

**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**



AGENDA FOR FEBRUARY 26, 2024 AT 7:00 PM

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

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

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

1. February 12, 2024

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

Tabled Items

Special Ceremonies And Presentations

Comments By Council Members And City Clerk

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

Speaker Registration For Public Comment On Legislative Matters

Mayor's Comments

Show Cause Hearings

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

Scheduled Public Hearings

2. Brownfield Plan #77 Amendment No. 1; 500 Block Redevelopment Project for 501 S. Capitol Ave., 110 W Hillsdale St., and 520 S. Washington Ave. (PEND-3568)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Consent Agenda

3. Tribute; in memory of Angelene Lois Trice (PEND-3604)
4. Reappointment; Stephen Young as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2030 (PEND-3580)
5. Polling Places; temporary relocation of multiple precincts for the May Special Election (PEND-3595)
6. Liquor License; New Class C Development District or Area Liquor License, a request from Macotta Club, LLC at 300 S. Washington Square (PEND-3590)
7. Setting a Public Hearing on Noise Special Permit; Hoffman Bros. Inc. to allow for Combined Sewer Overflow 016/017 Phase 2 Project (PEND-3574)
8. Setting a Public Hearing on a Noise Special Permit; Michigan Department of Transportation request to allow for work activities to take place on I-496/US-127 (PEND-3583)
9. Acceptance of Transportation Asset Management Plan (PEND-3582)
10. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1326 N. Jenson Ave. (PEND-3549)
11. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1519 Linval St. (PEND-3577)

Resolutions For Action

12. Grant Acceptance; Transformational Affordable Housing Projects (PEND-3559)
13. Grant Acceptance; Transformational Municipal Infrastructure (PEND-3561)
14. Council Rules; Addition of Rule 48 for Virtual Participation (PEND-3512)

Per Council Rule #41, the proposed rule is now eligible for adoption

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

Ordinances For Passage

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

15. Minutes of Boards and Commissions placed on file in the Clerk's Office
16. Boards and Commissions Term Expirations

Item(s) from the Mayor re:

17. Workers Compensation Settlement; Claim #WC 2876-21-0003758 (PEND-3596)

18. Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2024-2025 (PEND-3599)
19. Setting a Public Hearing on the Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2024-2025 (PEND-3603)
20. Appointment; Samantha Harkins as a City of Lansing member of the Potter Park Zoo Board for a term to expire December 31, 2026 (PEND-3601)
21. Grant Acceptance; Michigan Natural Resources Trust Fund (MNRTF) Grant; Frances River Lot Deck Improvements (PEND-3600)

Communications and Petitions

22. Communication from Charlie Tidwell on various City matters

Motion Of Excused Absence

Remarks By Council Members

Remarks By The Mayor Or Executive Assistant

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

Adjournment



CHRIS SWOPE, CITY CLERK

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

LANSING CITY COUNCIL MEETING

DATE & TIME: 2/26/2024 7:00 PM

Starting Time 8:48 8:14

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

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

MEDITATION IN MEMORY OF: TC - Pastor Emerito Aguirre Torres

PLEDGE LED BY: _____

Adjournment Time 9:18

CHRIS SWOPE
LANSING CITY CLERK

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**Official Proceedings of the City Council
City of Lansing
February 12, 2024**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:09 p.m. by President Garza

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

ABSENT: Council Member Jackson

A quorum was present.

Council Member Carter asked people to remember Pastor Emeritus Angelene Trice, who recently passed away, during the moment of Meditation. Council Member Brown asked people to remember Frank Washington, who recently passed away, during the moment of Meditation. Council Member Hussain asked people to remember Lois Tanner, who recently passed away, during the moment of Meditation. Mayor Schor echoed Council Member Brown's remembrance of Frank Washington and brought attention to the one-year anniversary of the mass shooting that occurred on the campus at MSU. Mayor Schor asked to honor and remember the victims and all those impacted by the mass shooting during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Garza.

Special Ceremonies

Tribute; in recognition of 2024 Pastors Salute

Resolution #2024-014

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

WHEREAS, today more than ever, our religious leaders play a critical role in keeping the community nurtured and motivated to take on everyday challenges and to celebrate the community's triumphs; and

WHEREAS, on Saturday, February 17, 2024, The Divine Connection celebrates their Annual Event, The Pastors Salute, not only celebrating spiritual leaders but also reinforcing the bonds that hold communities together; and

WHEREAS, The Pastors Salute, a tradition deeply cherished, serves as a testament to Divine Connection's commitment to recognizing and honoring over 200 exemplary pastors in Lansing and neighboring communities; and

WHEREAS, having made a positive impact on the community, the Pastors will receive letters from their members, and a plaque to publicly observe and applaud their contributions and showcase their good works in the community; and

WHEREAS, this year in 2024, the Kattie M. Wills Trailblazer Scholarship Award will be honoring graduating seniors. Kattie M. Wills was not only the church mother at Lansing Church of God in Christ for 55 years, but also a single mother who raised 5 children that became either a Nurse, Professor, Teacher, or Educator.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council, hereby, wish to recognize the 2024 Pastors Salute in honoring Lansing Pastors for their dedication to the community. We celebrate their triumphs as leaders, mentors, and motivators. Congratulations Pastors, we wish you continued success in your efforts.

By Council Member Carter

Motion Carried

Tribute; in recognition of Michigan Bulletin's 30th Anniversary

Resolution #2024-015

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

WHEREAS, The Michigan Bulletin has been providing an alternative news source to Lansing area residents for nearly three decades, and on February 12, 2024, they will celebrate their 30th anniversary; and

WHEREAS, The Michigan Bulletin officially opened its doors on February 12, 1994 as a minority newspaper focused on issues pertinent to the minority community. The publication has been able to communicate with and educate Lansing through its dedicated staff and supporters; and

WHEREAS, Marcus Jefferson, owner and general manager has been committed to preserving African American journalism and news photography. Its most notable accomplishment is working with young people through programs like the Young Publisher Club. Inspiring young people to major in or seek employment in the Journalism field.

NOW, THEREFORE, BE IT RESOLVED, that the City of Lansing City Council acknowledges the long-standing impact The Michigan Bulletin has had on providing the Lansing area a source for the minority issues and congratulates them on their 30th Anniversary.

By Council Member Hussain

Motion Carried

Council Member Hussain recognized Marcus Jefferson who thanked Council for the recognition.

Presentation on Brownfield Plan #77 Amendment Number one on the 500 Block redevelopment project

Council Member Hussain recognized Kris Klein, David Van Haaren, and Dominic Cochran who made a presentation on Brownfield Plan #77 amendment.

Approval of Printed Council Proceedings

By Vice President Hussain

To approve the printed Council Proceedings of January 8, 2024 and January 22, 2024

Motion Carried

Comments by Council Members and the City Clerk.

Vice President Hussain thanked Dick Peffley, Calvin Jones, and the employees of Lansing Board of Water and Light for taking care of street light outage along Pleasant Grove Rd. He also spoke about the upcoming Rejuvenating South Lansing meeting and Southwest Action Group meeting.

City Clerk Swope welcomed a new City Council Intern Thomas-Anthony Vitale, spoke about the upcoming Election Law Town Hall that he is participating in, and provided an update on the Presidential Primary Election.

Community Event Announcements

Nicklas Zande spoke about an upcoming community meeting to meet Charter Commission candidates.

Nik Finch spoke about an upcoming meeting for Queering Medicine working group.

Emily Walkowski spoke about an upcoming rally at the State Capital in support of Rafah in Palestine.

Speaker Registration for Public Comment on Legislative Matters

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

Mayor's Comments

Mayor Schor congratulated the Lansing Police Department on becoming fully accredited, reminded residents of the deadline to pay winter property taxes without penalty, congratulated Everett High School Youth in Government Students, congratulated the Glidden Space for their new exhibit in the Old Town of Lansing, congratulated Reo Town Market on their successful Mardi Gras, reminded the public of Winterfest's events, thanked the MEDC for issuing the City of Lansing \$19 million to clean up the Racer Trust Property, and spoke about an upcoming open house to discuss the CSO project and the MLK Boulevard reconfiguration projects.

Public Comment on Legislative Matters

Public Comment on Legislative Matters:

Nicklas Zande spoke on the various legislative matters.

Brent LaVanway spoke about Z-10-2023.

Laila Kanaish spoke in support of the Ceasefire Resolution.

Loretta Stanaway spoke in support of the Ceasefire Resolution.

Amberose Nolan spoke in support of the Ceasefire Resolution.

Chelsea Roberts spoke in support of the Ceasefire Resolution.

Ronald Pedersen spoke in support of the Ceasefire Resolution.

Sally Burns spoke in support of the Ceasefire Resolution.

John Masterson spoke in support of the Ceasefire Resolution.

Victoria Baher spoke in support of the Ceasefire Resolution.

Anna Martinez Hums spoke in support of the Ceasefire Resolution.

Peter Fowler spoke in support of the Ceasefire Resolution.

Anna Fisher spoke in support of the Ceasefire Resolution.

Emily Walkowski spoke in support of the Ceasefire Resolution.

Charles Tidwell spoke against the developments in the wheel area and in support of the Ceasefire Resolution.

Hannah Erwin spoke in support of the Ceasefire Resolution.

Amanda Koenig spoke in support of the Ceasefire Resolution.

Nik Finch spoke in support of the Ceasefire Resolution.

Dakota Cranfill spoke in support of the Ceasefire Resolution.

David Vashaw spoke about police protection for the homeless population and in support of the Ceasefire Resolution.

Sydney Perttunen spoke in support of the Ceasefire Resolution.

Corina Klein spoke in support of the Ceasefire Resolution.

Leah Fitch spoke in support of the Ceasefire Resolution.

Mercuri Rose spoke in support of the Ceasefire Resolution.

Jessica Souba spoke in support of the Ceasefire Resolution.

Jarek Alzoughbi spoke in support of the Ceasefire Resolution.

Chelsea Lloyd spoke in support of the Ceasefire Resolution.

Theodore spoke in support of the Ceasefire Resolution.

Bex spoke in support of the Ceasefire Resolution.

Andrew Bracken spoke in support of the Ceasefire Resolution.

A Zama spoke in support of the Ceasefire Resolution.

Alejandro spoke in support of the Ceasefire Resolution.

Grace LaFayette spoke in support of the Ceasefire Resolution.

Maezie Nettleton spoke in support of the Ceasefire Resolution.

Thasin Sardar spoke in support of the Ceasefire Resolution.

Christian Grant spoke in support of the Ceasefire Resolution.

Hailey Slutzky spoke in support of the Ceasefire Resolution.

Sara spoke in support of the Ceasefire Resolution.

Mona E. spoke in support of the Ceasefire Resolution.

Alissa Hakim spoke in support of the Ceasefire Resolution.

Bill Demerath spoke in support of the Ceasefire Resolution.

Saba Saed spoke in support of the Ceasefire Resolution.

Amy Bigman spoke about her concern for safely making remarks on the Ceasefire Resolution.

Hisham Qandeel spoke in support of the Ceasefire Resolution.

Bianca Alagon spoke in support of the Ceasefire Resolution.

Amanda Castillo spoke in support of the Ceasefire Resolution.

Consent Agenda

By Council Member Hussain

To approve all items, excluding item 10, on the Consent Agenda.

Motion Carried

Resolution #2024-016

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

WHEREAS, the City of Lansing is named as defendant in a workers' compensation action, WC 2062876-01143, involving alleged work related injuries/illnesses;

WHEREAS, it is proposed that the action be resolved by virtue of entering into a settlement agreement, in which, the City of Lansing would agree to pay Plaintiff the sum amount of EIGHTY THOUSAND THIRTY FOUR DOLLARS' (\$80,034.00) in exchange for a complete redemption and release of the City from any past, present, and future liability regarding any alleged injuries/illnesses whatsoever;

WHEREAS, the proposed settlement is recommended by the Mayor, the Human Resources Department, the City of Lansing's Fund Administrator, and the City Attorney;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approve payment amount of EIGHTY THOUSAND THIRTY FOUR DOLLARS (\$80,034.00) pursuant to said proposed settlement agreement as a full and final settlement of said action.

BE IT FURTHER RESOLVED that any prior resolution inconsistent with this resolution is hereby null and void and of no further effect.

BE IT FINALLY RESOLVED that the Law Department is authorized to prepare and execute the requisite documents to complete settlement of the aforementioned lawsuit.

Adopted as part of the Consent Agenda

Resolution #2024-017

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

WHEREAS, the City of Lansing is named as defendant in a workers' compensation action, WC 2876-21-0002849, involving alleged work related injuries/illnesses;

WHEREAS, it is proposed that the action be resolved by virtue of entering into a settlement agreement, in which, the City of Lansing would agree to pay Plaintiff the sum of THIRTY THREE THOUSAND (\$33,000.00) in exchange for a complete redemption and release of the City from any past, present, and future liability regarding any alleged injuries/illnesses whatsoever;

WHEREAS, the proposed settlement is recommended by the Mayor, the Human Resources Department, the City of Lansing's Fund Administrator, and the City Attorney;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approve payment of THIRTY THREE THOUSAND (\$33,000.00) pursuant to said proposed settlement agreement as a full and final settlement of said action.

BE IT FINALLY RESOLVED that the Law Department is authorized to prepare and execute the requisite documents to complete settlement of the aforementioned lawsuit.

