\$ 964	\$ 816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,923
Local Tax Reimbursement	\$ 40,597	\$ 1,818	\$ 1,853	\$ 1,888	\$ 1,923	\$ 1,959	\$ 1,996	\$ 2,032	\$ 2,069	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,597
LOCAL-ONLY Activities	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	
Local-Only Tax Reimbursement	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT	\$	13,661	\$ 13,923	\$ 14,187	\$ 14,454	\$ 14,724	\$ 14,997	\$ 15,272	\$ 15,550	\$ 15,831	\$ 16,115	\$ 17,166	\$ 17,469	\$ 17,775	\$ 7,819	\$ -	
																	\$ 384,128
LBRA	Beginning Balance																
	\$ 170,903	\$ 158,671	\$ 157,770	\$ 156,851	\$ 155,915	\$ 154,961	\$ 153,990	\$ 153,000	\$ 151,993	\$ 150,968	\$ 149,924	\$ 148,812	\$ 147,681	\$ 146,529	\$ 135,093	\$ 115,506	
MSF Eligible Activities	\$ 123,122	\$ 113,277	\$ 112,551	\$ 111,811	\$ 111,058	\$ 110,290	\$ 109,508	\$ 108,712	\$ 107,901	\$ 107,076	\$ 106,236	\$ 105,341	\$ 104,430	\$ 103,503	\$ 94,298	\$ 78,532	
State Tax Reimbursement	\$ 16,420	\$ 226	\$ 231	\$ 235	\$ 240	\$ 244	\$ 249	\$ 253	\$ 258	\$ 262	\$ 267	\$ 312	\$ 317	\$ 323	\$ 4,608	\$ 5,492	\$ 16,420
Local Tax Reimbursement	\$ 28,170	\$ 486	\$ 495	\$ 504	\$ 514	\$ 524	\$ 533	\$ 543	\$ 553	\$ 563	\$ 573	\$ 583	\$ 594	\$ 604	\$ 4,597	\$ 10,275	\$ 28,170
EGL E Eligible Activities	\$ 47,781	\$ 45,395	\$ 45,219	\$ 45,040	\$ 44,857	\$ 44,671	\$ 44,481	\$ 44,289	\$ 44,092	\$ 43,892	\$ 43,688	\$ 43,471	\$ 43,251	\$ 43,026	\$ 40,795	\$ 36,974	
State Tax Reimbursement	\$ 3,980	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 64	\$ 65	\$ 76	\$ 77	\$ 78	\$ 1,117	\$ 1,331	\$ 3,980
Local Tax Reimbursement	\$ 6,827	\$ 118	\$ 120	\$ 122	\$ 125	\$ 127	\$ 129	\$ 132	\$ 134	\$ 136	\$ 139	\$ 141	\$ 144	\$ 146	\$ 1,114	\$ 2,490	\$ 6,827
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT	\$	885	\$ 902	\$ 919	\$ 936	\$ 954	\$ 971	\$ 989	\$ 1,007	\$ 1,025	\$ 1,044	\$ 1,112	\$ 1,131	\$ 1,151	\$ 11,436	\$ 19,587	
																	\$ 55,397

Attachment A

Legal Description of the Property

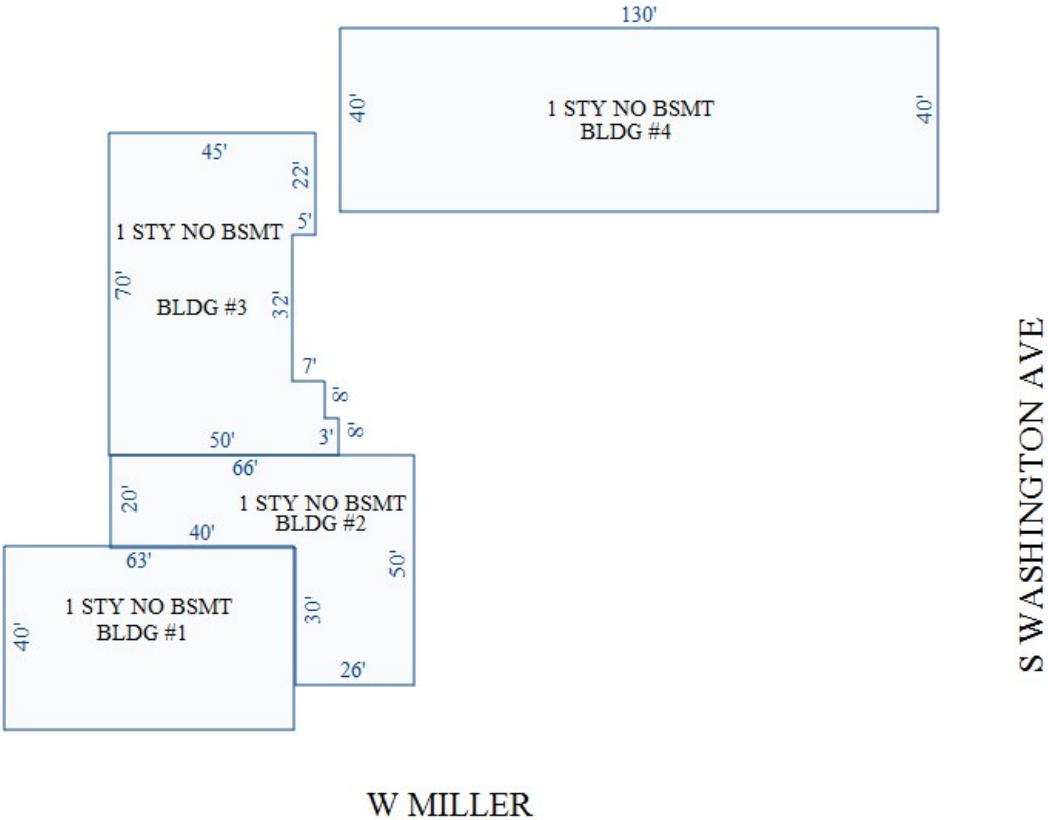
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
INGHAM COUNTY TREASURER	WHITE MELISSA	153,000	09/21/2021	WD	03-ARM'S LENGTH	2021 041399		100.0					
SINGH MANJIT	INGHAM COUNTY TREASURER	0	04/13/2021	OTH	06-COURT JUDGEMENT	2021 017054	DEED	0.0					
SINGH BALJIT	SINGH MANJIT	1	11/16/2020	QC	03-ARM'S LENGTH	2020 040346	S ROGERS	0.0					
SINGH MANJIT	SINGH MANJIT & BALJIT	0	10/09/2002	QC	21-NOT USED	2994-382	D. CARTER	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning: F COM	Building Permit(s)		Date	Number	Status				
820 W MILLER RD		School: LANSING PUBLIC SCHOOL DIST			Electrical Permit		10/04/2021	PE21-1631	NEW PERMIT				
		P.R.E. 0%			Plumbing Permit - Water He		08/28/2017	PP17-0976	BLANK				
Owner's Name/Address		MAP #: DI-0005 -0140			Electrical Permit		08/07/2017	PE17-1017	BLANK				
WHITE MELISSA 4800 COLLINS RD UNIT 27006 LANSING MI 48909		2022 Est TCV 476,422 TCV/TFA: 37.03			Remodel		07/13/2017	PB17-0921	BLANK				
		X Improved		Vacant	Land Value Estimates for Land Table R260.R260-SOUTHWEST-RETAIL								
		Public Improvements			* Factors * 316.5X150, MORE								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					Rate Table SF #6	0.75	195149	SqFt	0.75000	100	146,362		
							4.48	Total Acres	Total Est. Land Value =		146,362		
Tax Description													
COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W		X	Dirt Road										
		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
Comments/Influences		X	Water			Land Improvement Cost Estimates							
		X	Sewer			Description		Rate		Size % Good		Cash Value	
9/4/2014 RETURNED '2014' JULY PROPERTY TAX BILL AS ATTEMPTED, NOT KNOWN, UNABLE TO FORWARD. RW		X	Electric			Description		Rate		Size % Good Arch Mult		Cash Value	
		X	Gas			3"ASPHALT / 2" BASE		1.83		21020 10 100		3,847	
		X	Curb			4" CONCRETE		2.65		572 10 100		152	
		X	Street Lights			Total Estimated Land Improvements True Cash Value = 3,999							
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site			Work Description for Permit PE21-1631, Issued 10/04/2021: Safety inspection in order to install temporary lighting for construction								
					Work Description for Permit PP17-0976, Issued 08/28/2017: Water Heater, 50 Gallons or less								
		X	Level			Work Description for Permit PE17-1017, Issued 08/07/2017: Adding (2) new circuits and installing an EM light							
					Work Description for Permit PB17-0921, Issued 07/13/2017: Interior Alteration - Recording Studio- Change of Use								
					Work Description for Permit PB17-0847, Issued 06/21/2017: TEAR OUT OF OLD BARBERSHOP								
					Work Description for Permit PB14-0287, Issued 04/16/2014: Re Roof								
					Work Description for Permit PE12-0435, Issued 06/06/2012: 5 circuits & service								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2022	73,200	165,000	238,200			238,200S		
		SER 10/15/2021	EXTERIOR I		2021	73,200	157,000	230,200			194,782C		
		SER 04/22/2021	SITE ONLY		2020	73,200	155,600	228,800			192,093C		
		TRS 09/02/1997	INSPECTED		2019	73,200	142,800	216,000			188,512C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Lansing, County of Ingham, Michigan													

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: VACANT Calculator Occupancy: Laundromats				<<<<<< Calculator Cost Computations >>>>>>											
Class: C				Construction Cost				Class: C Quality: Average				Stories: 1 Story Height: 13 Perimeter: 340			
Floor Area: 5,200				High				Above Ave.				X Ave.			
Gross Bldg Area: 12,866				Low											
Stories Above Grd: 1				** ** Calculator Cost Data ** **				Base Rate for Upper Floors = 99.94							
Average Sty Hght : 13				Quality: Average				(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.60 100%							
Bsmnt Wall Hght				Heat#1: Package Heating & Cooling 100				Adjusted Square Foot Cost for Upper Floors = 115.54							
Depr. Table : 3%				Heat#2: Space Heaters, Gas with Fan 0%				Total Floor Area: 5,200				Base Cost New of Upper Floors = 600,808			
Effective Age : 60				Ave. SqFt/Story: 5200				Reproduction/Replacement Cost = 600,808							
Physical %Good: 35				Ave. Perimeter: 340				Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/80 /70 /19.6							
Func. %Good : 80				Has Elevators:				Total Depreciated Cost = 117,758							
Economic %Good: 70				*** Basement Info ***				ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 2 = 129,534							
1973		Year Built		Area:				Replacement Cost/Floor Area= 115.54				Est. TCV/Floor Area= 24.91			
		Remodeled		Perimeter:											
13		Overall Bldg		Type:											
		Height		Heat: No Heating or Cooling											
Comments:				* Mezzanine Info *											
ECON OBSOL FOR LOCATION				Area #1:											
				Type #1: Open (No Rates)											
				Area #2:											
				Type #2: Open (No Rates)											
				* Sprinkler Info *											
				Area:											
				Type: Average											

(1) Excavation/Site Prep:				(7) Interior: X Masonry, Laundromats				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				X Footings				(8) Plumbing:							
X Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None					
(3) Frame:				2		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		2		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		X Few Average Many Unfinished Typical		X Few Average Many Unfinished Typical	
(4) Floor Structure: X Concrete, On Ground												Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover: X Terrazzo								(9) Sprinklers:				(13) Roof Structure: Slope=0 X Steel Joists, Steel Deck		(40) Exterior Wall:	
(6) Ceiling:								(10) Heating and Cooling:				(14) Roof Cover: X Built-Up Composite		Thickness Bsmnt Insul.	
				X Gas Oil Coal Stoker Hand Fired Boiler										X Block, Concrete, 8"	
				X Package Heating/Cooling, Short Ducts											

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 3,046 Gross Bldg Area: 12,866 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Low Cost									
										Stories: 1 Story Height: 13 Perimeter: 225									
										Overall Building Height: 13									
										Base Rate for Upper Floors = 69.50									
										(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.16 100%									
Depr. Table : 2.25% Effective Age : 60 Physical %Good: 37 Func. %Good : 80 Economic %Good: 80					Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0%					Adjusted Square Foot Cost for Upper Floors = 85.66									
Ave. SqFt/Story: 3046 Ave. Perimeter: 225 Has Elevators:					Total Floor Area: 3,046					Base Cost New of Upper Floors = 260,920									
1973 Year Built Remodeled					Area: Perimeter: Type: Heat: No Heating or Cooling					Reproduction/Replacement Cost = 260,920 Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/80 /80 /23.7 Total Depreciated Cost = 61,786									
13 Overall Bldg Height					*** Basement Info ***					ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 3 = 67,964 Replacement Cost/Floor Area= 85.66 Est. TCV/Floor Area= 22.31									
Comments: FUNC OBSOL FOR COMMON WALL. ECON OBSOL FOR LOCATION					* Mezzanine Info *														
					Area #1: Type #1: Open (No Rates)														
					Area #2: Type #2: Open (No Rates)														
					* Sprinkler Info *														
					Area: Type: Low														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X Poured Conc					Many Above Ave.					X Few Average Many Unfinished Typical					X Few Average Many Unfinished Typical				
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				
(4) Floor Structure: X Concrete, On Ground					(9) Sprinklers:					(13) Roof Structure: Slope=0 X Steel Joists, Steel Deck					(40) Exterior Wall:				
(5) Floor Cover: X Asphalt Tile					(10) Heating and Cooling:					(14) Roof Cover:					Thickness				
(6) Ceiling:					X Gas Oil					X Built-Up Composite					Bsmnt Insul.				
					X Coal Stoker										X Block, Concrete, 8"				
					Hand Fired Boiler														
					X Package Heating/Cooling, Short Ducts														

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***

Address

Name

Parcel Number

Search

Q

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

[Hide](#)



820 W MILLER RD

LANSING, MI 48911

Parcel #33-01-05-05-431-321

Customer Name: NOVI PROPERTIES LLC

Property Information (2026)

Tax Information (2024)

Building Department

Invoices

⚠

Important Message

2025 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

⤴

Owner	NOVI PROPERTIES LLC 4800 COLLINS ROAD, UNIT #27006 LANSING, MI 48909
Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

⤴

Property Class	201 COMMERCIAL-IMPROVED
School District	LANSING PUBLIC SCHOOL DIST
MAP #	DI-0005 -0140
User Number Index	Not Available
User Alpha 1	Not Available
User Alpha 3	Not Available

Historical District	Not Available
User Alpha 2	Not Available

Unit	33 CITY OF LANSING - INGHAM
Assessed Value	\$387,400
Taxable Value	\$230,521
State Equalized Value	\$387,400
Date of Last Name Change	11/12/2021
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date	12/30/1997
----------------	------------

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	\$387,400	\$387,400	\$230,521
2024	\$368,100	\$368,100	\$223,590
2023	\$489,400	\$489,400	\$265,650

Land Information

Zoning Code	F COMM
Land Value	\$564,176

Renaissance Zone	No
ECF Neighborhood	R260-SOUTHWEST-RETAIL
Lot Dimensions/Comments	316.5X150, MORE

Total Acres	4.480
Land Improvements	\$3,999
Renaissance Zone Expiration Date	No Data to Display
Mortgage Code	No Data to Display
Neighborhood Enterprise Zone	No

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

Legal Description

COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale
10/28/2021	\$0.00	QC	WHITE MELISSA	NOVI PROPERTIES LLC	21-NOT USED/OTHER
09/21/2021	\$153,000.00	QC	INGHAM COUNTY TREASURER	WHITE MELISSA	21-NOT USED/OTHER
04/13/2021	\$0.00	OTH	SINGH MANJIT	INGHAM COUNTY TREASURER	06-COURT JUDGEMENT
11/16/2020	\$1.00	QC	SINGH BALJIT	SINGH MANJIT	03-ARM'S LENC

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale
10/09/2002	\$0.00	QC	SINGH MANJIT	SINGH MANJIT & BALJIT	21-NOT USED/OTHER
04/17/2002	\$440,000.00	LC	FISCL PROPERTIES I	820 W MILLER RD, L.L.C.	33-TO BE DETERMINED

Building Information - 2520 sq ft Markets - Convenience (Commercial)



Floor Area	2,520 sq ft
Occupancy	Markets - Convenience

Estimated TCV	Not Available
Class	C

Stories Above Ground	1
Basement Wall Height	Not Available
Year Built	1971
Percent Complete	50%
Physical Percent Good	35%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	Not Available
Year Remodeled	No Data to Display
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Building Information - 5200 sq ft Laundromats (Commercial)



Floor Area	5,200 sq ft
Occupancy	Laundromats

Estimated TCV	<i>Not Available</i>
Class	C

Stories Above Ground	1
Basement Wall Height	<i>Not Available</i>
Year Built	1973
Percent Complete	50%
Physical Percent Good	35%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	<i>Not Available</i>
Year Remodeled	<i>No Data to Display</i>
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Building Information - 3046 sq ft Stores - Retail (Commercial)

Floor Area	3,046 sq ft
Occupancy	Stores - Retail

Estimated TCV	<i>Not Available</i>
Class	C

Stories Above Ground	1
Basement Wall Height	<i>Not Available</i>

Year Built	1973
Percent Complete	50%
Physical Percent Good	37%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	Not Available
Year Remodeled	No Data to Display
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Building Information - 2100 sq ft Restaurants (Commercial)

Floor Area	2,100 sq ft
Occupancy	Restaurants

Estimated TCV	Not Available
Class	C

Stories Above Ground	1
Basement Wall Height	Not Available
Year Built	1974
Percent Complete	50%
Physical Percent Good	35%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	Not Available

Year Remodeled	No Data to Display
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs



Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO
Assessor's Office
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

April 17, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
820 W Miller
33-01-05-05-431-321



This one story, retail use building was constructed 1971 with multiple additions in 1973 and 1974. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

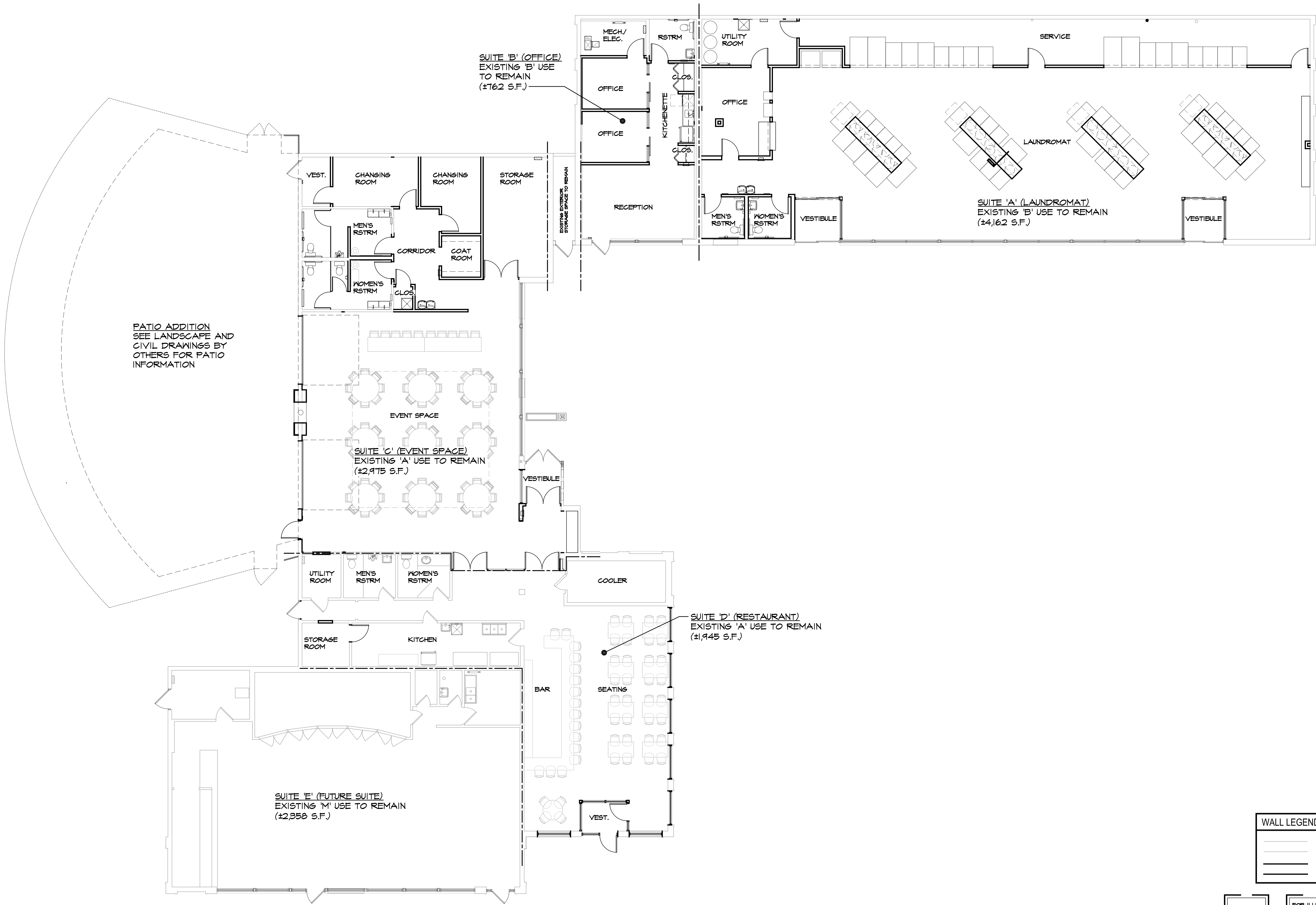
The interior and exterior walls have significant damage due to vandalism or deferred maintenance. Most of the windows have been broken and need replacement. The roof needs replacement as daylight was visible throughout the building during inspection.

The layout of the building and subsequent additions exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards.

Jennifer Czeiszperger, MMAO
City Assessor's Office

Attachment C

Site Plans



PATIO ADDITION
SEE LANDSCAPE AND
CIVIL DRAWINGS BY
OTHERS FOR PATIO
INFORMATION

SUITE 'B' (OFFICE)
EXISTING 'B' USE
TO REMAIN
(±1,622 S.F.)

SUITE 'A' (LAUNDROMAT)
EXISTING 'B' USE TO REMAIN
(±4,162 S.F.)

SUITE 'C' (EVENT SPACE)
EXISTING 'A' USE TO REMAIN
(±2,975 S.F.)

SUITE 'D' (RESTAURANT)
EXISTING 'A' USE TO REMAIN
(±1,945 S.F.)

SUITE 'E' (FUTURE SUITE)
EXISTING 'M' USE TO REMAIN
(±2,358 S.F.)

BUILDING MASTER PLAN

1/8" = 1'-0"

WALL LEGEND

	EXISTING
	NEW CONSTRUCTION

FOR ILLUSTRATIVE PURPOSES ONLY

THESE DRAWINGS ARE TO BE USED
FOR ILLUSTRATIVE PURPOSES ONLY
AND ARE NOT TO BE USED AS A
BASIS FOR CONSTRUCTION OR
ALTERATIONS.

STUDIO [INTRIGUE] ARCHITECTS LLC
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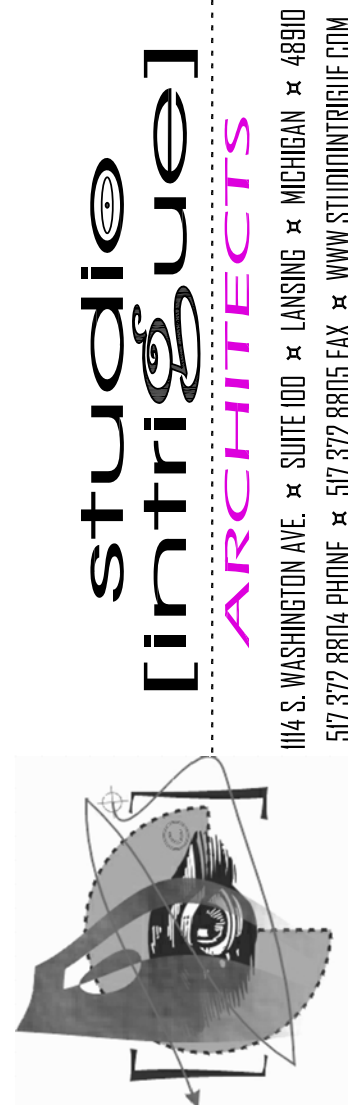
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REVIEW ONLY.

PRELIMINARY
NOT FOR
CONSTRUCTION

RENOVATION PLAN

01/04/24

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104 S. WASHINGTON AVE. • SUITE 100 • LANSING • MICHIGAN • 48203
57.372.8804 PHONE • 57.372.8805 FAX • WWW.STUDIOINTRIGUE.COM

Project Type

RENOVATION

Project

820 MILLER RD
PLAZA
RENOVATION

820 MILLER RD,
LANSING, MI 48911

Client

NOVI
PROPERTIES
LLC

4800 COLLINS RD.,
UNIT 27006,
LANSING, MI 48909

Copyright 2024 Studio [Intrigue] Architects, LLC

Project Number

21.156

Sheet

A-1

Resolution #2025-###

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 #86
820 W. MILLER ROAD REDEVELOPMENT**

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 820 W. Miller Road 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 City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on **[INSERT DATE], 2025** at 7:00 p.m. on Brownfield Plan #86 820 W. Miller Road Redevelopment under the Brownfield Redevelopment Financing Act, for property more particularly described as:

820 W. Miller Road, Lansing, Michigan 48911 (Tax Parcel No #33-01-05-05-431-321):

COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W

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 #86 820 W. Miller Road Redevelopment and the scheduled public hearing.

Resolution #2025-###

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

**RESOLUTION APPROVING BROWNFIELD PLAN #88
603, 605, 607 E. MICHIGAN AVENUE REDEVELOPMENT**

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on **[INSERT DATE]** and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on **[INSERT DATE]** reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$8.1M,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on June 6, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further

finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment'.