Adopted as part of the Consent Agenda

Resolution #2024-018

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

WHEREAS, on December 12, 2022, the City Council resolved to place the question of the charter revision on the November 7, 2023 ballot; and

WHEREAS, the City Clerk determined that pursuant to State law, at the May 7, 2024 election the electorate should select nine Charter Commissioners; and

WHEREAS, State law requires that prior to the election of said commissioners the Council shall establish the first meeting place, the compensation of its members, and the money for the expenses of the Commission; and

WHEREAS, money for the expenses of the Commission is being budgeted through a Fiscal Year Ending 2024, Second Quarter Budget Amendment Resolution; and

WHEREAS, pursuant to State law, the first meeting of the Charter Commission shall be the second Tuesday after the election, May 21, 2024.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby calls upon the Charter Commission to meet and conduct its business in the Tony Benavides City Council Chambers on the 10th floor of the David Hollister City Hall.

BE IT FURTHER RESOLVED that Charter Commissioners receive \$200 per diem to be paid for each regular Charter Commission meeting attended, but not to exceed ninety (90) such meetings.

BE IT FINALLY RESOLVED the City Clerk shall notify the members of the Commission in writing concerning the designated date, time, and place of the first meeting.

Adopted as part of the Consent Agenda

Resolution #2024-019

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 #77 AMENDMENT NO. 1 – 500 BLOCK BROWNFIELD REDEVELOPMENT PROJECT**

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 property commonly referred to as 520 S. Washington Avenue, 501 S. Capitol Avenue, and 110 W. Hillsdale Street 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, maps, plats, and a description of the brownfield plan are available for public inspection at the Lansing Economic Development Corporation, 401 S. Washington Square, 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 by the City Council of the City of Lansing that a public hearing be held Monday, February 26, 2024, at 7:00 p.m. for the purpose of receiving public comment on Brownfield Plan #77 Amendment No. 1 – 500 Block Brownfield Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

520 S. WASHINGTON AVENUE, LANSING MI

Parcel A Legal Description: A parcel of land being part of Lots 1-4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet to the point of beginning of this description; thence S89°13'23"E continuing along said North line 168.50 feet to the Northeast corner of said Block; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Southeast corner of Lot 4 of said Block 149; thence N89°18'36"W along the South line of said Lot 4 a distance of 89.00 feet; thence N00°32'27"E 57.50 feet; thence N89°27'35"W 79.50 feet; thence N00°32'26"E 206.46 feet to the point of beginning; said parcel containing 0.91 acre, more or less; said parcel subject to all easements and restrictions, if any.

501 S. CAPITOL AVENUE, LANSING MI

Parcel B-1 Legal Description: A parcel of land being part of Lots 4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Beginning at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet; thence S00°32'26"W 206.46 feet; thence S89°27'35"E 79.50 feet; thence S00°32'27"W 54.50 feet; thence N89°18'36"W 128.00 feet; thence N00°32'27"E 109.52 feet; thence N89°03'58"W 113.00 feet to the West line of said Block 149; thence N00°32'27"E along said West line 151.00 feet to the point of beginning; said parcel containing 0.78 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel B-2 Legal Description: A parcel of land being part of Lots 5 & 6, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 330.00 feet to the Northeast corner of said Block 149; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Northeast corner of Lot 5 of said Block 149 and the point of beginning of this description; thence S00°32'26"W continuing along said East line 131.75 feet to the Southeast corner of said Block 149; thence N89°21'13"W along the South line of said Block 149 a distance of 74.00 feet; thence N00°32'26"E 131.81 feet to the North line of said Lot 5; thence S89°18'36"E along said North line 74.00 feet to the point of beginning; said parcel containing 0.22 acre, more or less; said parcel subject to all easements and restrictions, if any.

110 W. HILLSDALE STREET, LANSING MI

Parcel C Legal Description: Part of Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, more particularly described as follows: Lots 7 & 8; also the South 3.00 feet of Lot 9; Also the West 113.00 feet of Lot 9; Also the South 47.00 feet of the West 113.00 feet of Lot 10; Also the South 3.00 feet of Lot 4 Except the East 89.00 feet thereof; Also Lots 5 & 6 Except the East 74.00 feet of said lots thereof.

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 #77 Amendment No. 1 – 500 Block Brownfield Redevelopment Project and the scheduled public hearing.

Adopted as part of the Consent Agenda

Resolution #2024-020

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

WHEREAS, a public hearing was held on Monday, December 11, 2023, in consideration of the request by Leavitt and Starck Excavating, Inc., the construction contractor for the Combined Sewer Overflow (CSO) 015South Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the periods March 2, 2024, through December 14, 2024; and

WHEREAS, timely completion of this project is specifically required by Administrative Consent Order #ACO-05153, entered Dec. 19, 2019; and

WHEREAS, the large amount of construction required for this project will encompass all of the 2024 construction season, all of the 2025 construction season and a portion of the 2026 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area, generally bounded by Lapeer St. on the northside, Sycamore St. on the eastside, Ottawa St. on the southside, and Verlinden St. on the westside, and on major streets, Martin Luther King, Jr. Blvd., Shiawassee St., Ottawa St., and Jenison St.; and;

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

- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Leavitt and Starck Excavating, Inc., while the company is conducting work as part of the CSO 015South Project, as described above, on Saturdays from 8:00 AM to 4:30 PM for the period March 2, 2024, through December 14, 2024.

Adopted as part of the Consent Agenda

Resolution #2024-021

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

WHEREAS, R.E. Olds Transportation Museum requested \$250 to defray costs for a special event permit associated with their event, "Car Capital Auto Show" to be held June 29, 2024; and

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

WHEREAS, the Committee on City Operations met on February 7, 2024, reviewed the request, and approved \$250.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to R.E. Olds Transportation Museum in the amount of \$250 to defray costs for a special event permit associated with their event "Car Capital Auto Show" to be held on June 29, 2024.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$250 to the Council Community Promotion Account – 101.112101.741289.0.

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

Adopted as part of the Consent Agenda

Resolutions

Resolution #2024-022

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

Resolution to Establish Neighborhood Enterprise Zone
#25 – Wheel District

WHEREAS, the City of Lansing continues to promote the effort to improve neighborhoods by encouraging the rehabilitation of existing housing, promoting home ownership and facilitating construction of new housing units in the City; and

WHEREAS, Public Act 147, 1992 of the State of Michigan, the Neighborhood Enterprise Zone Act, was enacted to encourage new housing construction and the rehabilitation of existing housing units and structures in older established cities in the State, including the City of Lansing, by allowing communities to grant tax abatement on specific residential properties located within districts which are designated by the community; and

WHEREAS, the City of Lansing is considered a Qualified Local Government Unit as defined in the Obsolete Property Rehabilitation Act (OPRA), 2000 PA 146; and

WHEREAS, as required by P.A. 147 of 1992, as amended, the City Assessor and each taxing unit were notified on November 30, 2023 of the City's intent to establish a new Neighborhood Enterprise Zone, and that written notice was received not less than 60 days before the passage of a resolution for designation of a Neighborhood Enterprise Zone; and

WHEREAS, as required by P.A. 147 of 1992, as amended, prior to acting on this request, a public hearing was held on the establishment of a new Neighborhood Enterprise Zone on January 8, 2024. The public hearing was held not later than 45 days after notification of the taxing units; and

WHEREAS, as required by P.A. 147 of 1992, as amended, the City Council has been furnished with the amount of the True Cash Value of the property located within the proposed Neighborhood Enterprise Zone has been calculated by the City Assessor at \$7,498,400.

NOW THEREFORE BE IT RESOLVED, pursuant to P.A. 147 of 1992, as amended, the City Council makes the following findings:

- 1) The City Council has previously adopted a housing inspection code ordinance which meets the requirements of P.A. 147 of 1992, as amended.
- 2) The proposed Neighborhood Enterprise Zone is consistent with the City's master plan, and the neighborhood preservation and economic development goals of the City.
- 3) The goals, objectives and policies prepared for the five-year U.S. Department of Housing and Urban Development Consolidated Plan as adopted by the City Council meet the intended goals, objectives and policy for the Neighborhood Enterprise Zones relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within a Neighborhood Enterprise Zone.

BE IT FURTHER RESOLVED that the Lansing City Council approves the boundaries for the new Neighborhood Enterprise Zone as described below:

Wheel District – No. 25

Boundaries: An area bounded by East Saginaw Street to the south, the CSX Railroad to the west, East Oakland Avenue to the north and North Pennsylvania Avenue to the east, except the areas in the currently designated Neighborhood Enterprise Zones of "North Pennsylvania Corridor #5" and "Prudden Wheel Factory #9"

BE IT FURTHER RESOLVED that the Lansing City Council hereby establishes a Neighborhood Enterprise Zone with the intended purpose of promoting residential development, as listed by parcel number in "Attachment A" and as represented on the map as "Attachment B".

BE IT FINALLY RESOLVED that the City Clerk shall forward a certified copy of this resolution to the Michigan State Tax Commission.

By Council Member Hussain

Motion Carried

Resolution #2024-023

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and

WHEREAS, the State of Michigan has appropriated funds within its FY 2023/2024 budget for which the City of Lansing is an eligible recipient; and

WHEREAS, funding for capital city services was appropriated for reimbursement and support of local infrastructure and municipal services that support the state capitol and adjacent state facilities; and

WHEREAS, funding for public infrastructure grants was appropriated for the purpose of rehabilitating a community pool; and

WHEREAS, funding for a swimming pool restoration project was appropriated to restore a public swimming pool listed on the National Register of Historic Places; and

WHEREAS, funding for sports infrastructure compliance was appropriated to support capital improvement costs related to affiliate compliance requirements of a professional baseball organization; and

WHEREAS, the Clerk's Office anticipates additional operating expenses through the remainder of the current fiscal year; and

WHEREAS, the Financial Empowerment Center is being reorganized and will now be operated directly by the City requiring a transfer from operating to personnel to support two new city employees; and

WHEREAS, Council had previously moved to increase personnel budgets within the original adopted budget for Fire, Police, and Public Service Departments which the Departments would like to utilize for advertising, recruitment, and training; and

WHEREAS, elections will be held to determine membership for a commission to consider a general revision of the Lansing City Charter, requiring additional expenses including funding for its operations anticipated to carry forward into successive fiscal years; and

WHEREAS, funds for certain capital projects were appropriated in the contingency of seeking additional funding for which appropriations are no longer required.

NOW, THEREFORE, BE IT RESOLVED that the following FY 2023/2024 budget amendment is approved.

BE IT FURTHER RESOLVED that the Lansing City Council hereby authorizes the Administration to accept any grants associated with the appropriations for capital city services, public infrastructure grants, swimming pool restoration project, and sports infrastructure compliance, subject to the terms of any accepted grant agreements.

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, carryforwards, and appropriations, and to execute any necessary agreements upon approval as to form by the City Attorney.

By Council Member Hussain

Motion Carried

Resolution #2024-024

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

WHEREAS, Cora Kelly sought to eliminate a special assessment of \$493.40 for board up fees, on the property tax bill for 3634 Karen Street, (Tax ID #33-01-01-31-352-011); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on February 7, 2024, and granted the claim in full in the amount of \$493.40.

THEREFORE, BE IT RESOLVED, the City Council, hereby grant the claim in full in the amount of \$493.40 for board up fees on the property tax bill for 3634 Karen Street (Tax ID #33-01-01-31-352-011).

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

By Council Member Hussain

Motion Carried

Resolution #2024-025

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

WHEREAS, Heather & Jeff Wilde sought to eliminate a special assessment of \$1,375 for trash fees, on the property tax bill for 1213 W. Ottawa Street, (Tax ID #33-01-01-17-260-341); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on February 7, 2024, and denied the claim in the amount of \$1,375.

THEREFORE, BE IT RESOLVED, the City Council, hereby denied the claim in the amount of \$1,375 for trash fees on the property tax bill for 1213 W. Ottawa Street (Tax ID #33-01-01-17-260-341).

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

By Council Member Hussain

Motion Carried

Resolution #2024-026

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

WHEREAS, the Michigan Strategic Fund (the "MSF"), through its Revitalization and Placemaking Program ("RAP") recently amended its Sub-Grant Grant Agreement with the City of Lansing to award an additional One Million Dollars from its original grant award to a total award amount not to exceed Seven

Million Six Hundred Ninety-Four Thousand Three Hundred Seventy-Five Dollars (\$7,694,375), inclusive of the Administrative Amount, to be disbursed under the terms of the Grant Agreement.

WHEREAS, the purpose of this program is promoting health and safety and addressing impacts on businesses by investing in capital expenditure projects that result in neighborhood features, such as occupied buildings and active public places that promote health and safety through revitalization and repurposing of vacant, underutilized, blighted, or historic buildings and investment in place-based infrastructure.

WHEREAS, four sub-grant projects have been identified at this time which will utilize these funds for eligible expenditures under the program.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby accepts the Revitalization and Placemaking Program Sub-Grant Grant Agreement (RAP), as amended, from the MSF for the eligible projects.

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, and to execute any necessary agreements upon approval as to form by the City Attorney.

By Council Member Spadafore

Motion Carried

Resolution #2024-027

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

WHEREAS, the City of Lansing stands committed to the notion that all human life is precious in all communities and nations of the world regardless of national, ethnic, political, or religious affiliations; and

WHEREAS, the recent and ongoing armed violence has resulted in the tragic loss of life of thousands of Palestinians and Israelis; and

WHEREAS, the City of Lansing recognizes itself as a globally connected community, enriched by a racially, ethnically, and culturally diverse community that continually stands on the side of human rights, peace, and justice and has historically welcomed those fleeing violence and war; and

WHEREAS, Islamophobia, antisemitism, anti-Palestinian and anti-Israeli bigotry have risen considerably across the U.S. and the world, with direct impacts on our culturally diverse community in Lansing; and

WHEREAS, Gaza has the right to independence as the nation of Palestine, and Israel has the right to exist as a nation, and both nations should have all the rights and responsibilities of an independent nation, including the right to defend themselves and the responsibilities to ensure that their governments do not attack other nations without risking war; and

WHEREAS, the U.S. Government holds great diplomatic power that could save Palestinian and Israeli lives and the City of Lansing urges officials to prioritize the preservation of life.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lansing, that the capital city of Lansing, Michigan joins the calls from the growing number of cities across the World, for an immediate and lasting ceasefire in Gaza and Israel, and the safe return of all innocent hostages and detainees.