Lansing Brownfield Redevelopment Authority



**Lansing Brownfield Redevelopment Authority
603-607 E. Michigan Avenue Rehabilitation Project**

Brownfield Plan #88

603, 605, and 607 E. Michigan Avenue
Lansing, Michigan 48912

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
401 S. Washington Avenue, Suite 101
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@lansingcdc.com
Phone: 517-243-3512

May 19, 2025

Approved by the LBRA on _____, 2025
Adopted by the Lansing City Council on _____, 2025

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Table 3: Tax Increment Revenue Reimbursement Allocation Table

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Attachment A: Parcel Records

Attachment B: Letter of Functional Obsolescence

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for rehabilitation of the property located at 603, 605, and 607 E. Michigan Avenue in the City of Lansing, Michigan. Brownfield tax increment financing is necessary to support rehabilitation of the property.

Project Name: 603-607 E. Michigan Avenue Rehabilitation Project (the “Project”)

Developer: Gillespie Group (the “Developer”)
330 Marshall Street, Suite 100
Lansing, MI 48912

Property Location: Parcel Numbers 33-01-01-16-277-181, 33-01-01-16-277-191, 33-01-01-16-277-222 which are three contiguous parcels of land, totaling 0.30 acres, located at 603, 605, and 607 E. Michigan Avenue in Lansing, Michigan 48912 (the “Property”).

Type of Eligible Property: “Functionally Obsolete” and “Housing Property”

Project Description: The existing buildings on the Property will be rehabilitated into mixed-use buildings. In its entirety the project will transform the first floor of the buildings along E. Michigan Avenue. The second floor of each building will be rehabilitated into residential units. Currently, one commercial storefront and fifteen residential units are planned.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved activities, asbestos and lead survey and abatement activities, demolition activities, infrastructure improvement activities, housing development activities identified as qualified rehabilitation costs, application fee, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan.

Total Capital Investment: Total capital investment is estimated at \$8,189,371 of which \$1,021,517 in eligible activities are associated with the proposed Project.

Estimated Job Creation/Retention: The completed project is projected to create two full-time equivalent (FTE) jobs; the average hourly wage is estimated at \$15 per hour.

Duration of Plan: The duration of the Plan includes capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for 15 years (starting in 2028).

Total New Taxes Generated by Development for the Duration (15 years) of the Brownfield Plan: \$1,415,011		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer ¹	\$1,021,517	72.2%
Passed Through to Debt Millage, TIFA (10% Local Millage), and 10% State School Operating and State Education Tax	\$262,876	18.6%
Portion Captured for LBRA Plan Administration and Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR ²)	\$76,864	5.4%
Portion Captured for the State Brownfield Revolving Fund	\$53,753	3.8%
TOTAL NEW TAXES GENERATED	\$1,415,011	100%

¹ The table depicts the current maximum capture based on the current estimated future taxable value.

² TIR = tax increment revenue

2. Purpose of Brownfield Plan and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or “LBRA”), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381.

The Plan will allow the LBRA to use tax increment financing to reimburse **Gillespie Group** (the “Developer”), or a duly assigned entity, for the costs of eligible activities required to redevelop the eligible property located at 603-607 E. Michigan Avenue in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted in Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
603 E. Michigan Avenue	33-01-01-16-277-181	Functionally Obsolete and Housing Property
605 E. Michigan Avenue	33-01-01-16-277-191	Functionally Obsolete and Housing Property
607 E. Michigan Avenue	33-01-01-16-277-222	Functionally Obsolete and Housing Property

The Property is located within the boundaries of the City of Lansing and is surrounded by active commercial and residential properties. The property is also located within the boundaries of the City of Lansing’s Tax Increment Financing Authority (TIFA) district. Property layout and boundaries are depicted in Figure 2. The legal descriptions of the Property are included in Attachment A.

The Property consists of three contiguous parcels of land totaling approximately 0.30-acres. Three two-story buildings totaling 20,444 square feet currently occupy the property. The remainder of the Property consists of pavement and landscaping.

Based on review of historical information, the parcel at 603 E Michigan Avenue has operated under various owners and titles, all relating to commercial businesses since 1924. The building was constructed in 1907, use prior to 1924 is unknown. The Property was vacant until approximately 2020 when the City Rescue Mission became the operator.

The parcel at 605 E Michigan Avenue was constructed in 1912 and operated as a dry-cleaning service from as early as 1924 until around 1955. The parcel was temporarily cross listed as an exterminating company in 1951. In 1960, the building transitions to operate as a heating and air conditioning business until 1969. The property is listed under various owners and titles from 1969-1984, all relating to commercial retail businesses. The property is vacant beginning in 1989 until it is bought and opened as office space for various tenants in 2005. The Property was vacant until approximately 2020 when the City Rescue Mission became the operator.

The parcel at 607 E. Michigan Avenue was occupied by a barber shop as early as 1898; by 1898, a meat shop adjoins the barber shop to the west. The existing commercial building is constructed in 1913 and is utilized for various commercial purposes including, but not limited to, sign shop, upholstery, and shoe repair. City Rescue Mission currently operates from the property.

On February 26, 2025, the City of Lansing Assessors Office conducted a site visit of the Property. The inspection included all 3 parcels of the Property. The inspection noted the following regarding the buildings located at 603, 605, and 607 E. Michigan Avenue.

603 E. Michigan Avenue: “Based on all of the repairs or replacements of mechanical systems, roof system and potential structural issues, and basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.”

605 E. Michigan Avenue: “Based on all of the repairs or replacements of mechanical systems, roof system and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.”

607 E. Michigan Avenue: “Based on all of the repairs and/or replacements of mechanical systems, floor levels, elevator limitation and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.”

As a result of the aforementioned, it has been determined that structures located at 603, 605, and 607 E. Michigan Avenue are functionally obsolete and will require significant modification, repairs, and investment to accommodate the proposed use. See Attachment B Letter of Functional Obsolescence.

2.1 Environmental

Environmental assessments (e.g. Phase I and Phase II ESAs) known to have been performed at the Property occurred in 2021 and 2024. No contamination is known to exist at the Property.

In addition, Pre-Renovation Hazardous Materials Assessments were conducted in 2022 and 2025. The assessments identified asbestos containing materials within the subject building. These materials include corrugated pipe insulation, 9x9 tan floor tile, black sink undercoating, and fire rated doors, all of which will require abatement prior to commencement of demolition activities.

2.2 Specific Housing Need

According to the Tri-County Regional Planning Commission's 2023 draft Regional Housing Action Plan, the state housing ecosystem is identified as a priority, with a goal for the Tri-County area being to "Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among...local governments...and the wide variety of private sector organizations that make up the housing ecosystem." The proposed project is an outstanding example of an opportunity for collaboration between local government (the City) and the private sector (the Developer) on a housing project. Another such goal is to "Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents." The proposed project accomplishes this goal by providing an array of attainable housing unit types. The Plan further goes on to address strategies for completing each goal, one such strategy to achieve the later goal is "Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development." Although this strategy specifically outlines federal and state levels, it is also important to consider an increase in gap funding at the local and regional levels. The proposed project will utilize tax increment financing to reimburse the developer for qualified rehabilitation costs and develop a mixed-use property with attainable housing units.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing Housing TIF, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period of 15 years or the term of the reimbursement. The total cost related to the qualified rehabilitation is estimated at \$2,847,422; of which \$274,228 (9.63%) is currently proposed for Qualified Rehabilitation costs. The City of Lansing has requested, per their upcoming policy, that 20% of units created through projects requesting/utilizing Housing TIF, be income restricted and kept attainable to persons at or below 120% AMI. Therefore, of the 15 total units being created, 3 units (20%) will be income restricted and kept attainable to persons at or below 120% AMI for a period of 15 years or the term of the reimbursement. Attainability will be verified through the annual reporting requirements set forth by the LBRA and MSHDA. Local workforce housing price points were determined by MSHDA's annually published, Income and

Rent Limits document. Below is a table of unit types, corresponding rent limits at 120% of the area median income, and projected rental rates for units subject to Housing TIF, as proposed.

Type	120% AMI ¹	Project Rent ²
Studio	\$1,941	Base Rent: \$1,000-1,088 Utilities: \$250 Addit. Parking Fees: \$50 Pet Fees: \$50 Total: \$1,350–1,438 (83-90% AMI)
1 Bedroom	\$2,079	Base Rent: \$1,396-1,478 Utilities: \$250 Addit. Parking Fees: \$50 Pet Fees: \$50 Total: \$1,746–1,828 (100-105% AMI)
2 Bedroom	\$2,493	Base Rent: \$2,068 Utilities: \$250 Addit. Parking Fees: \$50 Pet Fees: \$50 Total: \$2,418 (116% AMI)

¹ Based on MSHDA Income and Rent Limits, dated April 1, 2024.

² Utilities, parking fees, and pet fees are estimated. Not all tenants will require additional fees.

2.3 Job Growth Data

According to the Bureau of Labor Statistics, both labor force and employment have grown in the last two and a half years. From 2021 through 2022 the labor force in Lansing grew by almost 6,400 people, a 2.7% increase. Employment from 2021 through 2022 also grew by approximately 8,400 jobs, a 3.8% increase. Labor force and employment growth over the ten-year period of 2013-2022 was .09% and 3.8% respectively. The labor force and employment numbers continue to rebound since the Covid-19 pandemic (see table below) and are expected to soon surpass the pre-pandemic numbers; more housing is necessary to accommodate the growing labor force of Lansing, Michigan.

Year	Labor Force	Employment
2018	249,927	241,099
2019	250,454	241,817
2020	243,704	225,133
2021	235,113	222,563
2022	241,500	230,991

2.4 Eligibility

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381; and (d) meets the definition of a “Housing property” under Section 2(y)(ii).

3. Brownfield Project Description

The Project is a complete rehabilitation of the existing buildings on the Property into new residential and mixed-use buildings.

The existing buildings on the Property will be rehabilitated into mixed-use buildings. In its entirety the project will transform the first floor of the buildings along E. Michigan Avenue. The second floor of each building will be rehabilitated into residential units. Currently, one commercial storefront and fifteen residential units are planned

Total capital investment is estimated at \$8,189,371. This Project is projected to create approximately 2 full-time jobs, at an average pay of \$15.00/hour.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site. Once the development project is complete a portion of the resulting increase in property taxes will be used to reimburse the Developer for their brownfield costs to redevelop/rehabilitate the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 and include EGLE pre-approved activities, asbestos and lead survey and abatement activities, demolition activities, housing development activities identified as qualified rehabilitation costs, application fee, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A detailed breakdown of eligible activities is provided in Table 1.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property’s rehabilitation and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer is \$1,021,517.

EGLE Eligible Activities	Cost	Developer
Pre-Approved Activities	\$2,600	\$2,600
Total Environmental Eligible Activities	\$2,600	\$2,600
MSHDA Eligible Activities	Cost	
Asbestos and Lead Activities	\$39,245	\$39,245
Demolition	\$422,100	\$422,100
Infrastructure Improvements (Public)	\$47,250	\$47,250
Housing Development Activities	\$274,228	\$274,228
Total Non-Environmental Eligible Activities	\$785,823	\$785,823
Contingency (up to 15%) *	\$79,442	\$79,442
Brownfield Plan & Act 381 Work Plan Preparation	\$25,000	\$25,000
Brownfield Plan & Act 381 Work Plan Implementation	\$7,500	\$7,500
Brownfield Plan Application Fee	\$5,000	\$5,000
Interest (up to 5% simple)	\$119,152	\$119,152
Total Eligible Cost for Reimbursement	\$1,021,517	\$1,021,517

* Pre-Approved Activities, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation are excluded from contingency calculation.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property.

If the state approves an Act 381 Workplan with less state tax capture than what was in the Plan approved by the City, the not to exceed amount of local capture in the Plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local and state tax revenues generated by the Property's rehabilitation and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2028.

The taxable value of the Property according to the city is \$254,200, which is the initial taxable value for this Plan. The new projected taxable value for 2028 is estimated at \$1,350,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing Housing TIF, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period of 20 years or the term of the reimbursement. The total cost related to the qualified rehabilitation is estimated at \$2,847,422; \$274,228 (9.63%) is currently proposed for Qualified Rehabilitation costs. The City of Lansing has requested, per their upcoming policy, that 20% of units created through projects requesting/utilizing Housing TIF, be income restricted and kept attainable to persons at or below 120% AMI. Therefore, of the 15 total units being created, 3 units (20%) will be income restricted and kept attainable to persons at or below 120% AMI for a period of 15 years or the term of the reimbursement.

It is estimated that the LBRA will capture tax increment revenues from 2028 through 2042 to reimburse the Developer for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each local taxing jurisdiction on the increase in tax value resulting from the

redevelopment project that is eligible and approved for capture.

The TIFA has the authority to capture tax increment revenues, other than the State Education Tax and local or intermediate school district taxes, generated from the Property. However, it is anticipated that an Interlocal Agreement will be executed between the BRA and TIFA, to allow 100% of the TIFA's incremental revenue to be passed through the BRA and used for purposes identified in the Brownfield Plan.

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan. Annually, the LBRA will capture 10% of the available new local taxes for LBRA Plan administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 15 years total tax capture after the first year of tax capture anticipated as 2028.

9. Estimated Impact on Taxing Jurisdictions

The table on the following page presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the LBRA under this Plan. These are estimations based on the commercial components of the proposed redevelopment.