BE IT FURTHER RESOLVED that the City of Lansing condemns all forms of discrimination, including Islamophobia, antisemitism, and anti-Palestinian and anti-Israeli bigotry.

BE IT FURTHER RESOLVED that upon passage a copy of this Resolution will be sent to the Office of U.S. President, the Office of the U.S. Representatives and Senators.

BE IT FINALLY RESOLVED that the City of Lansing expresses its immense sorrow over the loss of innocent lives and the suffering endured by civilians in Gaza, Israel, and the broader region and extends deepest sympathies to Lansing and Michigan residents who have been directly impacted by the ongoing violence in any way, including the loss of loved ones.

By Council Member Pehlivanoglu to adopt a substitute

Motion Carried

By Council Member Pehlivanoglu to adopt the resolution as substituted

Motion Carried

Ordinances for Passage

PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, providing for the Rezoning of parcels of real property located in the City of Lansing, Michigan and for the revision of the district maps adopted by section 1242.02 of the Code of Ordinances.

Z-10-2023 512 E. Miller Road – Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial.

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

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

Nays: Council Member Hussain

Ordinance #2634

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

The City of Lansing ordains:

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

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

Case Number: Z-10-2023
 Parcel Number's: 33-01-05-09-226-071
 Addresses: 512 E. Miller Road
 Legal Descriptions: Lot 32, Supervisors Plat No. 9, T3N R2W, from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

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

Section 3. This ordinance was duly adopted by the Lansing City Council on February 12, 2024, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

Speaker Registration for Public Comment on City Government Related Matters

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

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

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

Polling Places; temporary relocation of multiple precincts for the May Special Election
 Referred to the Committee of the Whole

General Fund Status Report; Fiscal Year 2023-2024, Second Quarter
 Referred to the Committee of the Whole and to the Internal Auditor

Item(s) from the Mayor re:

Grant Acceptance; National League of Cities (NLC) Cities Addressing Fines & Fees Equitably Initiative (CAFEE) Faculty Advisor Grant for the Office of Financial Empowerment
 Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Michigan State Housing Development Authority (MSHDA) Housing Development Fund Grant for Transformational Housing
 Referred to the Committee of the Whole and to the Internal Auditor

Grant Acceptance; Michigan Economic Development Corporation Transformational Muni Infrastructure for new City Campus
 Referred to the Committee of the Whole and to the Internal Auditor

Noise Special Permit; Hoffman Bros. Inc. to allow for Combined Sewer Overflow 016/017 Phase 2 Project
Referred to the Committee on City Operations

Setting a Public Hearing on Noise Special Permit; Hoffman Bros. Inc. to allow for Combined Sewer Overflow 016/017 Phase 2 Project
Referred to the Committee on City Operations

Noise Special Permit; Michigan Department of Transportation request to allow for work activities to take place on I-496/US-127
Referred to the Committee on City Operations

Setting a Public Hearing on a Noise Special Permit; Michigan Department of Transportation request to allow for work activities to take place on I-496/US-127
Referred to the Committee on City Operations

Orders to Make Safe or Demolish to the owners of 1519 Linval St.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1519 Linval St.
Referred to the Committee on Public Safety

Acceptance of Transportation Asset Management Plan
Referred to the Committee on City Operations

Appointment; Nikki Thompson Frazier as a Business Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2027
Referred to the Committee on Development and Planning

Appointment; Stephanie Palagyi as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2025
Referred to the Committee on Development and Planning

Appointment; Kristina Schmidgall as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2027
Referred to the Committee on Development and Planning

Reappointment; Stephen Young as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2030
Referred to the Committee of the Whole

Liquor License; New Class C Development District or Area Liquor License, a request from Macotta Club, LLC at 300 S. Washington Square
Referred to the Committee on City Operations

Adding Chapter 887, Property Tax Exemption and Payment in Lieu of Taxes (PILOT) for Workforce Housing Projects
Referred to the Committee on Development and Planning

Setting a Public Hearing on Adding Chapter 887, Property Tax Exemption and Payment in Lieu of Taxes (PILOT) for Workforce Housing Projects
Referred to the Committee on Development and Planning

- Communications and Petitions, and Other City Related Matters:

Communication from multiple organizations in support of accepting the Capital Region Improvement Support Package funds from the State of Michigan
Placed on File

Claim Appeal; Claim #2017, Gridiron Marketing Group LLC for \$900 in red tag fees at 831 N. Chestnut St.
Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; Darlington & Bartram Inc. request for transfer all stock interest by dropping Anne D Kressler and Peter B Kressler as stockholder; and as a result, new stockholder Jeffrey L Oade will hold 10,000 shares at 1208-1210 S Washington Ave. (RID # RQ-2401-00270)
Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; City of Lansing & DBH Lansing, LLC request for transfer ownership 2023 Class C & SDM license issued under MCL 436.1533(5)(A), non-transferable with Sunday Sales Permit (PM), Entertainment Permit, Participation Permit (Professional Sports Catering, LLC), Direct Connection (1), Specific Purpose Permit (food, athletic activities) and 19 Bars by dropping Take Me Out Too L.L.C. and adding DBH Lansing, LLC as co-licensee with City of Lansing; new Catering Permit at 505 E Michigan Ave. (RID # 2305-06462)
Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; LM Bros. #4, Inc. request for transfer location (governmental unit) under MCL 436.1531(18) of 2023 escrowed 2023 SDD & SDM license with Sunday Sales Permit (AM/PM), SDM- Mixed Spirit Drink at 7045 S Cedar St, Suite 3, 4 & 5 (RID # 2402-01093)

Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; Quality Dairy Company request for transfer location escrowed 2023 SDD license only with Sunday Sales permit (PM) for the SDD license – Spirits, to be held with existing SDM license; Transfer Governmental Unit under MCL 436.1531(18) f at 2600 S Cedar St.(RID # RQ-2401-00520)

Referred to the Committee on City Operations

Motion of Excused Absence

By Council Member Hussain to excuse Council Member Jackson from tonight's proceedings.

Motion Carried

Public Comment on City Government Related Matters

Loretta Stanaway spoke about the Israel and Palestine conflict.

Joe Salazar spoke about the environment.

David Ellis spoke about the Michigan Ave. Project.

Ethan Slee spoke about speeding cars on Holmes Rd & S. Catherine St.

Mercuri Rose spoke about encampment eviction.

Jody Washington spoke about the Ceasefire Resolution.

Nicklas Zande spoke about the Ceasefire Resolution.

Adjourned Time 10:29 P.M.

Chris Swope, City Clerk

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Public Comment on Legislative Matters Registration

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

Agenda Item Number(s) or Description(s) #2 Ovation

Name (print) Camron Gnass E-Mail (optional) _____

Address (street, city, zip) 617 E Michigan Ave

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

Signature [Signature]

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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

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Agenda Item Number(s) or Description(s) BROWNFIELD PLAN

Name (print) CRAIG TERRILL E-Mail (optional) _____

Address (street, city, zip) 2000 PEGGY PL LANSING, MI

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

Signature CRAIG TERRILL

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Agenda Item Number(s) or Description(s) The Ovation #2

Name (print) Melik Brown E-Mail (optional) melik4398@gmail.com

Address (street, city, zip) Lansing, MI 48915

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

Signature [Signature]

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Agenda Item Number(s) or Description(s) #2 Aviation Public Hearing

Name (print) Emma Selby E-Mail (optional) emheesun@gmail.com

Address (street, city, zip) 2705 Woodview Dr., Lansing, MI 48911

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

Signature Em Selby

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Agenda Item Number(s) or Description(s) 2

Name (print) Joshua Pugh E-Mail (optional) _____

Address (street, city, zip) 317 W Madison, Lansing

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

Signature [Signature]

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Agenda Item Number(s) or Description(s) Braunfield Project

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

Address (street, city, zip) 3780 Lone Pine Dr #4

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

Signature [Signature]

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Agenda Item Number(s) or Description(s) Show Cause Hearings, Resolutions 12+13+14

Name (print) Norina Bauer E-Mail (optional) _____

Address (street, city, zip) 205 E. Jolly Rd.

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

Signature Norina D. Bauer

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- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

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

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

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

From: Mitch Rice <ricem1957@gmail.com>

Sent: Monday, February 26, 2024 1:11 PM

To: Lansing Mayor <Lansing.Mayor@lansingmi.gov>; Clerk, City <City.Clerk@lansingmi.gov>; City Council <City.Council@lansingmi.gov>

Subject: [EXTERNAL] scheduled public hearing item 2

To Mayor & City Council:

I have public comment on agenda item 2 Brownfield Plan #77 Amendment No. 1; 500 Block Redevelopment Project for 501 S. Capitol Ave., 110 W Hillsdale St., and 520 S. Washington Ave. (PEND-3568)

I am in favor of the Brownfield designation. I am not in favor of the plan for Phase II and the plans for building number 3. The mayor's proposal for a "performing arts center" is not a good use of funds and not a long term sustainable plan. It would likely only meet the interest and income for those people in the upper middle to upper class. Low income and even middle class do not have the disposable income to participate in this kind of entertainment venue. I also believe it is a stretch to sell this as a way to draw the surrounding cities and communities to come downtown as an economic driver.

Mitch Rice

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Mitch Rice

Attendee panel closed

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, February 26, 2024, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #77 Amendment No. 1 – 500 Block Brownfield Redevelopment Project 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 520 S. Washington Avenue, 501 S. Capitol Avenue, and 110 W. Hillsdale Street located in the City of Lansing, but more particularly described as:

520 S. WASHINGTON AVENUE, LANSING MI

Parcel A Legal Description: A parcel of land being part of Lots 1-4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet to the point of beginning of this description; thence S89°13'23"E continuing along said North line 168.50 feet to the Northeast corner of said Block; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Southeast corner of Lot 4 of said Block 149; thence N89°18'36"W along the South line of said Lot 4 a distance of 89.00 feet; thence N00°32'27"E 57.50 feet; thence N89°27'35"W 79.50 feet; thence N00°32'26"E 206.46 feet to the point of beginning; said parcel containing 0.91 acre, more or less; said parcel subject to all easements and restrictions, if any.

501 S. CAPITOL AVENUE, LANSING MI

Parcel B-1 Legal Description: A parcel of land being part of Lots 4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Beginning at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet; thence S00°32'26"W 206.46 feet; thence S89°27'35"E 79.50 feet; thence S00°32'27"W 54.50 feet; thence N89°18'36"W 128.00 feet; thence N00°32'27"E 109.52 feet; thence N89°03'58"W 113.00 feet to the West line of said Block 149; thence N00°32'27"E along said West line 151.00 feet to the point of beginning; said parcel containing 0.78 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel B-2 Legal Description: A parcel of land being part of Lots 5 & 6, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 330.00 feet to the Northeast corner of said Block 149; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Northeast corner of Lot 5 of said Block 149 and the point of beginning of this description; thence S00°32'26"W continuing along said East line 131.75 feet to the Southeast corner of said Block 149; thence N89°21'13"W along the South line of said Block 149 a distance of 74.00 feet; thence N00°32'26"E 131.81 feet to the North line of said Lot 5; thence S89°18'36"E along said North line 74.00 feet to the point of beginning; said parcel containing 0.22 acre, more or less; said parcel subject to all easements and restrictions, if any .

110 W. HILLSDALE STREET, LANSING MI

Parcel C Legal Description: Part of Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, more particularly described as follows: Lots 7 & 8; also the South 3.00 feet of Lot 9; Also the West 113.00 feet of Lot 9; Also the South 47.00 feet of the West 113.00 feet of Lot 10; Also the South 3.00 feet of Lot 4 Except the East 89.00 feet thereof; Also Lots 5 & 6 Except the East 74.00 feet of said lots thereof.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein, Vice President, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, (517) 599-1136.

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

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

*Lansing Brownfield
Redevelopment Authority*



500 BLOCK

REDEVELOPMENT PROJECT

501 S. Capitol Avenue, Lansing MI
110 W. Hillsdale Street, Lansing MI
520 S. Washington Avenue, Lansing MI

Tax Parcel Nos.

33-01-01-16-381-005

33-01-01-16-381-006

33-01-01-16-381-007

***Brownfield Plan #77
Amendment No.1***

Revised January 4, 2024

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204

Eagle, Michigan 48822

Contact: Eric P. Helzer, EDFP

Phone: (517) 648-2434

TRITERRA ENVIRONMENTAL

1375 S. Washington Avenue

Lansing, Michigan 48910

Contact: David Van Haaren

Phone: (517) 702-0470

Reviewed by:

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

401 S. Washington Avenue, Suite 101

Lansing, Michigan 48910

Contact: Karl Dorshimer

Phone: (517) 243-3512

Approved by the LBRA –

01 / 12 / 2024

Approved by the Lansing City Council –

____/____/2024

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Exhibits

- A. Eligible Property – Legal Descriptions and Eligible Property Boundary Maps
 - Exhibit A-1: 501 S. Capitol, LLC Lot Survey
 - Exhibit A-2: 503 S. Capitol, LLC Lot Survey
 - Exhibit A-3: City of Lansing Lot Survey
- B. Basis of Eligibility –
 - EGLE Acknowledgement of Receipt of a Baseline Environmental Assessment Letters
 - Exhibit B-1: 501 S. Capitol, LLC Letter
 - Exhibit B-2: 503 S. Capitol, LLC Letter
 - Exhibit B-3: City of Lansing Letter
 - Functional Obsolescence Determination letter dated August 14, 2019
 - Exhibit B-4: 501 S. Capitol, LLC (formerly 501 Block LLC) Letter
- C. Table 4 – Tax Increment Financing Estimates
- D. Estimated Breakdown of Developer Eligible Activity Costs by Entity

**PROJECT SUMMARY SHEET: BROWNFIELD PLAN #77 AMENDMENT NO.1 –
500 Block Redevelopment Project**

The purpose of this Brownfield Plan Amendment No.1 (the “Plan Amendment”) is to identify eligible activities and cost estimates for redevelopment of the property located at 501 S. Capitol Avenue, 110 W. Hillsdale Street and 520 S. Washington Avenue, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name: 500 Block Redevelopment Project

Applicants/Developers: Private Developers -

Entity Name: 501 S. Capitol, LLC (formerly 501 Block, LLC) and
503 S. Capitol, LLC (formerly 502 Block, LLC)
(referred to as “Owner(s)” or “Developer(s)”)
Contact: Patrick N. Smith
Mailing Address: 505 Bath Street
Santa Barbara, California 93101
Phone: (805) 965-2100
Email: psmith@westpacinv.com

Public Developer -

Entity Name: City of Lansing
(referred to as “Owner(s)” or “Developer(s)”)
Contact: Gregory Venker
Mailing Address: 124 West Michigan Avenue, 5th Floor
Lansing, Michigan 48933
Phone: 517-483-4321
Email: gregory.venker@lansingmi.gov

Eligible Property Location: The Eligible Property (“Property”) consists of three parcels located at:

- 501 S. Capitol Avenue, Lansing MI
- 110 W. Hillsdale Street, Lansing MI
- 520 S. Washington Avenue, Lansing MI

Parcel Information:

Tax Parcel Nos.:

- 33-01-01-16-381-005
- 33-01-01-16-381-006
- 33-01-01-16-381-007

NOTE: At the time of the Plan Amendment preparation, current tax parcel numbers, ownership information, acreage, and legal descriptions on the City of Lansing Parcel Viewer, BS&A website and Ingham County Equalization website are incorrect and as such the above information under this Plan Amendment are subject to change. Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps for this Plan Amendment are correct and shall govern.

Property Size: Approximately 2.98-acres

Type of Eligible Property: Facility (Contaminated) and Functionally Obsolete

Project Description:

This is an amendment to the Lansing Brownfield Redevelopment Authority's (LBRA) Brownfield Plan #77, originally adopted by City Council on December 2, 2019. Additionally, a Brownfield Plan Budget Line Item Adjustment Administrative Amendment Request was approved by LBRA August 6, 2021. This is the first amendment to the Brownfield Plan. The purpose of the amendment is to: 1) document reconfiguration of the two original parcels which now contains three parcels as identified herein, outline the proposed development and add in associated eligible activities at 520 S. Washington Avenue (33-01-01-16-381-007), 2) update/realign proposed eligible activity costs based on current redevelopment plans at all three parcels within the property, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.

501 S. Capitol, LLC (formerly 501 Block, LLC) and 503 S. Capitol, LLC (formerly 502 Block, LLC) are single-purpose company's formed to develop, construct, finance, and own Phase I of the 500 Block Redevelopment Project, a mixed-use multi-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments. The City of Lansing is proposing to develop, construct, finance, and own Phase II of the 500 Block Redevelopment Project, a new two-story performing arts building. Collectively the two phases comprised of three buildings are herein referred to as the "Project".

The proposed renovation and new construction Project will redevelop the substantially vacant, contaminated and functionally obsolete parcels into a mixed-use redevelopment project bringing new residents and employment into the City of Lansing's core downtown. The proposed Project phasing for the buildings is as follows:

- Phase I –
 - Building 1 – 501 S. Capitol office building renovation into a mixed-use building with approximately 18,101 square feet of finished office/commercial/commercial self storage space and five (5) floors of residential with an estimated 55 multifamily residential apartments. Start of construction beginning with asbestos abatement and demolition began in June 2021 with completion of full renovation in March 2024.
 - Building 2 – 110 W. Hillsdale Street newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with an estimated 117 multifamily residential apartments and approximately 3,459 square feet commercial. Start of construction beginning with site demolition began in July 2021 and new construction completion was July 21, 2023.
- Phase II – A third building (Building 3) on the property will be developed to include the construction of a new two-story

performing arts building, totaling 50,852 gross square feet, including a green room, performance stage, first story bar, rooftop bar, patio seating, recording studio in the basement, and new office space for the Lansing Public Media Center on the second floor. “For decades Michigan’s citizens have come downtown to visit our Capitol during business hours. Still, when it comes to attracting people after five o’clock, whether it’s weekend visitors or prospective residents, Downtown Lansing lacks a cultural pull. An amenity to build up our external reputation, draw in visitors from neighboring cities and other corners of the state year-round, and inspire prospective residents to consider putting down roots here. While there are countless gems across our region, we need a major, day-to-night and year-round attraction that everyone can come to associate with Downtown Lansing. A space that will illuminate on a statewide scale what Lansing residents already know to be true: that we are a city of doers committed to cultivating arts, culture, and economic growth.” (The City of Lansing Ovation Packet 2023). Building 3 includes the renovation of an existing 8,035 gross square feet building as a part of Phase II. Start of construction beginning with asbestos abatement and demolition is anticipated to begin in April 2024 with new construction completion in October 2025.

Total Capital Investment and Deployment/Completion

Dates:

This Plan Amendment anticipates approximately \$62.3 million in Total Capital Investments including projected costs of developer eligible activities costs but not including acquisition and cost of financing for this Project or its eligible activities.

The proposed Project Capital Investment breakdown with deployment and completion milestones for Phase I are as follows:

- Building 1 – Investment made by the Private Developer is estimated at \$9 million for 501 S. Capitol building renovation into a mixed-use building:
 - Deployment Start – June 1, 2021
 - Completion – March 1, 2024
- Building 2 – Investment made by the Private Developer is estimated at \$23 million for 110 W. Hillsdale Street newly constructed mixed-use building:
 - Deployment Start – July 1, 2021
 - Completion – July 21, 2023
- Building 3 – Investment made by the Public Developer is estimated at \$30,323,972 for 520 S. Washington Avenue newly constructed multi-use performing arts building:
 - Deployment Start – April 1, 2024
 - Completion – October 1, 2025

**Estimated Job Creation and
Employed-by Dates:**

During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over the construction periods.

Upon Project completion and stabilization, a total of approximately 22 local full-time equivalent (FTE) jobs are projected to be created as are identified by each building with anticipated 100% employed-by milestone dates below:

- Building 1 – approximately 9 FTE jobs upon building stabilization at the 501 S. Capitol building renovation. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – March 1, 2025 to allow for stabilization.
- Building 2 – approximately 5 FTE jobs upon building stabilization in the 110 West Hillsdale Street newly constructed building. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – July 1, 2024 to allow for stabilization.
- Building 3 – approximately 8 FTE jobs upon building stabilization in the 520 S. Washington Avenue newly constructed multi-use performing arts building. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$63,000 per year (NOTE: this is in addition to 6 FTE retained jobs at an average wage of \$55,900 per year and does not include new FTE jobs that may be associated with the planned restaurant/bar):
 - 100% employed-by – August 1, 2025.

**Estimated and
Duration of Plan
Amendment Capture:**

30 years (2023-2052), total estimated Plan Amendment capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture. However, this Plan Amendment's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended.

**Estimated and
Duration of Plan
Amendment:**

33 years (2020-2052) estimated Plan Amendment duration.

**Base Year of Plan
Amendment:**

2020

**First Year of Plan
Amendment Capture:** 2023

Estimated Gain in Taxes:
(after Project completion)

	Actual Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2020	Starting in 2024 (at 100% Private Developer Completion)	Starting in 2024 (at 100% Private Developer Completion)
	\$2,887,807	\$9,962,513	\$ 7,074,706
Annual Taxes Paid	\$ 226,257	\$786,763	\$ 560,505

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	\$ 4,179,624
Total New Taxes Captured	\$ 21,992,790
Total New Taxes	\$ 26,172,415

** The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$21,992,790 so long as there are available revenues. Developer Brownfield costs in this Plan Amendment are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Public Developer may not be fully reimbursed. Currently, as identified in Table 4d, the resultant deficiency/shortfall to the Public Developer is estimated at \$3,775,258.*

**Total New (Incremental) Taxes Captured
Breakdown Estimate:**
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	\$ 611,634	\$ 20,388
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000	\$ 500
BRA Local Brownfield Revolving Fund (LBRF)	\$ 611,634	\$ 20,388
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 604,574	\$ 20,152
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 13,566,075	\$ 452,203
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 6,583,873	\$ 219,462
Total New Tax Capture (See Table 1a)	\$ 21,992,790	\$ 733,093

** Public Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Public Developer eligible costs in the Plan Amendment (not including captures for BRA Administration, BRA Implementation, BRA LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because Plan Amendment estimates a deficiency/shortfall in potential capture.*

Total New (Incremental) Taxes Received (Gain/Not Captured) by Taxing Units
Breakdown Estimate:
(Total Plan Duration)

Estimated New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	30
		New Tax Revenue Received	
		Total Amount Returned to Taxing Unit	Annual Average
CITY OF LANSING			
City Operating - Lansing	10%	\$ 551,338	\$ 18,378
Montgomery Drain	10%	\$ 7,374	\$ 246
Public Safety	100%	\$ 992,635	\$ 33,088
<i>Subtotal to Above</i>	-	\$ 1,551,346	\$ 51,712
INGHAM COUNTY			
Ingham County	10%	\$ 320,805	\$ 10,694
<i>Subtotal to Above</i>	-	\$ 320,805	\$ 10,694
Capital Region Airport Authority - CRAA	10%	\$ 19,824	\$ 661
Capital Area Transportation Authority - CATA	10%	\$ 84,785	\$ 2,826
LIBRARY	-		
Capital Area District Libraries - CADL	10%	\$ 44,243	\$ 1,475
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-		
ISD Operating & Special Education	10%	\$ 140,041	\$ 4,668
COMMUNITY COLLEGE	-		
Lansing Community College - LCC	10%	\$ 106,898	\$ 3,563
<i>Subtotal to Above</i>	-	\$ 395,792	\$ 13,193
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100%	\$ 1,162,801	\$ 38,760
Lansing School District Sinking Fund	10%	\$ 83,878	\$ 2,796
<i>Subtotal to Above</i>	-	\$ 1,246,678	\$ 41,556
<i>Subtotal of All of the Above</i>	-	\$ 3,514,622	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10%	\$ 170,166	\$ 5,672
Local School Operating - LSO	10%	\$ 494,837	\$ 16,495
<i>Subtotal to Above</i>	-	\$ 665,003	\$ 22,167
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 4,179,624	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$21,992,790 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$20,149,948. Public Developer Brownfield costs in this Plan Amendment are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Public Developer Project may not be fully reimbursed. The resultant deficiency/shortfall to the Public Developer is estimated at \$3,775,258 if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period.

Eligible Activities	Eligible Costs
EGLE Eligible Activities	
Department-Specific Activities	
Exempt Activities - Assessments	\$ 37,675
Exempt Activities - Due Care Planning	\$ 172,597
Due Care Activities	\$ 794,523
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 566,683
Lead and Asbestos Abatement Activities	\$ 1,959,775
Relocation of Public Buildings for Economic Development Purposes	\$ 7,000,000
Infrastructure Improvements Activities	\$ 472,440
Site Preparation Activities	\$ 1,698,721
Contingency (15%)	\$ 1,389,806
Interest (Simple Interest: 3% Private Developer, 5% Public Developer)	\$ 5,812,303
<i>Subtotal</i>	\$ 19,904,522
Brownfield Plan & Work Plan Preparation	\$ 210,426
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 30,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 20,149,948
Brownfield Redevelopment Authority (BRA) Administration	\$ 611,634
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	\$ 611,634
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 604,574
<i>Subtotal: To BRA & State</i>	\$ 1,842,842
GRAND TOTAL	\$ 21,992,790

** Public Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Public Developer eligible costs in the Plan Amendment (not including captures for BRA Administration, BRA Implementation, BRA LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because Plan Amendment estimates a \$3,775,258 deficiency/shortfall in potential capture.*

The estimated breakdown of projected Eligible Activity Costs between the Developer entities (Private Developers and Public Developer) is illustrated and subject to change in Exhibit E - Estimated Breakdown of Developer Eligible Activity Costs by Entity.