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to TIFA and/or Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
State Education Tax (SET)	\$5,375	\$102,132	\$107,507
School Operating	\$31,263	\$281,364	\$312,626
Airport Authority	\$1,252	\$11,272	\$12,525
CADL-Library	\$2,795	\$25,157	\$27,952
Lansing School Sinking	\$5,299	\$47,693	\$52,992
CATA	\$5,357	\$48,209	\$53,565
Lansing Community College	\$6,754	\$60,782	\$67,536
Ingham County WIN	\$8,118	\$73,064	\$81,182
Ingham Intermediate	\$8,847	\$79,627	\$88,475
Ingham County Sum	\$12,150	\$109,346	\$121,495
Lansing Operating	\$34,832	\$313,490	\$348,322
Lansing School Debt*	\$73,463		\$73,463
Public Safety*	\$62,712		\$62,712
Storm Drain	\$4,659		\$4,659
Total	\$262,876 (18.6%)	\$1,152,134 (81.4%)	\$1,415,011 (100%)

* Debt and select millages increased by investment but not captured by the LBRA.

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Table 2.

10. Legal Description & Site Map

The Property location and boundaries are shown on Figures 1 and 2. The legal description of the Property is described below and provided in Attachment A.

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

Parcel 33-01-01-16-277-181: LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Parcel 33-01-01-16-277-191: LOT 22 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Parcel 33-01-01-16-277-222: LOTS 23, 24, 25 & 26 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

11. Personal Property

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

12. Displacement of Persons

The Property currently operates as the City Rescue Mission of Lansing; a Christian ministry dedicated to meeting the physical needs of food and shelter for men, women, and children in the capital area. This location offers nightly refuge to over 200 individuals. However, the City Rescue Mission is planning to expand, and construction of their new facility is currently underway. This expansion will move operations to two properties on West Kalamazoo and in doing so potentially double their capacity. Once the City Rescue Mission has moved to its new facility, the buildings they currently occupy would be left vacant if not for this proposed redevelopment. Therefore, no persons will be displaced as a result of this project.

13. Local Brownfield Revolving Fund

The LBRA will capture up to ten percent of the available local tax increment revenues for deposit to the LBRF as permitted by Act 381.

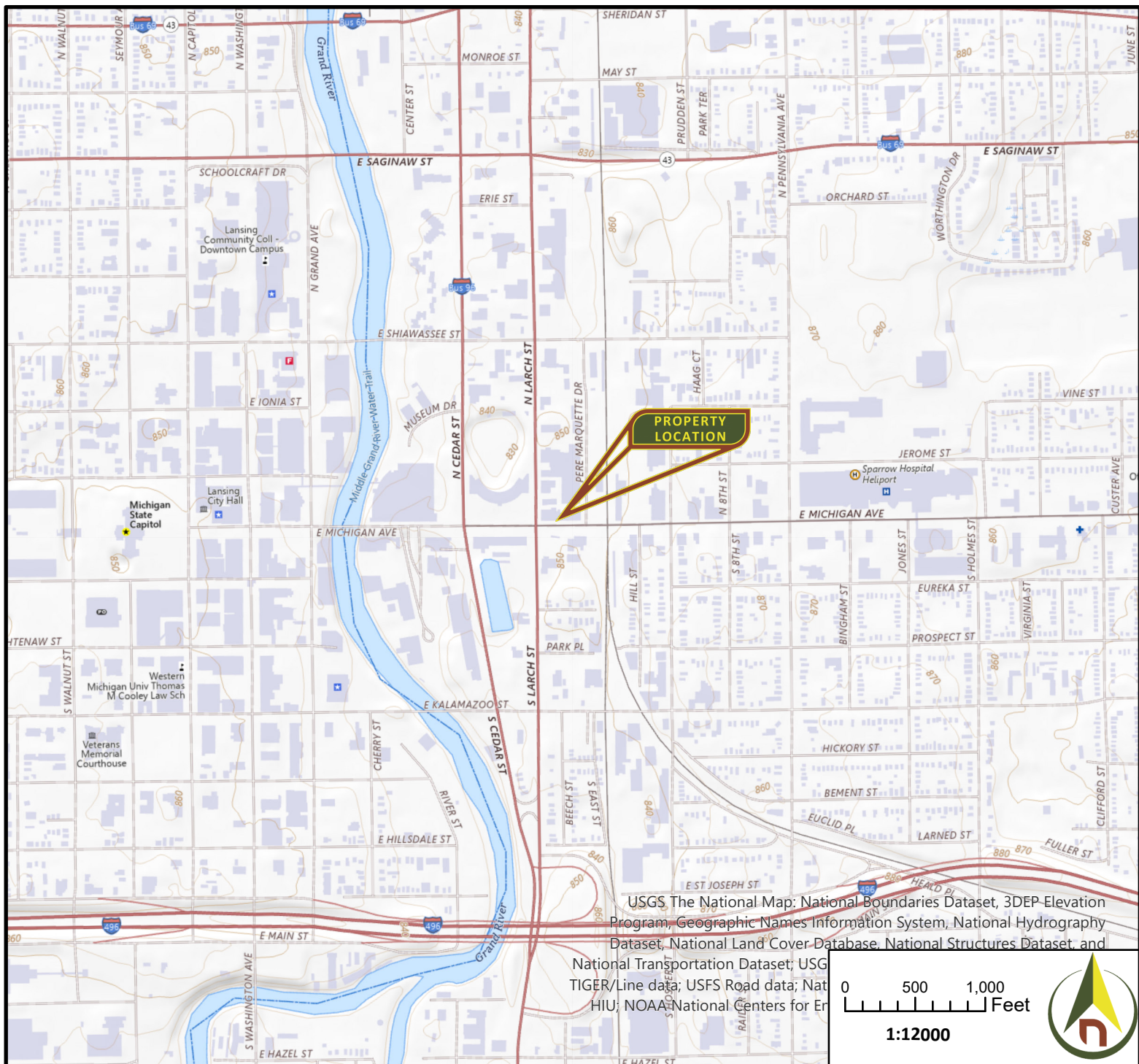
14. Other Information

The Authority, with the concurrence of the City of Lansing City Council and the City of Lansing Tax Increment Financing Authority, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map



TRI TERRA

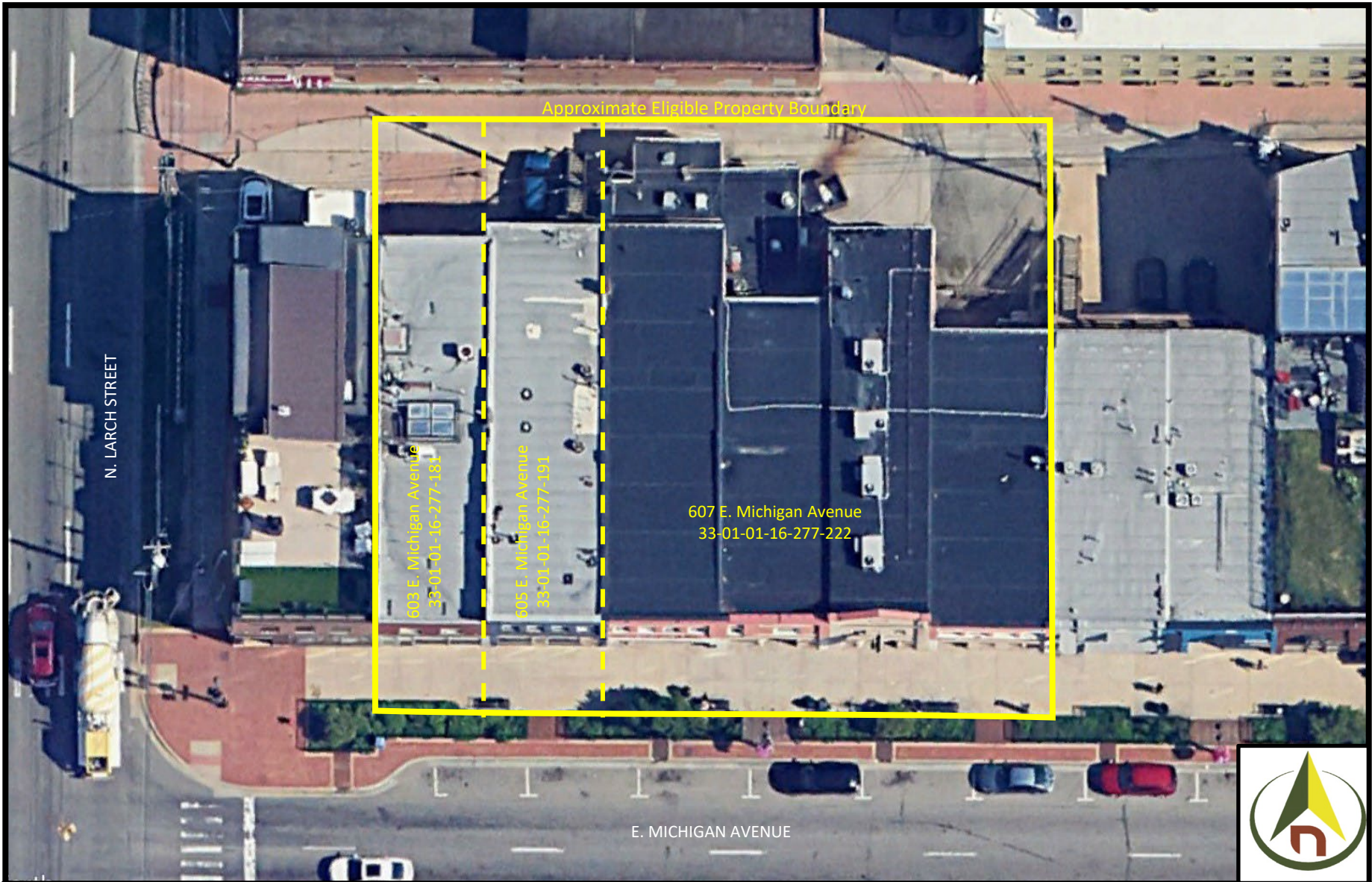
FIGURE 1 SUBJECT PROPERTY LOCATION

603-607 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48910

INGHAM COUNTY
T4N, R2W, SECTION 16

PROJECT NUMBER 24-2340-10-2





TRITERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER 20-2340-10-2

**603-607 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48912**

**CREATED BY: CJZ
2/28/2025**

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
603-607 E. Michigan Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 2,600	\$ 2,600	\$ 2,600		
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 2,600	\$ 2,600	\$ -	\$ -
MSHDA ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 6,995	\$ 6,995		\$ 6,995	
Asbestos - Abatement Specifications	1	LS	\$ 1,850	\$ 1,850		\$ 1,850	
Asbestos - Abatement	1	LS	\$ 20,000	\$ 20,000		\$ 20,000	
Asbestos - Abatement Air Monitoring	1	LS	\$ 7,500	\$ 7,500		\$ 7,500	
Asbestos - Abatement Reporting	1	LS	\$ 1,000	\$ 1,000		\$ 1,000	
Abestos Abatement - Soft Costs	1	LS	\$ 1,900	\$ 1,900		\$ 1,900	
Subtotal Asbestos and Lead Activities				\$ 39,245		\$ 39,245	\$ -
Demolition							
Demolition - Select Interior and Exterior	1	LS	\$ 402,000	\$ 402,000		\$ 402,000	
Demolition - Soft Costs	1	LS	\$ 20,100	\$ 20,100		\$ 20,100	
Subtotal Demolition Activities				\$ 422,100	\$ -	\$ 422,100	\$ -
Infrastructure Improvements							
Public Infrastructure Improvements							
Rain Gardens - Demolition, Replacements/Improvements, Landscaping, New Curb	1	LS	\$ 45,000	\$ 45,000		\$ 45,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 2,250	\$ 2,250		\$ 2,250	
Subtotal Infrastructure Improvement Activities				\$ 47,250		\$ 47,250	\$ -
Housing Development Activities							
Qualified Rehabilitation - Contractor	1	UNIT(S)	\$ 189,828	\$ 189,828		\$ 189,828	
Qualified Rehabilitation - Soft Costs - Developer/General Contractor Fees	1	LS	\$ 9,400	\$ 9,400		\$ 9,400	
Monitoring and Reporting - Price and Income	15	YR	\$ 5,000	\$ 75,000		\$ 75,000	
Subtotal MSHDA Housing Development Activities				\$ 274,228		\$ 274,228	
MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 782,823	\$ -	\$ 782,823	\$ -
MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 785,423	\$ 2,600	\$ 782,823	\$ -
Contingency (up to 15%)				\$ 79,442	\$ -	\$ 79,442	
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Brownfield Plan and Act 381 Work Plan Implementation	1	LS	\$ 7,500	\$ 7,500		\$ 7,500	
Brownfield Application Fee	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Interest (up to 5% simple)				\$ 119,152		\$ 119,152	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,021,517	\$ 2,600	\$ 1,018,917	\$ -
State Brownfield Revolving Fund				\$ 53,753			
BRA Administrative/ Local Brownfield Revolving Fund (LBRF)				\$ 76,864			
GRAND TOTAL				\$ 1,152,134			
					0.25%	99.75%	0.00%

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Asbestos Surveys, Brownfield, Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
603-607 E. Michigan Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		1% per year														
	Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	Plan Year	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Base Taxable Value (TV)		\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200
Estimated New TV		\$ 1,350,000	\$ 1,363,500	\$ 1,377,135	\$ 1,390,906	\$ 1,404,815	\$ 1,418,864	\$ 1,433,052	\$ 1,447,383	\$ 1,461,857	\$ 1,476,475	\$ 1,491,240	\$ 1,506,152	\$ 1,521,214	\$ 1,536,426	\$ 1,551,790
Total Incremental Difference (New TV - Base TV)		\$ 1,095,800	\$ 1,109,300	\$ 1,122,935	\$ 1,136,706	\$ 1,150,615	\$ 1,164,664	\$ 1,178,852	\$ 1,193,183	\$ 1,207,657	\$ 1,222,275	\$ 1,237,040	\$ 1,251,952	\$ 1,267,014	\$ 1,282,226	\$ 1,297,590

School Capture	Millage Rate																															
State Education Tax (SET)	6.0000		\$	6,575	\$	6,656	\$	6,738	\$	6,820	\$	6,904	\$	6,988	\$	7,073	\$	7,159	\$	7,246	\$	7,334	\$	7,422	\$	7,512	\$	7,602	\$	7,693	\$	7,786
School Operating	17.4478		\$	19,119	\$	19,355	\$	19,593	\$	19,833	\$	20,076	\$	20,321	\$	20,568	\$	20,818	\$	21,071	\$	21,326	\$	21,584	\$	21,844	\$	22,107	\$	22,372	\$	22,640
School Total:	23.4478	32.97%	\$	25,694	\$	26,011	\$	26,330	\$	26,653	\$	26,979	\$	27,309	\$	27,641	\$	27,978	\$	28,317	\$	28,660	\$	29,006	\$	29,356	\$	29,709	\$	30,065	\$	30,426

Local Capture		Millage Rate																														
Airport Authority	0.6990	\$	766	\$	775	\$	785	\$	795	\$	804	\$	814	\$	824	\$	834	\$	844	\$	854	\$	865	\$	875	\$	886	\$	896	\$	907	
CADL-Library	1.5600	\$	1,709	\$	1,731	\$	1,752	\$	1,773	\$	1,795	\$	1,817	\$	1,839	\$	1,861	\$	1,884	\$	1,907	\$	1,930	\$	1,953	\$	1,977	\$	2,000	\$	2,024	
Lansing School Sinking	2.9575	\$	3,241	\$	3,281	\$	3,321	\$	3,362	\$	3,403	\$	3,444	\$	3,486	\$	3,529	\$	3,572	\$	3,615	\$	3,659	\$	3,703	\$	3,747	\$	3,792	\$	3,838	
CATA	2.9895	\$	3,276	\$	3,316	\$	3,357	\$	3,398	\$	3,440	\$	3,482	\$	3,524	\$	3,567	\$	3,610	\$	3,654	\$	3,698	\$	3,743	\$	3,788	\$	3,833	\$	3,879	
Lansing Community College	3.7692	\$	4,130	\$	4,181	\$	4,233	\$	4,284	\$	4,337	\$	4,390	\$	4,443	\$	4,497	\$	4,552	\$	4,607	\$	4,663	\$	4,719	\$	4,776	\$	4,833	\$	4,891	
Ingham County WIN	4.5308	\$	4,965	\$	5,026	\$	5,088	\$	5,150	\$	5,213	\$	5,277	\$	5,341	\$	5,406	\$	5,472	\$	5,538	\$	5,605	\$	5,672	\$	5,741	\$	5,810	\$	5,879	
Ingham Intermediate	4.9378	\$	5,411	\$	5,478	\$	5,545	\$	5,613	\$	5,682	\$	5,751	\$	5,821	\$	5,892	\$	5,963	\$	6,035	\$	6,108	\$	6,182	\$	6,256	\$	6,331	\$	6,407	
Ingham County Sum	6.7807	\$	7,430	\$	7,522	\$	7,614	\$	7,708	\$	7,802	\$	7,897	\$	7,993	\$	8,091	\$	8,189	\$	8,288	\$	8,388	\$	8,489	\$	8,591	\$	8,694	\$	8,799	
Lansing Operating	19.4400	\$	21,302	\$	21,565	\$	21,830	\$	22,098	\$	22,368	\$	22,641	\$	22,917	\$	23,195	\$	23,477	\$	23,761	\$	24,048	\$	24,338	\$	24,631	\$	24,926	\$	25,225	
Local Total:	47.6645	67.03%	\$	52,231	\$	52,874	\$	53,524	\$	54,181	\$	54,844	\$	55,513	\$	56,189	\$	56,872	\$	57,562	\$	58,259	\$	58,963	\$	59,674	\$	60,392	\$	61,117	\$	61,849
Total Capturable Taxes:	71.1123	100.00%	\$	77,925	\$	78,885	\$	79,854	\$	80,834	\$	81,823	\$	82,822	\$	83,831	\$	84,850	\$	85,879	\$	86,919	\$	87,969	\$	89,029	\$	90,100	\$	91,182	\$	92,275

Non-Capturable Millages		Millage Rate																													
Lansing School Debt	4.1000	\$	4,493	\$	4,548	\$	4,604	\$	4,660	\$	4,718	\$	4,775	\$	4,833	\$	4,892	\$	4,951	\$	5,011	\$	5,072	\$	5,133	\$	5,195	\$	5,257	\$	5,320
Public Safety	3.5000	\$	3,835	\$	3,883	\$	3,930	\$	3,978	\$	4,027	\$	4,076	\$	4,126	\$	4,176	\$	4,227	\$	4,278	\$	4,330	\$	4,382	\$	4,435	\$	4,488	\$	4,542
Storm Drain	0.2600	\$	285	\$	288	\$	292	\$	296	\$	299	\$	303	\$	307	\$	310	\$	314	\$	318	\$	322	\$	326	\$	329	\$	333	\$	337
Total Non-Capturable Taxes:	7.8600	\$	8,613	\$	8,719	\$	8,826	\$	8,935	\$	9,044	\$	9,154	\$	9,266	\$	9,378	\$	9,492	\$	9,607	\$	9,723	\$	9,840	\$	9,959	\$	10,078	\$	10,199

Notes:

Total New Taxes	Pass-Through	Captured
\$ 107,507	\$ 5,375	\$ 102,132
\$ 312,626	\$ 31,263	\$ 281,364
\$ 420,133	\$ 36,638	\$ 383,495

\$ 12,525	\$ 1,252	\$ 11,272
\$ 27,952	\$ 2,795	\$ 25,157
\$ 52,992	\$ 5,299	\$ 47,693
\$ 53,565	\$ 5,357	\$ 48,209
\$ 67,536	\$ 6,754	\$ 60,782
\$ 81,182	\$ 8,118	\$ 73,064
\$ 88,475	\$ 8,847	\$ 79,627
\$ 121,495	\$ 12,150	\$ 109,346
\$ 348,322	\$ 34,832	\$ 313,490
\$ 854,043	\$ 85,404	\$ 768,639
\$ 1,274,177	\$ 122,042	\$ 1,152,134

\$ 73,463	\$ 73,463	\$ -
\$ 62,712	\$ 62,712	\$ -
\$ 4,659	\$ 4,659	\$ -
\$ 140,834	\$ 140,834	\$ -

\$ 1,415,011	\$ 262,876	\$ 1,152,134
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
603-607 E. Michigan
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	32.3%	\$ 329,742	\$ -	\$ 329,742
Local	67.7%	\$ 691,775	\$ -	\$ 691,775
TOTAL		\$ 1,021,517	\$ -	\$ 1,021,517
EGLE	0.3%	\$ 2,600		
MSHDA	99.7%	\$ 1,018,917		

Estimated Total Years of Plan: 15

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 53,753
BRA Administrative Fees	\$ 85,404
Local Brownfield Revolving Fund	\$ 76,864

* During the life of the Plan

Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS
Plan Year	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

Available Tax Increment Revenue (TIR)																														
Total State Tax Capture Available	\$	25,694	\$	26,011	\$	26,330	\$	26,653	\$	26,979	\$	27,309	\$	27,641	\$	27,978	\$	28,317	\$	28,660	\$	29,006	\$	29,356	\$	29,709	\$	30,065	\$	30,426
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	3,287	\$	3,328	\$	3,369	\$	3,410	\$	3,452	\$	3,494	\$	3,537	\$	3,580	\$	3,623	\$	3,667	\$	3,711	\$	3,756	\$	3,801	\$	3,847	\$	3,893
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	2,241	\$	2,268	\$	2,296	\$	2,324	\$	2,353	\$	2,381	\$	2,410	\$	2,440	\$	2,469	\$	2,499	\$	2,529	\$	2,560	\$	2,591	\$	2,622	\$	2,653
State TIR Available for Reimbursement to Developer	\$	20,166	\$	20,414	\$	20,665	\$	20,919	\$	21,175	\$	21,433	\$	21,694	\$	21,958	\$	22,225	\$	22,494	\$	22,765	\$	23,040	\$	23,317	\$	23,597	\$	23,880
Total Local Tax Capture Available	\$	52,231	\$	52,874	\$	53,524	\$	54,181	\$	54,844	\$	55,513	\$	56,189	\$	56,872	\$	57,562	\$	58,259	\$	58,963	\$	59,674	\$	60,392	\$	61,117	\$	61,849
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	5,223	\$	5,287	\$	5,352	\$	5,418	\$	5,484	\$	5,551	\$	5,619	\$	5,687	\$	5,756	\$	5,826	\$	5,896	\$	5,967	\$	6,039	\$	6,112	\$	6,185
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)	\$	4,701	\$	4,759	\$	4,817	\$	4,876	\$	4,936	\$	4,996	\$	5,057	\$	5,119	\$	5,181	\$	5,243	\$	5,307	\$	5,371	\$	5,435	\$	5,500	\$	5,566
Local TIR Available for Reimbursement to Developer	\$	42,307	\$	42,828	\$	43,355	\$	43,886	\$	44,423	\$	44,966	\$	45,513	\$	46,067	\$	46,626	\$	47,190	\$	47,760	\$	48,336	\$	48,917	\$	49,504	\$	50,098
Total State & Local TIR Available for Reimbursement to Developer	\$	62,473	\$	63,243	\$	64,020	\$	64,805	\$	65,598	\$	66,399	\$	67,208	\$	68,025	\$	68,850	\$	69,683	\$	70,525	\$	71,375	\$	72,234	\$	73,101	\$	73,977

DEVELOPER	Beginning Balance																				
	\$ 1,021,517	\$ 959,044	\$ 895,801	\$ 831,782	\$ 766,976	\$ 701,378	\$ 634,979	\$ 567,772	\$ 499,747	\$ 430,897	\$ 361,213	\$ 290,688	\$ 219,313	\$ 147,079	\$ 73,977	\$ 0					
MSHDA Eligible Activities	\$ 1,018,917	\$ 956,603	\$ 893,521	\$ 829,664	\$ 765,024	\$ 699,593	\$ 633,363	\$ 566,326	\$ 498,475	\$ 429,800	\$ 360,294	\$ 289,948	\$ 218,754	\$ 146,704	\$ 73,789	\$ 0					
State Tax Reimbursement	\$ 328,903	\$ 20,115	\$ 20,363	\$ 20,613	\$ 20,866	\$ 21,121	\$ 21,379	\$ 21,639	\$ 21,902	\$ 22,168	\$ 22,436	\$ 22,707	\$ 22,981	\$ 23,258	\$ 23,537	\$ 23,819					
Local Tax Reimbursement	\$ 690,014	\$ 42,199	\$ 42,719	\$ 43,244	\$ 43,775	\$ 44,310	\$ 44,851	\$ 45,398	\$ 45,949	\$ 46,507	\$ 47,070	\$ 47,638	\$ 48,213	\$ 48,793	\$ 49,378	\$ 49,970					
EGLE Eligible Activities	\$ 2,600	\$ 2,441	\$ 2,280	\$ 2,117	\$ 1,952	\$ 1,785	\$ 1,616	\$ 1,445	\$ 1,272	\$ 1,097	\$ 919	\$ 740	\$ 558	\$ 374	\$ 188	\$ 0					
State Tax Reimbursement	\$ 839	\$ 51	\$ 52	\$ 53	\$ 53	\$ 54	\$ 55	\$ 55	\$ 56	\$ 57	\$ 57	\$ 58	\$ 59	\$ 59	\$ 60	\$ 61					
Local Tax Reimbursement	\$ 1,761	\$ 108	\$ 109	\$ 110	\$ 112	\$ 113	\$ 114	\$ 116	\$ 117	\$ 119	\$ 120	\$ 122	\$ 123	\$ 125	\$ 126	\$ 128					
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 62,473	\$ 63,243	\$ 64,020	\$ 64,805	\$ 65,598	\$ 66,399	\$ 67,208	\$ 68,025	\$ 68,850	\$ 69,683	\$ 70,525	\$ 71,375	\$ 72,234	\$ 73,101	\$ 73,977					

\$ 1,152,134

Attachment A

Legal Description of the Property

603 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-16-277-181



Item 1 of 4

[2 Images / 2 Sketches](#)**Customer Name:** CITY RESCUE MISSION OF LANSING MI**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1907 - # of Buildings: 1
 - Total Sq.Ft.: 3,432
- > Assessed Value: \$149,500 | Taxable Value: \$149,500
- > 9 Building Department records found
- > Property Tax information found
- > 16 Invoices Found, Amount Due: 0.00

Important Message

2024 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING MI 2216 S CEDAR ST LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$149,500
MAP #	AP-0036 -0035	Taxable Value	\$149,500
User Number Index	Not Available	State Equalized Value	\$149,500
User Alpha 1	Not Available	Date of Last Name Change	11/13/2020
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/30/1997