INTRODUCTION

The City of Lansing, Michigan (the “City”), established the Lansing Brownfield Redevelopment Authority (the “Authority” or “LBRA”) on October 1, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan Amendment No.1 (the “Plan Amendment”) is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of Property within this Plan Amendment will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, housing property, historic resource, or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan Amendment, is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan Amendment is necessary to reduce unemployment, promote economic growth, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

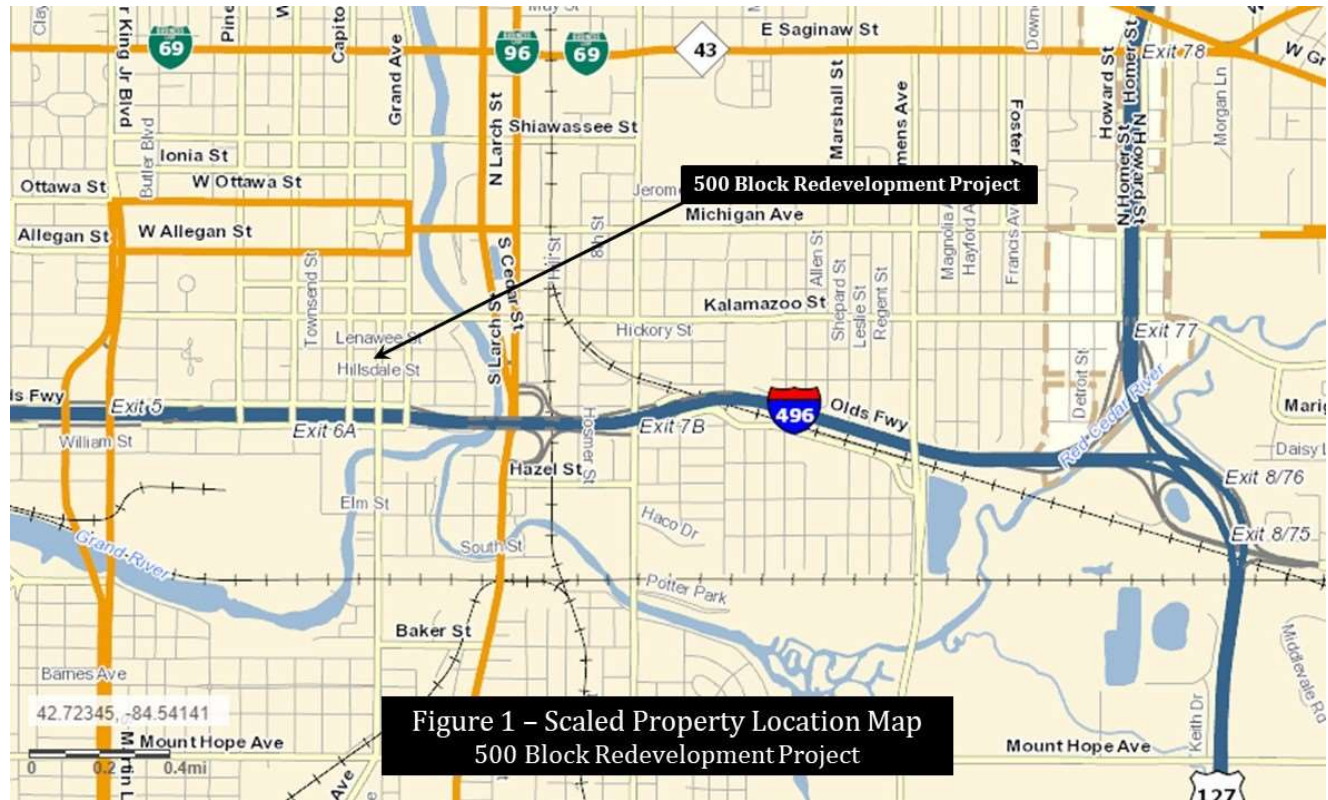
The identification or designation of a developer(s) that is the subject of this Plan Amendment, shall not be integral to the effectiveness or validity of this Plan Amendment. This Plan Amendment is intended to apply to the eligible property identified in this Plan Amendment and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. With the approval of the Authority, any change in the proposed developer(s) of the eligible property shall not necessitate an amendment to the Plan Amendment, affect the application of the Plan Amendment to the eligible property, or impair the rights available to the Authority under this Plan Amendment.

The Plan Amendment is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan Amendment for reference purposes.

This Plan Amendment contains information required by Section 13(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property (“Property”) consists of three parcels and is located at 501 S. Capitol Avenue, 110 W. Hillsdale Street, and 520 S. Washington Avenue, Lansing Michigan. The Property is situated to the north of Hillsdale Street, east of S. Capitol Avenue, south of Lenawee Street, and west of S. Washington Avenue as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 2.98-acres in the City of Lansing (“City”) on three parcels as depicted on Figure 2 – Eligible Property Map.



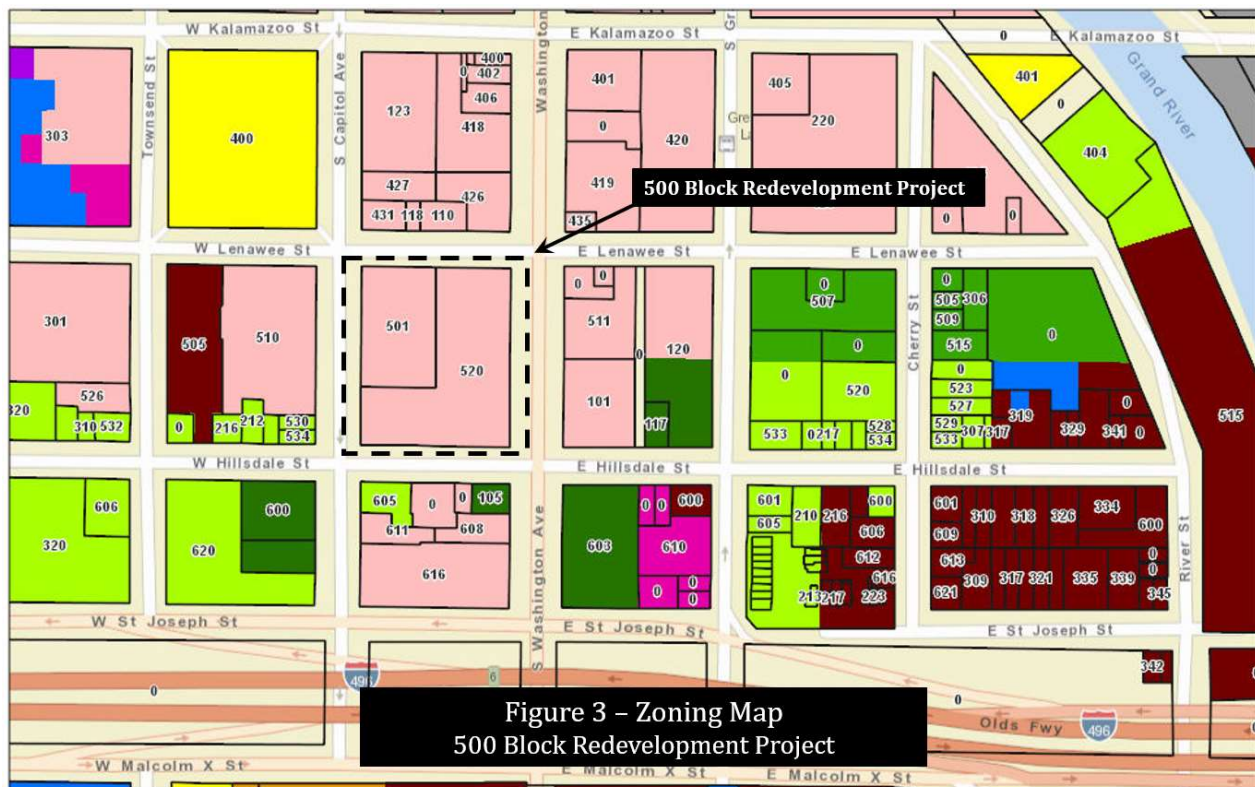
The Eligible Property parcels are summarized in the below table. See Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps for this Plan Amendments redescribed Property after the parcel splits.

Eligible Property				
Address	Tax ID	Ownership/ Developer Entity	Basis of Eligibility	Project Phase
Brownfield Plan #77 revised August 27, 2019, Approved by LBRA September 6, 2019 and Adopted by City Council December 2, 2019				
Underlying Brownfield Plan Parcels: 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing, MI	33-01-01-16-381-002 and 33-01-01-16-381-004	501 Block, LLC and 502 Block, LLC	Facility and Functionally Obsolete	NA
Brownfield Plan Budget Line Item Adjustment Administrative Amendment Request of LBRA dated June 29, 2021 and Approved by LBRA August 6, 2021				
<i>Split Parcel B: 501 S. Capitol Avenue, Lansing MI</i>	<i>33-01-01-16-381-005</i>	<i>501 S. Capitol, LLC</i>	<i>Facility and Functionally Obsolete</i>	<i>I</i>
<i>Split Parcel A: 110 W. Hillsdale Street, Lansing MI</i>	<i>33-01-01-16-381-006</i>	<i>503 S. Capitol, LLC</i>	<i>Facility</i>	<i>I</i>
<i>Split Parcel C: 520 S. Washington Avenue, Lansing MI</i>	<i>33-01-01-16-381-007</i>	<i>500 S. Washington, LLC</i>	<i>Facility</i>	<i>II</i>
Brownfield Plan Amendment No.1*				
<i>Split Parcel B-1: 501 S. Capitol Avenue, Lansing MI</i>	<i>33-01-01-16-381-005</i>	<i>501 S. Capitol, LLC</i>	<i>Facility and Functionally Obsolete</i>	<i>I</i>
<i>Split Parcel B-2: 501 S. Capitol Avenue, Lansing MI</i>	<i>33-01-01-16-381-005</i>	<i>501 S. Capitol, LLC</i>	<i>Facility and Functionally Obsolete</i>	<i>I</i>
<i>Split Parcel C: 110 W. Hillsdale Street, Lansing MI</i>	<i>33-01-01-16-381-006</i>	<i>503 S. Capitol, LLC</i>	<i>Facility</i>	<i>I</i>
<i>Split Parcel A: 520 S. Washington Avenue, Lansing MI</i>	<i>33-01-01-16-381-007</i>	<i>City of Lansing (formerly 500 S. Washington, LLC)</i>	<i>Facility</i>	<i>II</i>

NOTE:

*At the time of the Plan Amendment preparation, current tax parcel numbers, acreage, ownership information and legal descriptions on the City of Lansing Parcel Viewer, BS&A website and Ingham County Equalization website are incorrect and as such the above information under this Plan Amendment are subject to change. Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps for this Plan Amendment are correct and shall govern.

The Property is surrounded by similar commercial, professional office, business and residential operations as are proposed by the Developers. The Property is zoned “G-1” Business District and this zoning district allows for the proposed Project development under the use by Special Condition and Special Land Use Permit which is the same as “D-1” Professional Office District, residential uses at “DM-4” density and an off street parking facility by special permit. All other planned uses are permitted uses under the current zoning and the permitted uses are the same as “F” Commercial; however, since this district is only found in the downtown area, there are no parking or setback requirements, or height restrictions. See below Figure 3 – Zoning Map with zoning classifications for the Property and surrounding parcels.



	Lansing Tax Parcels		B		D-1		DM-2		E-1		F-1
	Zoning District		C		D-2		DM-3		E-2		G-1
	A		CUP		DM-1		DM-4		F		G-2

The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

The 520 S. Washington Avenue parcel and building is currently vacant, and the 510 S. Capitol Avenue parcel contained a large former credit union headquarters office building that was substantially vacant prior to redevelopment.

The Property is in an area close to amenities which are both walkable and bikeable. The Property's Walkscore scores well for both walkability and bikability, earning a score of 74 and 72 out of 100 respectively. A Walkscore shows how walkable any given location is, similarly, a bike score indicates the ease of bike commuting in a particular area. Necessities and amenities such as markets, transit stops, and entertainment venues are all considered when calculating these scores. These scores are good indicators of how desirable the Property will be to the target market demographic. We expect the Walkscore to improve once some of the identified amenities are completed and open for business.

Some of the key assets near the Property are the various restaurants and bars that enliven the Washington Square/Washington Avenue corridor as well as the remodeled CATA Transit hub. The amenities along with their respective distances from the Property are:

- Reutter Park, 0.1 mile
- Restaurants and Shopping, 0.1 mile
- The Grand River, 0.2 mile
- Capitol Area District Library, 0.2 mile
- CATA Transit Hub, 0.3 mile
- New Michigan Avenue Urban Meijer Grocery (under construction), 0.5 mile
- State Historic Museums, 0.5 mile
- Ballpark/Stadium on Michigan Avenue, 0.5 mile
- Sparrow Hospital, 1.0 mile
- Pharmacy, 1.0 mile

For the originally adopted Brownfield Plan, 510 S. Capitol Avenue parcel had been deemed “functionally obsolete” and is also a “facility” while the 520 S. Washington Avenue parcel has been identified as a “facility” forming each parcel’s basis of eligibility in accordance with Act 381. The parcel splits do not change the underlying eligibility of the Property per Act 381. The parcels are located within the boundaries of the City of Lansing, Michigan.