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$159,500	\$159,500	\$155,646
2022	\$150,700	\$150,700	\$148,235
2021	\$143,500	\$143,500	\$143,500

Land Information

Zoning Code	G-1 BUS	Total Acres	0.051
Land Value	\$15,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	O215-E MICHIGAN AVE-OFFICES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	SQ 2200	Neighborhood Enterprise Zone	No

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

Legal Description

LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/22/2020	\$330,000.00	WD	603EMICHIGANAVE L L C	CITY RESCUE MISSION OF LANSING MI	03-ARM'S LENGTH	2020 039289
12/05/2019	\$290,000.00	WD	PCPC L L C	603EMICHIGANAVE L L C	03-ARM'S LENGTH	2019 041350
12/01/2014	\$0.00	PTA	PCPC L L C	603 BKD EQUITY L L C	33-TO BE DETERMINED	
03/03/2011	\$112,500.00	CD	QUALITY PROPERTIES ASSET MGMT CO	PCPC L L C	03-ARM'S LENGTH	L3414-P5
03/01/2010	\$10,310.00	OTH	FOUR LEAF CLOVER PROPERTIES L L C	INGHAM COUNTY TREASURER	33-TO BE DETERMINED	L3377-P166
06/18/2009	\$266,869.00	SD	FOUR LEAF CLOVER PROP. L L C/SHERIF	BANK OF AMERICA	33-TO BE DETERMINED	L3349-P1259
09/26/2005	\$0.00	QC	FEINBERG DAVID	FOUR LEAF CLOVER PROPERTIES L L C	03-ARM'S LENGTH	B3191-P950
07/23/2004	\$410,000.00	LC	FOUR LEAF CLOVER	FEINBERG DAVE & SUSAN K	21-NOT USED/OTHER	L3126-P242
02/25/2000	\$300,000.00	WD	HEPLER HARRY H	FOUR LEAF CLOVER PROPERTIES	03-ARM'S LENGTH	2843/715

Building Information - 3432 sq ft Office Buildings (Commercial)

Floor Area	3,432 sq ft	Estimated TCV	Not Available
Occupancy	Office Buildings	Class	C
Stories Above Ground	2	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	2004
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	42%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	43 yrs

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605 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-16-277-191



Item 1 of 3

[1 Image / 2 Sketches](#)**Customer Name:** CITY RESCUE MISSION OF LANSING**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1912 - # of Buildings: 1
 - Total Sq.Ft.: 3,564
- > Assessed Value: \$104,700 | Taxable Value: \$104,700
- > 9 Building Department records found
- > Property Tax information found
- > 16 Invoices Found, Amount Due: 0.00

Important Message

2024 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING 2216 S CEDAR ST LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$104,700
MAP #	AP-0036 -0036	Taxable Value	\$104,700
User Number Index	Not Available	State Equalized Value	\$104,700
User Alpha 1	Not Available	Date of Last Name Change	09/16/2020
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/30/1997

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$111,400	\$111,400	\$109,095
2022	\$103,900	\$103,900	\$103,900
2021	\$101,000	\$101,000	\$101,000

Land Information

Zoning Code	G-1 BUS	Total Acres	0.051
Land Value	\$15,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	O215-E MICHIGAN AVE-OFFICES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	SQ 2200	Neighborhood Enterprise Zone	No

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

Legal Description

LOT 22 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/01/2020	\$300,000.00	WD	THE FREDRIC S ABOOD CREDIT TRUST	CITY RESCUE MISSION OF LANSING	21-NOT USED/OTHER	2020 029682
12/10/2010	\$150,000.00	WD	PURCELL INVESTMENT L L C	THE FREDRIC S ABOOD CREDIT TRUST	03-ARM'S LENGTH	L3409-P577
03/01/2010	\$5,835.00	OTH	PPURCELL INVESTMENTS L L C	INGHAM COUNTY TREASURER	33-TO BE DETERMINED	L3377-P165
09/22/2003	\$365,000.00	LC	FOUR LEAF CLOVER PROPERTIES LLC	PURCELL INVESTMENT L L C	21-NOT USED/OTHER	L3077-P67
08/29/2002	\$230,000.00	WD	INFINITY COMPANIES L L C	FOUR LEAF CLOVER PROPERTIES LLC	21-NOT USED/OTHER	L2980-P148
11/06/2001	\$0.00	QC	ELLIOTT MATTHEW K	INFINITY COMPANIES L L C	21-NOT USED/OTHER	L2932/P1040
03/13/2000	\$175,000.00	WD	ZEINEH FAIEK & MARY E	MATTHEW KRISTOPHER ELLIOTT	33-TO BE DETERMINED	L2844P217
10/03/1997	\$60,000.00	LC	WESTON RUSSELL & MARGEY	FAIEK & MARY ELLEN ZEINEH	33-TO BE DETERMINED	L2512P984

Building Information - 3564 sq ft Stores - Retail (Commercial)

Floor Area	3,564 sq ft	Estimated TCV	Not Available
Occupancy	Stores - Retail	Class	C
Stories Above Ground	2	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1912	Year Remodeled	2003
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	45%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	35 yrs

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607 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-16-277-222



Item 1 of 8

[6 Images / 2 Sketches](#)**Customer Name:** CITY RESCUE MISSION OF LANSING**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1913 - # of Buildings: 1
 - Total Sq.Ft.: 13,448
- > Property Tax information found
- > Assessed Value: \$0 | Taxable Value: \$0
- > 12 Building Department records found

Important Message

2024 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING 607 E MICHIGAN AVE LANSING, MI 48912-1166	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$0
MAP #	AP-0036 -0038	Taxable Value	\$0
User Number Index	Not Available	State Equalized Value	\$0
User Alpha 1	Not Available	Date of Last Name Change	04/02/2009
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/30/1997

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0

Land Information

Zoning Code	H LT IN	Total Acres	0.202
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	R215-E MICHIGAN AVE-RETAIL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

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

Legal Description

LOTS 23, 24, 25 & 26 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 13448 sq ft Fraternal Buildings (Commercial)

Floor Area	13,448 sq ft	Estimated TCV	Not Available
Occupancy	Fraternal Buildings	Class	C
Stories Above Ground	2	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1913	Year Remodeled	2006
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
603 E Michigan Ave
33-01-01-16-277-181



This two story retail building was originally constructed in 1907 as a retail building with apartments occupying the second story, containing 3,432 square feet. Currently, the second story is being used as storage as the apartments are not useable. Upon inspection of the building, it appears there may be structural or facade damage to the front of the building. It appears that the brick above the store front window is deteriorating and bowing. An engineer should inspect this property for potential structural damage and required repairs needed to ensure the building is secure.

Further, the heating system is an outdated and inferior forced air system for the retail area, along with separate outdated forced air heating system for the apartments above. The apartments do not have air conditioning nor are the utilities separate each unit. This is not typical for this type of building and does not meet the market expectations for potential tenants. Correcting this feature would require significant reworking of the HVAC duct work and supporting HVAC system. For the apartments above, installing individual HVAC systems would be needed to accommodate each apartment, along with the other utilities needed for this space. The cost to cure the HVAC for this building would exceed the potential beneficial return on the investment.

Although a roof inspection was not conducted, it was conveyed that the roof system is in need of repair as well. This further contributes to the cost to ready this property for use as a retail and apartment mixed use building. Also, the building contains a basement area that has a very low ceiling height. This space is unusable due to current building codes for ingress/egress and the low ceiling height also prevents repurposing this area even for storage.

Based on all of the repairs or replacements of mechanical systems, roof system and potential structural issues, and basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

CITY ASSESSING OFFICE

**Jennifer Czeiszperger, MMAO
Assessor's Office**

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

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
605 E Michigan Ave
33-01-01-16-277-191



This two story retail building was originally constructed in 1912 as a retail building with apartments occupying the second story, containing 3,564 square feet. Currently, the second story is being used as storage as the apartments are not being used.

The heating system is an outdated and inferior forced air system for the retail area, along with a separate outdated forced air heating system for the apartments above. The apartments do not have air conditioning nor are the utilities separate each unit. This is not typical for this type of building and does not meet the market expectations for potential tenants. Correcting this feature would require significant reworking of the HVAC duct work and supporting HVAC system. For the apartments above, installing individual HVAC systems would be needed to accommodate each apartment, along with the other utilities needed for this space. The cost to cure the HVAC for this building would exceed the potential beneficial return on the investment.

Although a roof inspection was not conducted, it was conveyed that the roof system is in need of repair as well. This further contributes to the cost to ready this property for use as a retail and apartment mixed use building. Also, the building contains a basement area that does not have adequate ingress/egress. This space is unusable due to current building codes for ingress/egress and prevents repurposing this area even for storage.

Based on all of the repairs or replacements of mechanical systems, roof system and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

CITY ASSESSING OFFICE

**Jennifer Czeiszperger, MMAO
Assessor's Office**

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

FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
607 E Michigan Ave
33-01-01-16-277-222



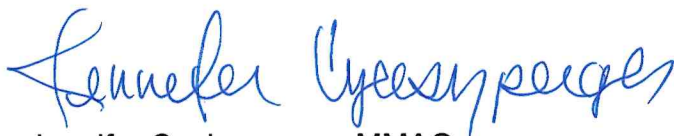
This two-story retail building was originally constructed in 1913 as a retail building with apartments occupying the second story, containing 13,448 square feet. The original construction was for 3 separate two story buildings, which have been connected via the use of small doorway openings. The second story area is used for group sleeping areas which includes bathroom and shower facilities.

The result of connecting the three buildings has created multiple floor levels between the different buildings, requiring steps or ramps in the doorway openings. These openings are situated based on the use at the time of connecting the buildings, which create obstructed flows from one section to the other. This has limited the functional utility of the areas available.

Further, each section of the building has separate and different heating systems. Forced air systems (HVAC), gas space heaters and a boiler system are in place to maintain the heating of the building. Due to the multiple heating systems, some areas require wall/window air conditioning units to properly cool the areas. The heating system is outdated and does not function efficiently for the entire building. This is not typical for this size building and does not meet the market expectations for potential tenants. Correcting this feature would require significant reworking of the HVAC duct work and supporting HVAC system along with removal of the various and different heating systems. The cost to cure the HVAC for this building would exceed the potential beneficial return on the investment.

This building contains a small elevator that will only service 2-4 people at a time. This limited elevator system does not properly support the second-floor use. The size of the elevator limits the use for any freight purposes. This elevator also does not reach the basement floor, which limits the use of the basement area as potential rentable space. The basement areas of this building have very low ceiling heights, and the access stairways do not meet the current building codes for rise and runs. It was indicated that some of the access stairs must be removed, and replacement may not be possible due to the location.

Based on all of the repairs and/or replacements of mechanical systems, floor levels, elevator limitation and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

Resolution #2025-###

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 #88
603, 605, 607 E. MICHIGAN AVENUE REDEVELOPMENT**

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 603, 605, 607 E. Michigan Avenue 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 City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on **[INSERT DATE], 2025** at 7:00 p.m. on Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment under the Brownfield Redevelopment Financing Act, for property more particularly described as:

603 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-181):

LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT;

605 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-191):

LOT 22 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT;

607 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-222):

LOTS 23, 24, 25 & 26 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

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 #88 – 603, 605, 607 E. Michigan Avenue Redevelopment and the scheduled public hearing.

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson - Senior Buyer
DATE: May 15, 2025
SUBJECT: Sole Source Purchase – Nationwide Fitness Installation Inc

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

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

Department: Parks & Recreation Department

Vendor: Nationwide Fitness Installation Inc.

Item Purchased: Davis Park Fitness Court Installation

Dollar Amount: \$ 28,500.00

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



Sole Source Memo Letter

Information Page

Creator

Stephanie Robinson

Contact Person *

Stephanie Robinson

Department

Finance

Contact Person**Phone**

5174834128

Contact Person Email

`stephanie.robinson@lansingmi.gov

Goods or Service? *

☒ Goods

☐ Services

Vendor Name *

Nationwide Fitness Installation

Vendor Number

V051770

Approval Deadline

5/23/2025

Proposed Start Date

5/23/2025

Proposed End Date

8/31/2025

Account Number

208-933890-972000-72105

Purchase Order**Number****Deadline Info****Justification**

INSTALLATION OF THE FITNESS COURT AT DAVIS PARK AS PART OF THE NATIONAL FITNESS CAMPAIGN.

Routing

Mayor's Office: Click Forward Packet, then submit to complete task.

Mayor Approval

☒ Approved ☐ Denied

Mayor Signature
(Approval)



Support Documents

SOLE SOURCE FOR NATIONWIDE FIXTURE INSTALLATION LETTER TO MAYOR LPD MAY 2025.pdf	89.93KB
SOLE SOURCE NATIONWIDE FIXTURE TO PURCHASING.pdf	2.41MB
Nationwide Fixture.pdf	161.68KB
W-9 Nationwide Fixture Installations 2025.pdf	67.97KB

Purchasing PO

P092277 NATIONWIDE FITNESS INSTALLATION PARKS.pdf	108.99KB
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Cover Letter

SOLE SOURCE LETTER TO COUNCIL FOR MAYOR FOR NATIONWIDE FITNESS INSTALLATION MAY 2025.pdf	82.73KB
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Forward Packet*

☒ Done

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Stephanie Robinson, CPPB, Senior Buyer
FROM: Brett Kaschinske, Parks and Recreation Director
RE: Sole Source Nationwide Fixture Installations, Inc.
DATE: May 14th, 2025

The Parks Department requests that Nationwide Fixture Installations, Inc. be designated as sole source vendor for the installation of the fitness court at Davis Park.

We recommend issuing a sole source purchase order in the amount of \$28,500.00 to nationwide Fixture Installations, Inc. due to their status as an approved installer by the National Fitness Campaign, and their ability to complete the install quickly.

Funds will be utilized from One Fitlots account number 208-933890-972000-72105.

If you require any additional information, please do not hesitate to contact me.

Approved:  Date: 5/14/2025
Brett Kaschinske, Parks and Recreation Director



**Installation Proposal for NFC Site Partner
Davis Park
City of Lansing, MI**

City of Lansing, MI
Davis Park
5500 Pleasant Grove Rd
Lansing, MI 48911

May 5, 2025

Proposal #:250365

Thank you for allowing Nationwide Fixture Installations (NFI) the opportunity to provide a proposal for the installation of Fitness Court® provided by the National Fitness Campaign.

Please review the details of this proposal to ensure we have accurately described the scope of work (SOW), and that we have met all your expectations.

Scope of Work:

Installation of Fitness Court® provided by the National Fitness Campaign in accordance with the National Fitness Campaign Installation Instructions and associated manufacturer's guidelines. This proposal represents the full scope of work.

Installation Documentation & Guidelines:

- NFC provided Concrete Slab Drawings
- The Fitness Court® Tile overview
- The Fitness Court® Specifications
- The Fitness Court® Installation Kit overview
- The Fitness Court® Installation and Maintenance Manual
- The Fitness Court® Vinyl Artwork Alignment Guide

Anticipated Schedule:

1. Anticipated Project Start Date: June 2, 2025
2. Project End Date: June 6, 2025

Installation of the Fitness Court® will not be scheduled for installation any sooner than 28 days after concrete is poured unless approved Spray-Lock product is used allowing installation to occur as soon as 14 days after concrete is poured / application of the Spray-Lock treatment. Installation of the Fitness Court® will only be scheduled if the conditions of the concrete and atmospheric conditions meet product manufacturers' requirements during use of product(s) including the 24-hour period following

use of product(s). Schedule will be coordinated with Customer 14 days or more prior to installation. Schedule may also be affected by requirements for curing if using PIP flooring.

Assumptions:

1. All work to be completed with Non-Union Labor.
2. Proposal is based on one single mobilization and a continuous work schedule with no downtime.
3. NFI will be responsible for completing punch list items related to our original SOW based on materials available during our mobilization. NFI will NOT be responsible for new SOW items, punch list items added after our demobilization, item(s) requiring materials not available or part of our SOW, or finish touch-ups or repairs due to manufacturing defects or damage caused by other trades.
4. In the event we must return for reasons outside the control of NFI, additional charges may apply.
5. This proposal is based on NFI providing a standard required COI. It does not reflect OCIP or CCIP job requirements, unless disclosed by Customer and stated otherwise in our Inclusions.
6. NFI reserves the right to review, and revise said proposal upon receipt of an updated Scope of work.

Inclusions:

Installation of the following items:

- Body Weight Training Wall
- Anchor Bolts
- Sports Tile Flooring
- ADA Tile Border (Where applicable)
- All Equipment Elements
- Floor Markings
- Wall Graphics Installation according to 3M product requirements and the NFC Graphics Installation Guide.
- Signed Certificate of Completed Installation
- Close -Out Documents filed with NFC for Fitness Court® Warranty
- Owner Site Walk Thru upon completion
- Completion of Fitness Court Installation in 4 Days or less (Weather permitting)
- Completion of Graphics installation within 1 week of completion of Fitness Court

Installation

- Travel & Logistics
- Installation Project Management & Scheduling
- Pre- Installation Kickoff Meeting
- Insurance Certificate

Exclusions:

1. Repairs required due to damage caused by shipping, mishandling by others, or onsite damage by others.
2. Call backs due to site issues outside the control of NFI.
3. Punch list item(s) not related to original SOW, item(s) added after our demobilization, item(s) where necessary materials are not available, touch-up or repairs to SOW due to manufacturing defects or damages by other trades.
4. Any required permits, bonds or licenses fees required for construction (unless specifically noted in Inclusions).
5. Any taxes or other fees (unless specifically noted in Inclusions).

Provided by Customer:

- Procurement / supply of The Fitness Court®, Fitness Court® Tile, and Fitness Court® Install Kit.
- Site Prep
- Concrete slab built & cured, according to provided slab drawing specifications
- Construction fencing which will remain in place until all graphics are installed.
- Traffic and Pedestrian Control
- Restroom Facilities
- Storage of Fitness Court®
- Safe environmentally controlled storage of graphics until time of installation
- Charging capabilities for cordless tools
- Exact location and orientation of the Fitness Court® relative to the concrete footing.
- Parking adjacent to installation site for one vehicle
- Construction Lighting (as required)
- Pour in Place (PIP) Flooring (If chosen)

Concrete Slab Installation Requirements: Slab must be installed per NFC Installation Manual Including dimensions, slope, and surface preparations. Surfaces of concrete must be clean, dry, and flat, free of voids, projections, loose materials, oil, grease, sealers, and all other surface contaminants. Slab to be swept and cleaned prior to the arrival of the installation crew. "Concrete substrate should NOT be smooth and reflective; it must have a concrete surface profile of CSP 1-3 (similar to a light broomed finish). Alkaline surfaces need to be coated with primer prior to installation of tiles. Application of Spray-Lock treatment must be done in accordance with manufacturer's recommendations.

Provided by Customer as coordinated with installation team:

- Site Security
- Delivery and staging of Fitness Court® to site prior to arrival of installation crews
- Debris and trash removal & recycling

Qualifications:

1. All work to be completed with Non-Union labor.
2. If job schedule changes or deviates from schedule noted above, NFI reserves the right to adjust our pricing accordingly.
3. To avoid expediting fees NFI must receive a written approval of this proposal twenty-one (21) days prior to the start of the installation.
4. Missing or damaged inventory items will be ordered as soon as they are identified. Customer will be contacted and is expected to deliver priority overnight or as necessary in order that there are no delays in meeting critical completion dates. Any missing materials that arrive after our completion date may require a return trip that will be billed at Time & Material (T&M) including all labor, remobilization costs, and any materials required for installation of missing materials.
5. Proposal is based on the site being "Installation Ready" prior to the arrival of the installation crew. Permanent or adequate power required for operating all power tools and equipment must be operating and available to our installation crew.

Execution of this Agreement:

- Signed Proposal, Customer issued Purchase Order, or other acceptable agreement by all parties.
- 50% Down Payment required prior to deployment of installation team

- Final payment invoice will be processed following installation and customer sign off on both the Fitness Court installation and the Graphics installation.

Price: Installation of Fitness Court: \$28,500.00

Expiration Date – Unless the Customer accepts this Proposal in writing within thirty (30) days of the date listed above, this Proposal will expire.

Pre-lien Notice - Please be advised that the state in which the Project is located may require subcontractors to issue pre-lien notifications and/or filings. NFI reserves the option to complete all statutorily required notifications and filings to preserve its right to lien the Project in the future, if necessary.

Payment Terms:

NFI will submit invoice upon completion of Fitness Court installation. Payment terms are net 10 Days from date of invoice. A signature below and a hard copy purchase order is required a minimum of 21 days in advance of the scheduled installation date. Changes made less than 14 days of the agreed upon installation date may require this proposal to be modified.

NFI terms and conditions will apply unless specifically countermanded in writing prior to the project start.

Thank you again for the opportunity to provide you with an install proposal for this project. Be assured that everyone on our team will do our part to exceed your expectations. If accepted, please provide your signature below:

Approval Signature:

Authorized Name

Date

Authorized Signature

Position/Title

Terms and Conditions

1. Proposal is for previously described scope of work only; price does not include any manufacturing or fabricating of any components. Our proposal includes all travel expenses and per diems, tools, and miscellaneous supplies to complete the work. Proposal does not include for any specialty hardware, fasteners, or material handling equipment unless specifically indicated within this proposal.
2. All work to be completed with Non-Union labor. If at any time union labor is required, current pricing will no longer be valid. Proposal will need to be repriced with applicable union labor rates.
3. The proposal price and time are based on the representation and warranty, hereby made by Customer to NFI, that all products shall be delivered in accordance with the delivery schedules set forth in this proposal, that deliveries will be complete, and organized in a logical sequential order; that all fixtures are reasonably capable of being installed with little or no adjustment, reworking or refinishing; that the project space is in a condition of construction that is capable of installing fixtures free from interference by the work of the owner, general contractor and/or other trades if applicable.
4. Proposal is based on the site having adequate lighting and electrical service.
5. Price is based on unloading material as adjacent to jobsite as is possible, with clear access from the unload point into the space.
6. Should unloading of materials and goods be required off premise, additional work required will be executed on a Time and Material basis for all applicable labor, facilities, equipment, and additional transportation and shipping charges.
7. Proposal includes for removal of trade related debris to a dumpster provided by others.
8. Pricing is based on one crew mobilization, unless otherwise specifically noted within this proposal.
9. Customer will process Change Order requests within a timely manner such that NFI's operations at each project site are not impacted. In the event that Customer directs NFI to proceed with installation of fixtures or other work that: 1) is outside the scope of this proposal; 2) was the subject of late, disorganized, defective or partial deliveries; 3) occurs before the space is ready for fixture installation; 4) occurs while other trades are working in the space; 5) is impacted by means that are outside of NFI's reasonable control, then NFI shall be entitled to an equitable adjustment of the Proposal Amount and/or Proposal Time for the impacted project or projects.
10. Back charges will not be accepted without prior written approval from NFI Project Manager.
11. Mutual Consequential Damages Waiver. Notwithstanding any other provisions in this proposal to the contrary, Customer and NFI mutually waive all claims for consequential, incidental, and exemplary damages that each may have against the other.
12. Notwithstanding any other provisions in this proposal to the contrary, NFI shall bear no responsibility for the condition of fixtures and materials provided by others, or for blocking, electrical, flooring, mechanical, plumbing and/or any sub-trade work installed by others.
13. Mutual Subrogation Waiver. Customer and NFI mutually waive all claims for damage to any property to the extent that such property is covered by builder's risk or other first-party property insurance maintained by anyone.
14. Dispute Resolution. The first step in the resolution of any dispute between NFI and Customer will be a meeting to discuss and attempt to resolve the dispute. If both parties agree, the dispute may be submitted to mediation with any service offering mediation services acceptable to both NFI and Customer.
15. Any claim arising out of or relating to this proposal, which is not resolved by a meeting, as required in the preceding paragraph, shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the agreement. A demand for arbitration shall be made in writing, delivered to the other party to this agreement, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all claims then known to that party on which arbitration is permitted to be demanded.
16. Either party, at its sole discretion, may consolidate an arbitration conducted under this proposal with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).
17. Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of a claim not described in the written consent.
18. This agreement to arbitrate and any other written agreement to arbitrate with an additional person or persons referred to herein shall be specifically enforceable under applicable law in any court having jurisdiction thereof. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

19. Fire, explosion, theft, lightning, windstorm, earthquake, flood, hurricane, tornado, storm, labor disputes not caused by the Contractor, area-wide labor disputes impacting the Work, riot, civil commotion, act of war, act of foreign or domestic terrorism, malicious mischief, epidemic, pandemic (including but not limited to the COVID-19 coronavirus pandemic), act of God, or any other event not listed above that is both reasonably unforeseeable and beyond the Parties' reasonable control shall be a "Force Majeure Event." A Party to this Agreement shall not be held responsible for or liable to the other for any unavoidable loss, damage, or delay to the extent that such loss damage or delay is caused by a Force Majeure Event. Should a Force Majeure Event occur, the Parties shall promptly notify one another of the event. The Parties shall use all commercially reasonable efforts to overcome and mitigate all resulting losses, damages, or delays and to resume as soon as practical the normal pursuit and schedule of the Work. Should a Force Majeure Event result in increased labor or material costs or unavailability of same, or other loss, damage or delay to the Project, the Project schedule and price shall be equitably adjusted to reflect the actual time and cost impact caused by the Force Majeure Event.

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: May 14, 2025

SUBJECT: Sole Source – Nationwide Fixture LLC

The City of Lansing Parks and Recreation Department requests that Nationwide Fixture LLC be designated as a Sole Source contractor for the installation of the MFC Approved Fitness Court at Davis Park.

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

Based on the attached letter we recommend issuing a sole source purchase order to Nationwide Fixture LLC, the amount of \$28,500 from the One Fitlots account number 208-933890-972000-72105.