PROPERTY CONDITIONS - 2019

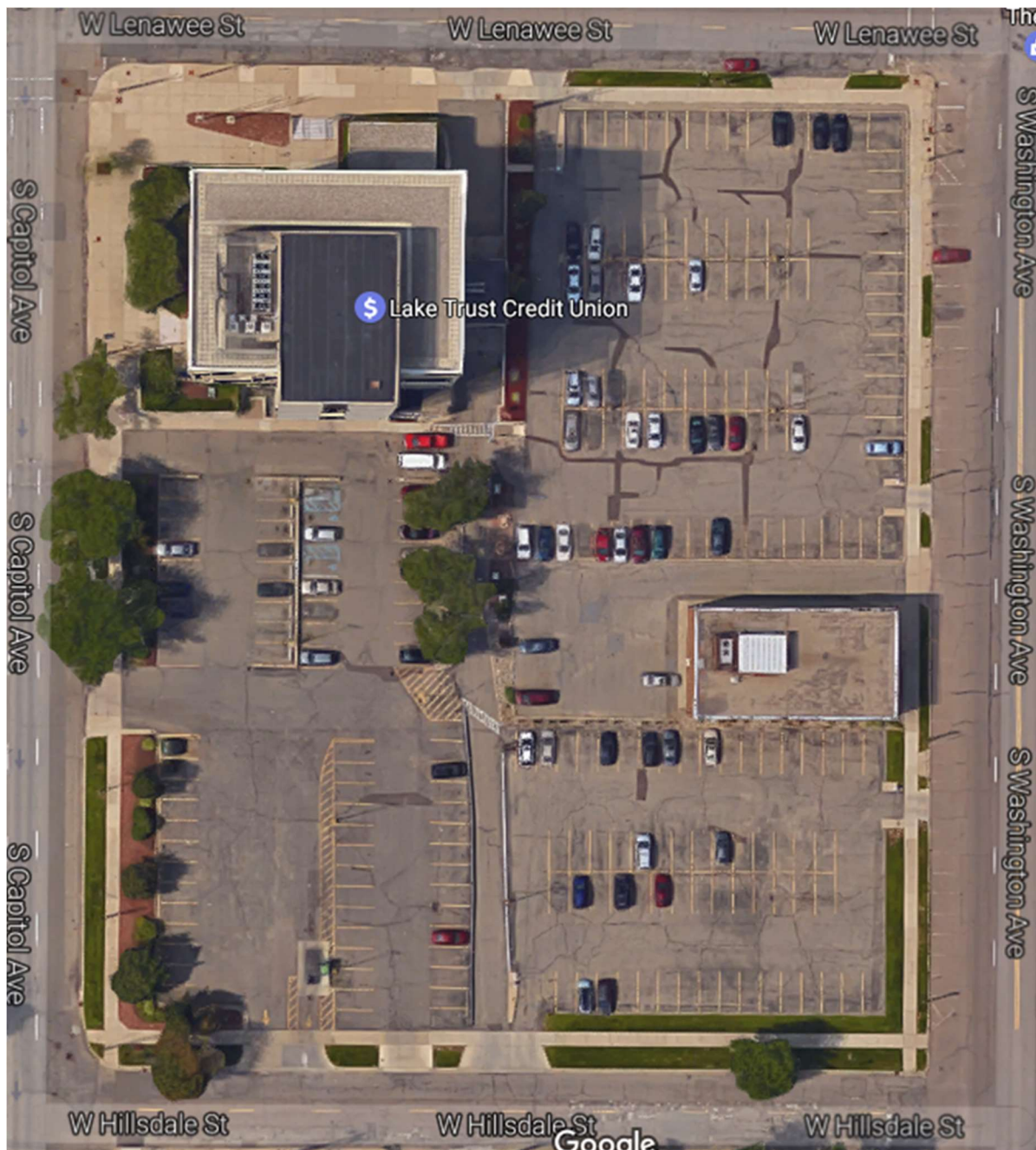


The Project proposes to redevelop an underutilized, substantially abandoned, vacant, functionally obsolete, and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") {formerly called the Michigan Department of Environmental Quality ("MDEQ")} and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; (3) interior and exterior demolition and clean-up of the existing structure that will address the functional obsolescence on the Property; and (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, select demolition of buildings and site, environmental due care and additional response activities, relocation of public buildings for economic development purposes, site preparation, infrastructure improvements and redevelopment into an mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

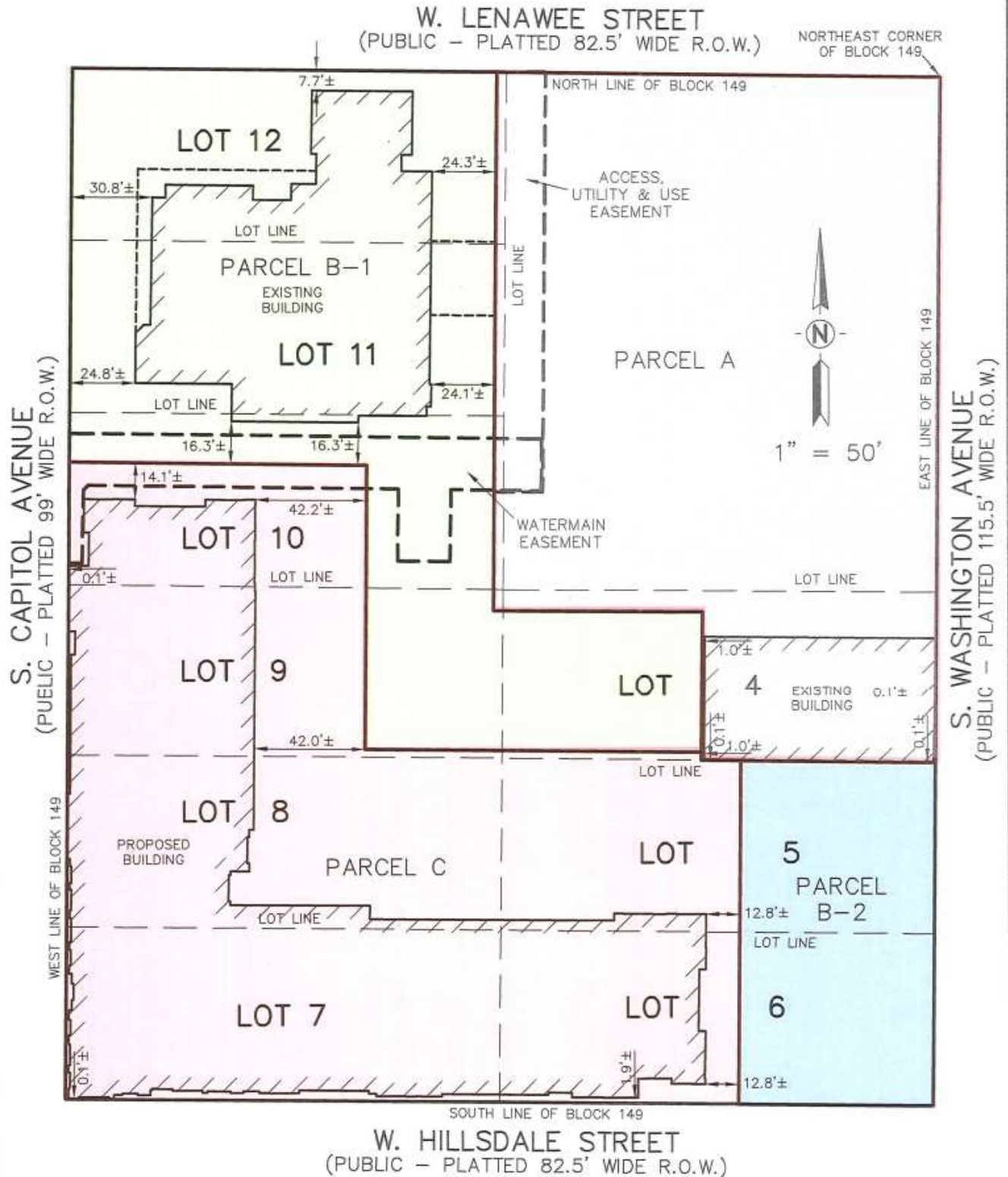
The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan Amendment, and executed Reimbursement Agreements (“Agreements”) between the Developers and the Authority.

Phase I of the Project proposes a mixed-use two-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments. Phase II of the Project is a new two-story performing arts building.

SITE PLAN - 2019



**PROJECT PHASE I SITE PLAN - BUILDING 1 (PARCELS B-1 and B-2) &
BUILDING 2 (PARCEL C) - PRIVATE DEVELOPERS**



PROJECT PHASE I RENDERINGS – BUILDINGS 1 & 2 – PRIVATE DEVELOPERS

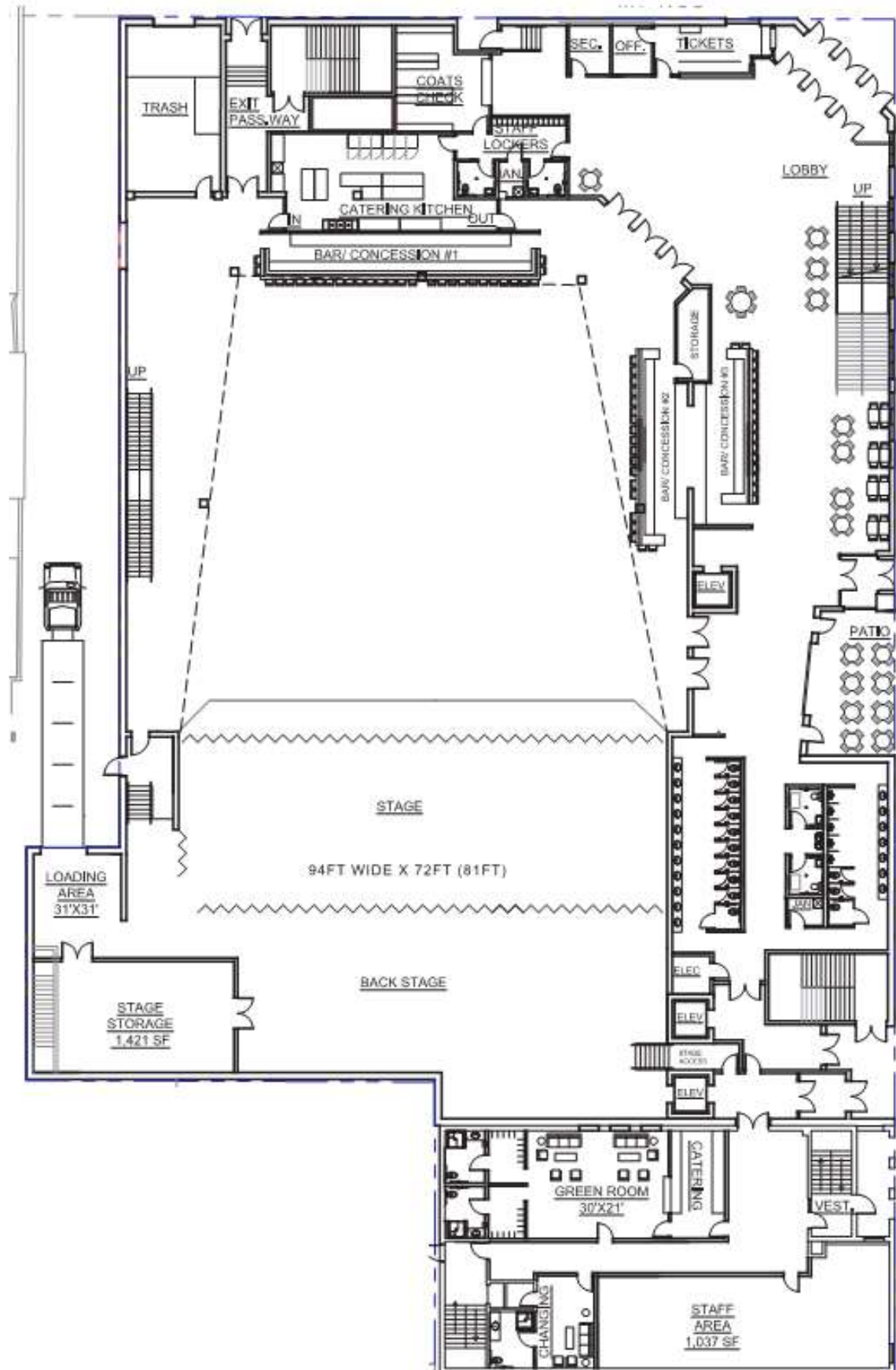
View Looking North along Capitol Avenue



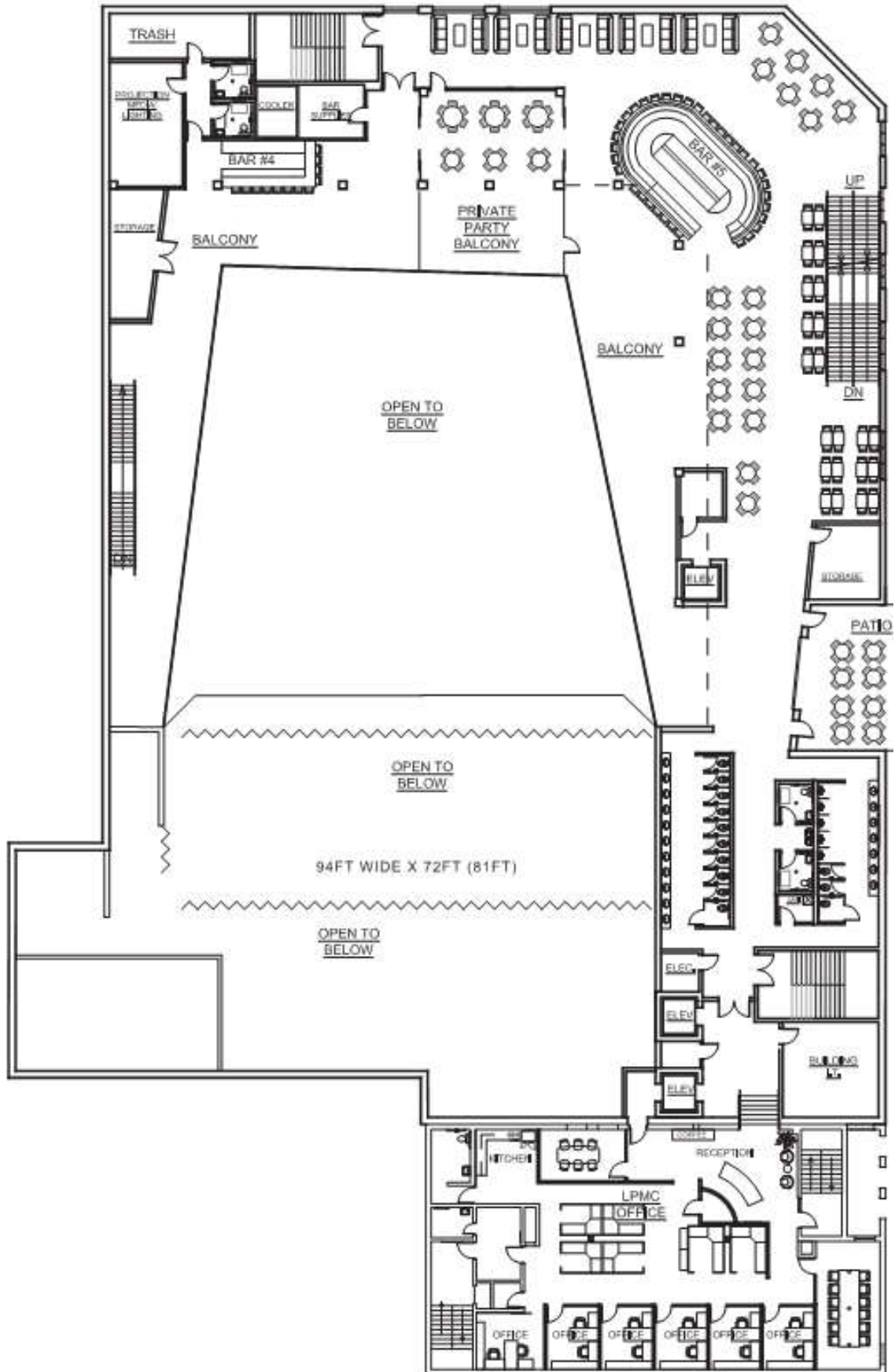
View Looking Northeast from Capitol Avenue & Hillsdale Street