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor



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

TO: NATIONWIDE FIXTURE INSTALLATIONS INC
15600 28TH AVE NORTH
PLYMOUTH, MN 55447

(763) 278-7320

PURCHASE ORDER

P.O. NUMBER	P092277
DATE	05/14/2025
VENDOR I.D.	V051770
FOB	None
REQUISITION NO	PR021758

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

DELIVER ITEMS TO:

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

SEND INVOICE TO:

PARKS & RECREATION ADMIN OFFICE
200 N FOSTER

LANSING 48912

Item No.	QTY	Description	Unit Price	Extended Price
1	28,500.00	CAPITAL OUTLAY/CONSTRUCTION 208-933890-972000-72105 \$28,500.00	\$1.00	\$28,500.00
Total:				\$28,500.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

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

Federal Tax ID: 38-6004628

AUTHORIZED SIGNATURE

Desiree A. Kelleand

Date

Printed: 05/15/2025

New Vendor Number Request

W-9 Form must be signed and attached.

NOTE: Incomplete forms will be returned to requestor.

Vendor Information						Date: 5/14/2025					
Full Name Nationwide Fixture Installations, Inc.						DBA Name (Doing Business Under Assumed Name)					
Corporate Address 15600 28th Ave North						Mailing Address					
City Plymouth		State MN		Zip 55447		City		State		Zip	
Tax Identification Number (TIN) 41-1694041						Social Security Number (If no TIN)					
Corporation C		Partnership		Individual/Sole Proprietorship		Other (i.e. Government)					
Corporate Office Phone Number 763-278-7320				Accounts Payable Phone Number 612-590-2275				AP Contact Name Sammy Donnay			
Accounts Payable Email Address sdonnay@nfi-usa.com				Corporate Email Address				Website Address			
Is Vendor exempt from Backup Withholding?		Yes		☒		No		☐		Note: Inquire with Vendor	
Vendor Number and Purchase Order Information											
Permanent Number		X		City Employee Number							
Provides a Service		X		Provides Goods		X		Check both if Vendor Provides Goods & Services			
Purchase Order		X		Accounts Payable, No Purchase Order*							
Medical Services		Yes		☐		No		☒		Attorney	
								Yes		☐	
								No		☒	
Will the City be Paying Rent to this company?				Yes		☐		No		☒	
*Accounts Payable are for checks that are direct pay, refunds, reimbursement and employee reimbursements											
Minority and Female Owned Business (at least 51% ownership)											
Minority Owned Business											
Is Vendor a 51% Minority Owned Business?				Yes				No		X	
Please check each that applies											
African-American		☐		Native-American (American Indian, Eskimo, Aleut, Native Hawaiian)						☐	
Hispanic-American		☐		Asian-Indian (India, Pakistan, Bangladesh)						☐	
Asian-Pacific		☐									
Disabled-Owned		☐									
Female Owned, Operated and Controlled											
Female Owned		☐									
Requestor Information											
W-9 Form Requested and Attached?		Yes		☒		No		☐			
Reason why not requested or attached											
Name of Requester		Kathryn McNichol									
Department		Parks									



Eastside Community Action Center

1001 Dakin St, Lansing, MI 48912
Phone: 517-853-0414 Fax: 517-853-0415

05/23/2025

Dear Lansing City Clerk,

I am writing to formally appeal the May 12, 2025, decision by the Claims Review Committee denying our claim of \$674.00 in red tag fees associated with the property located at 1018 Bensch, Lansing. Our organization acquired this property from the Ingham County Land Bank with the intent to rehabilitate it and provide affordable housing to a low-income family, consistent with our mission to address housing needs and improve neighborhood stability.

At no point during the acquisition process were we made aware that the property had been red-tagged. This information was not disclosed by the Land Bank or flagged during the title search, and the title company has confirmed that they had no knowledge of any outstanding code violations or red tag status. The first notice we received regarding the red tag and associated fees came just two weeks after the property's sale was finalized. Concerned, we contacted the Land Bank who stated they had never received any notification about the red tag. When we reached out to the appropriate city department, we were informed that the previous owner had not been notified due to a "glitch in the city process." This procedural error placed us at an unfair disadvantage and left us unknowingly responsible for fees we had no part in incurring.

Our purchase and planned rehabilitation of this property are part of our larger commitment to increasing access to affordable housing and revitalizing neighborhoods in Lansing. We are working toward the same goal as the City—to eliminate blight and improve living conditions for residents. Nonprofit developers like us often face tight timelines and limited resources, and we believe it is reasonable to ask that a grace period be extended to allow for properties to be brought up to code without immediate penalty, especially when the intent is clearly to invest in the community and serve low-income families.

Given the facts presented and the unique circumstances of this case, we respectfully request that the City Council reconsider the Claims Review Committee's decision and waive the red tag fees. Thank you for your time and consideration of our appeal. Please let us know if any additional documentation or information is needed.

Kind regards,

Dr. Stan Parker,
Executive Director

JUN 2'25 11AMCLERK



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

May 12, 2025

Eastside Community Action Center
1001 Dakin
Lansing, MI 48912

Re: Claim – 1018 Bensch

Dear Eastside Community Action Center:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$674.00 for red tag fees for property located at 1018 Bensch, 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: 2176

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Topic(s) to be addressed City Rescue Mission Expansion Project
Name (print) MARK CRISS E-Mail (optional) MARK@BEAResuer.org
Address (street, city, zip) 2216 S. Cedar St., Lansing, MI 48910
Company or organization represented, etc. (if applicable) City Rescue Mission
Signature [Handwritten Signature] Pronouns _____

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2

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Topic(s) to be addressed Business Operating/Functioning as unlicensed night club
Name (print) Gaylon Sue Pearson E-Mail (optional) gaylonsue@gmail.com

Address (street, city, zip) 309 S. Hosmer

Company or organization represented, etc. (if applicable) Pronoia Place

Signature Gaylon Pearson Pronouns Her/She

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Topic(s) to be addressed Alcohol license

Name (print) Cynthia Drane E-Mail (optional) dranecc@feris.edu
cp

Address (street, city, zip) 318 Jones St.

Company or organization represented, etc. (if applicable) N/A

Signature [Handwritten Signature] Pronouns _____

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Jackson, Brian

From: Boak, Sherrie
Sent: Monday, June 9, 2025 4:12 PM
To: Pehlivanoglu, Trini; Hussain, Adam; Garza, Jeremy; Spadafore, Peter; Jackson, Brian T.; Carter, Tamera; Brown, Jeffrey; Kost, Ryan
Cc: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Statement for the Public Record

Please see the public comment for tonight's meeting to be place on the record.

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

From: Carol <carolwood.council24@gmail.com>
Sent: Monday, June 9, 2025 4:10 PM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Cc: Ryan Kost <ryan48820@gmail.com>
Subject: [EXTERNAL] Statement for the Public Record

I am asking that my statement be read into the the public record:

Statement in Support of IAFF Local 421 and Lansing Fire Department Retirees

As a proud former member of the Lansing City Council, having served this city faithfully for twenty-four years until my retirement in 2024, I feel compelled to speak out in support of IAFF Local 421 and the retirees of the Lansing Fire Department.

Throughout my time on Council, I have consistently advocated for the wellbeing of the city's employees and retirees—individuals who dedicated their lives to public service, often under the most difficult and dangerous circumstances. In 2021, when this administration attempted to reduce health care benefits for both employees and retirees, the Council stood firm. We refused to allow the dismantling of hard-earned benefits—promises that had guided life decisions for countless public servants.

Now, just a few short years later, we find ourselves in an eerily familiar situation. This administration is once again attempting to revise the historical understanding of negotiated contracts, aiming to shift the burden of health care costs onto retirees who served our city with distinction. These are individuals who retired between July 1, 2013 and March 8, 2021 under a clearly defined and consistently implemented understanding of their healthcare benefits—a framework mutually agreed upon at the bargaining table and practiced faithfully for over a decade.

The attempt to now reinterpret this agreement and impose retroactive costs, under the pretense of a long-standing administrative error, is not only unjust but deeply unethical. This violates the foundational principles of good-faith bargaining and breaks trust with those who built their retirement security based on these agreements.

Retired Captain Bryan Epling, former President of IAFF Local 421, articulated the issue with great clarity and moral weight: these men and women made decisions—financial and personal—based on terms that were negotiated in good faith. Many even invested tens of thousands of dollars to purchase service credits, relying on the City’s own guidance. To now retroactively alter their financial commitments, in some cases increasing monthly healthcare costs by over 800%, is unconscionable.

Let us not forget: retirees are not employees. They do not benefit from annual wage increases, overtime opportunities, or cost-of-living adjustments. Their income is fixed, and unlike many others, these retirees do not qualify for Social Security due to their years of service with the City. To impose sudden, drastic increases to their health care premiums not only erodes the financial stability of our retirees—it jeopardizes their health and wellbeing during their most vulnerable years.

The City’s own commissioned reports and the clear past practices contradict this new and opportunistic interpretation. As such, I stand unequivocally with IAFF Local 421 and its retirees. I urge city leaders to honor the agreements that were negotiated, respect the integrity of our collective bargaining process, and reject any action that would further strain the lives of those who have already given so much.

Supporting our retired firefighters is not just a fiscal decision—it is a moral imperative.

Carol Wood

Former Lansing City Council Member (2000–2024)

Carol Wood

4

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Topic(s) to be addressed Lansing Fire Retiree Health Care

Name (print) David W. Rosenberg E-Mail (optional) _____

Address (street, city, zip) 1010 Eaton Green, Charlotte, MI 48813

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

Signature _____ Pronouns _____

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Topic(s) to be addressed LFD retiree health insurance

Name (print) Marvin Helmker E-Mail (optional) _____

cp

Address (street, city, zip) 987 N. Eifert Rd, 48842

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

Signature Marvin Helmker Pronouns _____

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Topic(s) to be addressed Support of Firemen

Name (print) Erik Almquist E-Mail (optional) Erik.ALMQUIST@MAILAD

Address (street, city, zip) 4615 S. PENNSYLVANIA LANSING 6mailco

Company or organization represented, etc. (if applicable) N/A

Signature [Signature] Pronouns 6/9/25

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Topic(s) to be addressed LFD

Name (print) Mauricio Barrera E-Mail (optional) BarreraMauricio318@gmail.com

Address (street, city, zip) 13607 Juniper Dr Detroit MI 48820

Company or organization represented, etc. (if applicable) Local 421

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Retiree Healthcare

Name (print) Steve Kilmer E-Mail (optional) _____

cp
Address (street, city, zip) 350 Broken Hills Dr

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

Signature _____ Pronouns _____

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Topic(s) to be addressed LAD Retention, if

Name (print) Ryan McCornick E-Mail (optional) fireguy50@gmail.com

Address (street, city, zip) 5609 Annapolis Dr Lansing 48906

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

Signature [Signature]

Pronouns He/Him

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Topic(s) to be addressed LFD Retirees

Name (print) TOM Cochran E-Mail (optional) wtomcochrane@gmail.com

Address (street, city, zip) 418 Coffeenmith Dr. Mancel, MI 48858

Company or organization represented, etc. (if applicable) LFD Retirees

Signature Tom Cochran Pronouns _____

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Topic(s) to be addressed FIREFIGHTER INDEPENDENCE ISSUES

Name (print) JERRY ERICKS E-Mail (optional) ERICKSJM@LANSINGMI.GOV

Address (street, city, zip) 105 HADWELL TERRACE

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

Signature _____ Pronouns _____

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Topic(s) to be addressed Retiree Health Care
Name (print) Bill Oberst E-Mail (optional) _____
cp _____
Address (street, city, zip) 8546 Taft Rd
Company or organization represented, etc. (if applicable) LHS
Signature [Signature] Pronouns _____

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Topic(s) to be addressed Fire Dept Benefits

Name (print) Don Harrington E-Mail (optional) _____

cp
Address (street, city, zip) 8772 W. Lake Pointe, 48808

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

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Health care.

Name (print) Patricio Medina E-Mail (optional) _____

cp

Address (street, city, zip) 14149 Cordaleigh Dr, Lansing, MI 48906

Company or organization represented, etc. (if applicable) LFD 421

Signature Patricio Medina Pronouns _____

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Topic(s) to be addressed RETIREE HEALTHCARE

Name (print) BRYAN EPLING E-Mail (optional) _____

Address (street, city, zip) 5325 HOUSTON RD

Company or organization represented, etc. (if applicable) DAFF L421

Signature [Signature] Pronouns _____

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Topic(s) to be addressed LFD Refined EF Ins.

Name (print) Pat Wieferich E-Mail (optional) _____

Address (street, city, zip) 8129 W. St. Joe

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

Signature P. Wieferich Pronouns —

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Topic(s) to be addressed LED Insurance

Name (print) Jeff Ninkh E-Mail (optional) _____

Address (street, city, zip) 9399 W Chadwick Rd Detroit 48820

Company or organization represented, etc. (if applicable) JAFF 421

Signature _____ Pronouns _____

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Topic(s) to be addressed Retirees Health Care

Name (print) Penny Betcher E-Mail (optional) Pbetcher@comcast.net

Address (street, city, zip) 323 Cologne, Lansing, 48917

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

Signature P Betcher Pronouns _____

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Topic(s) to be addressed LFD 421 RETIREE HEALTHCARE

Name (print) STEPHANIE HOLLY E-Mail (optional) stephholly@comcast.net

Address (street, city, zip) 7260 CONEFLOWER CT, GRAND LEDGE, MI 48837

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

Signature S. Holly Pronouns _____

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Topic(s) to be addressed Lansing Fire Fighter Retired

Name (print) Aurelius Christian E-Mail (optional) _____

Address (street, city, zip) _____

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

Signature _____ Pronouns _____

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