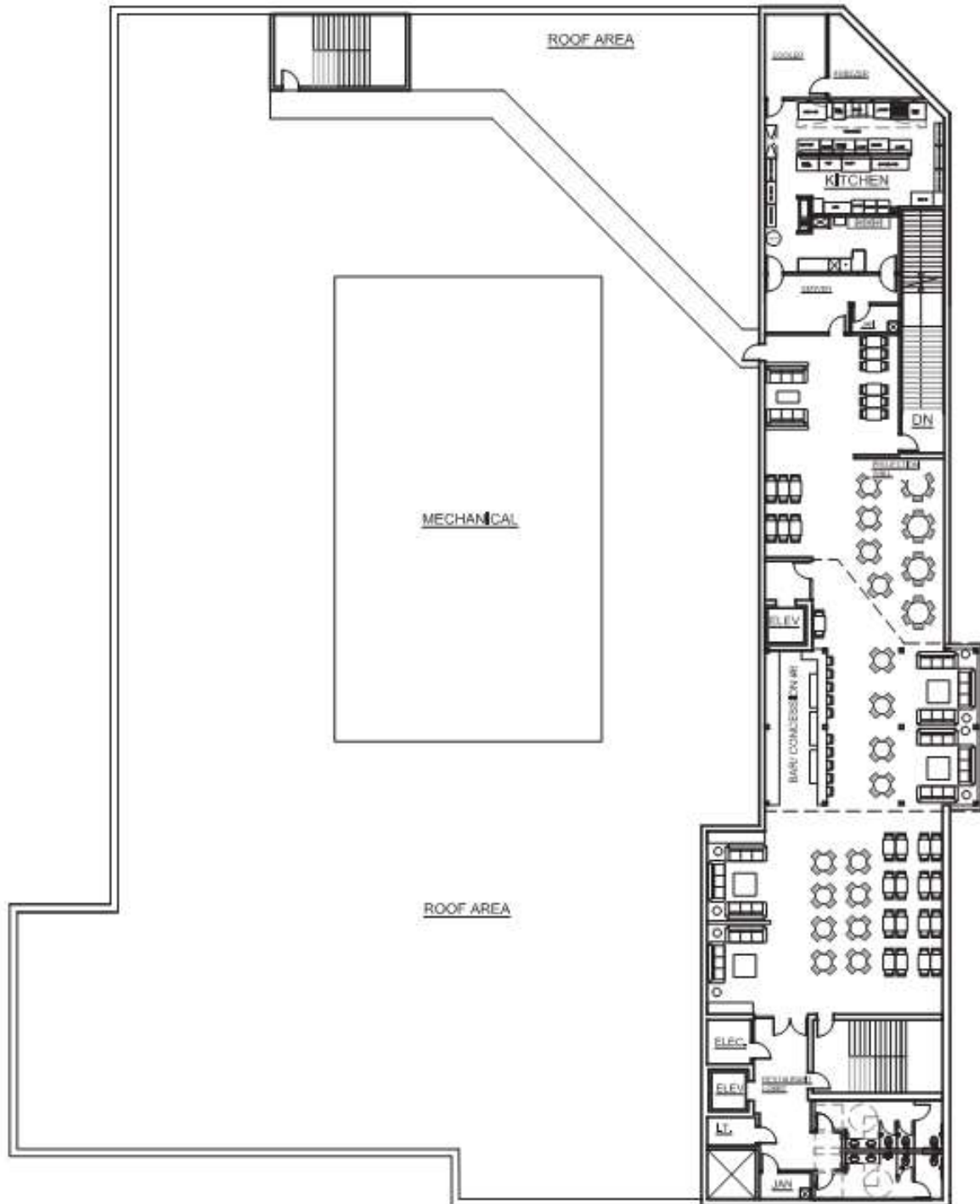
PROJECT PHASE II FIRST FLOOR - BUILDING 3 (PARCEL A) - PUBLIC DEVELOPER



PROJECT PHASE II SECOND FLOOR - BUILDING 3 (PARCEL A) - PUBLIC DEVELOPER



PROJECT PHASE II ROOFTOP - BUILDING 3 (PARCEL A) - PUBLIC DEVELOPER



PROJECT PHASE II RENDERINGS – BUILDING 3 – PUBLIC DEVELOPER

View Looking Southwest along Washington Avenue



Birdseye View Looking along Washington Avenue



2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for commercial purpose; (b) each of the parcels comprised by the Property have been determined to be a “facility”; (c) one of the parcels comprised by the Property has been determined to be functionally obsolete; and, (d) the Property is located within the City of Lansing, a qualified local governmental unit, or “Core Community” under Act 381.

Eligible Property		
Address	Tax ID	Basis of Eligibility
<i>Split Parcel B-1: 501 S. Capitol Avenue, Lansing MI</i>	<i>33-01-01-16-381-005</i>	<i>Facility and Functionally Obsolete</i>
<i>Split Parcel B-2: 501 S. Capitol Avenue, Lansing MI</i>	<i>33-01-01-16-381-005</i>	<i>Facility and Functionally Obsolete</i>
<i>Split Parcel C: 110 W. Hillsdale Street, Lansing MI</i>	<i>33-01-01-16-381-006</i>	<i>Facility</i>
<i>Split Parcel A: 520 S. Washington Avenue, Lansing MI</i>	<i>33-01-01-16-381-007</i>	<i>Facility</i>

Exhibit B includes the formal determination of functional obsolescence as made by the City of Lansing Assessor on August 14, 2019 for the 501 S. Capitol Avenue parcel included in the Property as it is related to its basis of eligibility and inclusion in the Plan Amendment.

Previous Property Owners completed Baseline Environmental Assessment Reports (“BEA Reports”) around the time of the originally adopted Brownfield Plan. The current Property Owners, 501 S. Capitol, LLC, 503 S. Capitol, LLC, and the City of Lansing completed Reports and EGLE transmitted Acknowledgement of Receipt of a Baseline Environmental Assessment letters as follows:

BEA Reports Summary			
Parcel Address Entity	Report Date	Filed Date	EGLE BEA Acknowledgement Letter Date
<i>Split Parcel B-1 and Parcel B-2: 501 S. Capitol Avenue, Lansing MI 501 S. Capitol, LLC</i>	<i>5/22/2023</i>	<i>6/8/2023</i>	<i>6/14/2023</i>
<i>Split Parcel C: 110 W. Hillsdale Street, Lansing MI 503 S. Capitol, LLC</i>	<i>3/30/2020</i>	<i>8/24/2020</i>	<i>9/3/2020</i>
<i>Split Parcel A: 520 S. Washington Avenue, Lansing MI City of Lansing</i>	<i>5/22/2023</i>	<i>10/2/2023</i>	<i>10/5/2023</i>

The BEA Report includes a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan Amendment. Exhibit B includes a copy of each current Owner entity EGLE BEA Acknowledgement Letter.

As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment, due care, additional response, lead and asbestos abatement, demolition, infrastructure improvements, relocation of public buildings for economic development purposes, site preparation, preparation of a Brownfield Plan/Act 381 Work Plan (including amendments), Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan Amendment may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan Amendment adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan Amendment contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the originally adopted Brownfield Plan or subsequent Plan Amendments is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement(s) or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date originally adopted Brownfield Plan or subsequent Plan Amendments is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as Reimbursement Agreement(s) or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developers desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the originally adopted Brownfield Plan, if those costs and the eligible property are subsequently included in an approved Brownfield Plan or subsequent Plan Amendments. If eligible activities are performed prior to originally adopted Brownfield Plan approval or subsequent Plan Amendments approval, approved eligible activity costs will be reimbursable

in accordance with Act 381. Furthermore, costs in this Plan Amendment are subject to approval by the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) {formerly called the Michigan Department of Environmental Quality (“MDEQ”)} and Michigan Strategic Fund (“MSF”) Board (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan(s) as may be amended. These adjustments made by the state agencies are allowed and do not change the validity of this Plan Amendment, so long as the Grand Total of eligible activity costs identified are not exceeded. Any costs not authorized by the EGLE or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

In accordance with this Plan Amendment and the associated Reimbursement Agreement(s) (the “Agreements”) with the Authority, the amount advanced by the Developers will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs, Authority costs (10% for use on Administration and Authority Local Brownfield Revolving Fund from local-only tax revenues, see Table 1a) as described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan Amendment. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan Amendment that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement(s). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreements.

Eligible activities are estimated at approximately \$21,992,790 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation (including amendments), Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$20,149,948. If the actual costs of eligible activities are lower than the estimates identified in this Plan Amendment capture to Developers may be lower or if the Taxable Value is higher than estimated Developers reimbursement may be satisfied sooner.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
		67.15%	32.85%	100.00%	100.00%
EGLE Eligible Activities					
Department-Specific Activities					
Exempt Activities - Assessments	\$ 37,675	\$ 25,298	\$ 12,377	\$ -	\$ -
Exempt Activities - Due Care Planning	\$ 172,597	\$ 115,894	\$ 56,703	\$ -	\$ -
Due Care Activities	\$ 794,523	\$ 533,500	\$ 261,023	\$ -	\$ -
EGLE Environmental Eligible Activities Total	\$ 1,004,795	\$ 674,692	\$ 330,103	\$ -	\$ -
MSF Eligible Activities					
Demolition Activities	\$ 566,683	\$ 380,512	\$ 186,171	\$ -	\$ -
Lead and Asbestos Abatement Activities	\$ 1,959,775	\$ 1,315,934	\$ 643,841	\$ -	\$ -
Relocation of Public Buildings for Economic Development Purposes	\$ 7,000,000	\$ 4,700,304	\$ 2,299,696	\$ -	\$ -
Infrastructure Improvements Activities	\$ 472,440	\$ 317,230	\$ 155,210	\$ -	\$ -
Site Preparation Activities	\$ 1,698,721	\$ 1,140,644	\$ 558,077	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total	\$ 11,697,619	\$ 7,854,624	\$ 3,842,996	\$ -	\$ -
Contingency (Due Care Activities Only): EGLE Environmental (15%)	\$ 108,728	\$ 73,007	\$ 35,720	\$ -	\$ -
Contingency: MSF Non-Environmental (15%)	\$ 1,281,078	\$ 860,208	\$ 420,870	\$ -	\$ -
<i>Sub Total: Contingencies</i>	<i>\$ 1,389,806</i>	<i>\$ 933,215</i>	<i>\$ 456,590</i>	<i>\$ -</i>	<i>\$ -</i>
Interest: EGLE Environmental (Simple Interest: 3% Private Developer, 5% Public Developer)	\$ 424,712	\$ 285,182	\$ 139,530	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest: 3% Private Developer, 5% Public Developer)	\$ 5,387,590	\$ 3,617,616	\$ 1,769,974	\$ -	\$ -
<i>Sub Total: Interest</i>	<i>\$ 5,812,303</i>	<i>\$ 3,902,798</i>	<i>\$ 1,909,504</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Sub Total: EAs + Contingencies + Interest</i>	<i>\$ 19,904,522</i>	<i>\$ 13,365,329</i>	<i>\$ 6,539,193</i>	<i>\$ -</i>	<i>\$ -</i>
Brownfield Plan & Work Plan Preparation	\$ 210,426	\$ 81,248	\$ 39,752	\$ 89,426	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 30,000	\$ 10,072	\$ 4,928	\$ 15,000	\$ -
Local Application Fees	\$ 5,000	-	-	\$ 5,000	-
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees	\$ 245,426	\$ 91,320	\$ 44,680	\$ 109,426	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>	<i>\$ 20,149,948</i>	<i>\$ 13,456,649</i>	<i>\$ 6,583,873</i>	<i>\$ 109,426</i>	<i>\$ -</i>
Brownfield Redevelopment Authority (BRA) Administration	\$ 611,634	\$ -	\$ -	\$ 611,634	\$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000	\$ 10,072	\$ 4,928	\$ -	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 611,634	\$ -	\$ -	\$ 611,634	\$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF	\$ 1,238,268	\$ 10,072	\$ 4,928	\$ 1,223,268	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA</i>	<i>\$ 21,388,216</i>	<i>\$ 13,466,721</i>	<i>\$ 6,588,801</i>	<i>\$ 1,332,694</i>	<i>\$ -</i>
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 604,574	\$ -	\$ -	\$ -	\$ 604,574
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF	\$ 21,992,790	\$ 13,466,721	\$ 6,588,801	\$ 1,332,694	\$ 604,574

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 13,566,075
Total Local Tax Capture for Eligible Activities, Contingency and Interest	\$ 13,566,075
Total Local Taxes to BRA Administration	\$ 611,634
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 10,072
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 611,634
Total Local Tax Capture to BRA	\$ 1,233,340
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 6,583,873
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 6,583,873
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 4,928
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ 4,928
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 604,574
Total School Tax Capture to BRA & MBRF	\$ 609,502
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 1,238,268
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 604,574
Total Capture for Developer	\$ 20,149,948
GRAND TOTAL	\$ 21,992,790

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan Amendment anticipates the capture of tax increment revenues to reimburse the Developers for the costs of eligible activities under this Plan Amendment in accordance with the Reimbursement Agreement(s). Initial taxable value/base year of the Eligible Property identified in and subject to this Plan Amendment shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property

in the originally adopted Brownfield Plan. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values. Estimates project that the Authority is expected to capture the tax increment revenues from 2023 through 2052 which will be generated by the increase in taxable value. However, this Plan Amendment's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan Amendment as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County. 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 Amendment will be based on the actual millage levied annually by each taxing jurisdiction on the increase in taxable value resulting from the redevelopment project that is eligible and approved for capture. Eligible activities are estimated at approximately \$20,149,948 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities to the Project in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan Amendment only estimates \$16,374,690 in potential tax capture. After tax capture payments to other obligations identified in this Plan Amendment (BRA Administration, BRA Implementation, BRA LBRF, and MBRF), the resultant deficiency/shortfall to Public Developer is estimated at \$3,775,258 (see Table 4d). If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be satisfied.

Additional Revenues Captured if Taxable Values Increase	
Estimated Eligible Activity Costs	\$20,149,948
Estimated Potential Tax Capture	\$16,374,690
Estimated Deficiency/Shortfall*	\$3,775,258

**Based upon Plan Amendment estimates of projected Taxable Value. Public Developer eligible activity deficiency/shortfall amount shown will be reimbursed in accordance with Table 1a if Taxable Values increase over the 30-year capture period. The amount of tax increment revenue capture available under this Plan Amendment 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.*

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2020 - Base Year	\$ -	\$ -
2021	\$ -	\$ -
2022	\$ -	\$ -
2023 - Start of Tax Capture	\$ 6,584,393	\$ 422,949
2024	\$ 7,074,706	\$ 454,444
2025	\$ 7,228,093	\$ 464,297
2026	\$ 7,383,793	\$ 474,298
2027	\$ 7,542,093	\$ 484,467
2028	\$ 7,702,693	\$ 494,783
2029	\$ 7,865,793	\$ 505,260
2030	\$ 8,031,493	\$ 515,904
2031	\$ 8,199,593	\$ 526,701
2032	\$ 8,370,293	\$ 537,666
2033	\$ 8,543,693	\$ 548,805
2034	\$ 8,719,793	\$ 560,117
2035	\$ 8,898,593	\$ 571,602
2036	\$ 9,080,093	\$ 583,260
2037	\$ 9,264,393	\$ 595,099
2038	\$ 9,451,593	\$ 607,124
2039	\$ 9,641,493	\$ 619,322
2040	\$ 9,834,493	\$ 631,719
2041	\$ 10,030,493	\$ 644,309
2042	\$ 10,229,393	\$ 657,086
2043	\$ 10,431,393	\$ 670,061
2044	\$ 10,636,393	\$ 683,229
2045	\$ 10,844,693	\$ 696,610
2046	\$ 11,056,093	\$ 710,189
2047	\$ 11,270,793	\$ 723,980
2048	\$ 11,488,893	\$ 737,990
2049	\$ 11,710,393	\$ 752,218
2050	\$ 11,935,293	\$ 766,664
2051	\$ 12,163,593	\$ 781,329
2052	\$ 12,395,393	\$ 796,220
Total	-	\$ 18,217,703
Total Estimated Tax Increment Revenues Captured		\$ 18,217,703

** Eligible activities are estimated at approximately \$21,992,790 (inclusive of fees associated with BRA Administration, BRA Implementation, BRA LBRF, and MBRF) of which the projected costs of Developers eligible activities are \$20,149,948 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan Amendment only estimates \$18,217,703 (per above table) in potential tax capture. The resultant deficiency/shortfall to the Public Developer is estimated at \$3,775,258. However, if the actual costs of eligible activities are lower than the estimates identified in this Plan Amendment, capture to the Public Developer may be lower or if the Taxable Value is higher than estimated Public Developer reimbursement may be satisfied.*

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities in this Plan Amendment are to be financed by the Owners/Developers.

- Private Developers: The Private Developers will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost for the private Project. The Owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As of this Plan Amendments preparation, Building 1 and Building 2 financial close are complete.

- Public Developer: The Public Developer will obtain financing for the public Project, including the costs of eligible activities included in this Plan Amendment, through sources including State and Federal appropriations, Michigan Economic Development Corporation (MEDC) grant funds, Capital Improvement Bonds (Limited Tax General Obligation) issued by the City of Lansing, potential use of Local Brownfield Revolving Fund (LBRF), fundraising and sponsorships, and Public, Education and Government (PEG) fees.

The Developers will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developers for costs in this Plan Amendment is \$20,149,948 so long as there are available revenues.

All reimbursements authorized under this Plan Amendment shall be governed by the Agreement(s). The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan Amendment. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan Amendment is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan Amendment, or which are permitted to be reimbursed under this Plan Amendment. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan Amendment, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the Agreement contemplated by this Plan Amendment.

Under this Plan Amendment, the Authority anticipates collecting:

- \$604,574 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF});
- \$15,000 for Brownfield Redevelopment Authority use on Brownfield Plan & Work Plan Implementation, and;
- \$1,223,268 (10% from local-only tax revenues, see Table 1a) for Brownfield Redevelopment Authority use on Administration and capture into their Local Brownfield Revolving Fund (LBRF). Table 1a identifies 5% capture for Administration and 5% capture for LBRF, however, the Authority can use the captured 10% from local-only tax revenues at different percentages between Administration and LBRF so long as it's in accordance with Act 381.

MBRF, Authority Administration and LBRF capture is reflective of the redevelopment Project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

For the public Project, Capital Improvement Bonds (Limited Tax General Obligation) of an amount up to \$20 million were approved and issued by the City of Lansing. Tax increment revenues were not pledged towards the bonds.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2023—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the originally adopted Brownfield Plan. In no event shall this Plan Amendment extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan Amendment. Total estimated Plan Amendment capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 30 years (2023-2052). However, this Plan Amendment’s capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended.

Furthermore, this Plan Amendment, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 or as governed by the Reimbursement Agreement(s).

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$21,992,790. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Estimated Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF LANSING	-	-	-
City Operating - Lansing	\$ 5,513,377	\$ 551,338	\$ 4,962,039
Montgomery Drain	\$ 73,739	\$ 7,374	\$ 66,365
Public Safety	\$ 992,635	\$ 992,635	\$ -
INGHAM COUNTY	-	-	-
Ingham County	\$ 3,208,053	\$ 320,805	\$ 2,887,248
Capital Region Airport Authority - CRAA	\$ 198,243	\$ 19,824	\$ 178,419
Capital Area Transportation Authority - CATA	\$ 847,852	\$ 84,785	\$ 763,067
LIBRARY	-	-	-
Capital Area District Libraries - CADL	\$ 442,431	\$ 44,243	\$ 398,188
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating & Special Education	\$ 1,400,409	\$ 140,041	\$ 1,260,368
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 1,068,982	\$ 106,898	\$ 962,084
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	\$ 1,162,801	\$ 1,162,801	\$ -
Lansing School District Sinking Fund	\$ 838,776	\$ 83,878	\$ 754,899
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 1,701,659	\$ 170,166	\$ 1,531,493
Local School Operating - LSO	\$ 4,948,369	\$ 494,837	\$ 4,453,532
Totals	\$ 22,397,326	\$ 4,179,624	\$ 18,217,702
Total Tax Increment Revenues Captured			\$ 18,217,702
Note: The millage rates utilized are from Summer 2023 and Winter 2023, and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.			

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

At the time of the adoption of the original Brownfield Plan, the Property was substantially vacant. There were no persons residing on the Property and the one tenant credit union business residing on the Property was using it as a temporary location until their new business location is built. Additionally, there were no residences or businesses that were acquired to be cleared; therefore, there was no adverse displacement or adverse relocation of persons or businesses under this Plan Amendment.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan Amendment and deposit those revenues into the LBRF to fund other projects within the City of Lansing. Additionally, LBRF revenues may be used to support the Public Developer's eligible activity costs on the public Project. LBRF capture is estimated at \$611,634 (5% from local-only tax revenues, see Table 1a). All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan Amendment for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan Amendment. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan Amendment shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan Amendment if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$604,574.

12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the City, in accordance with the Act, may amend this Plan Amendment in the future.

Exhibit A

Eligible Property – Legal Descriptions And Eligible Property Boundary Maps

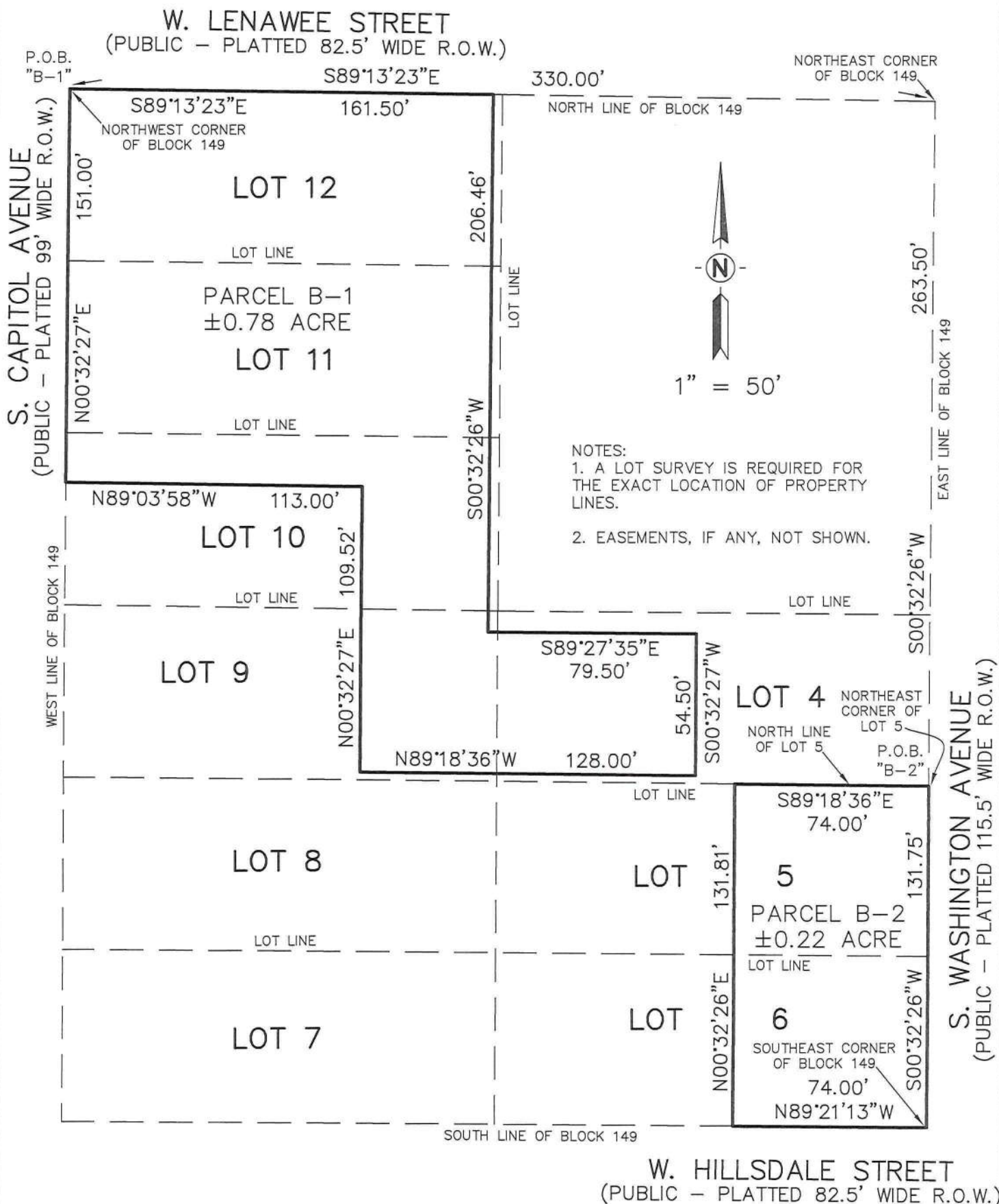
**Exhibit A-1: 501 S. Capitol, LLC Lot Survey
and
Exhibit A-2: 503 S. Capitol, LLC Lot Survey
and
Exhibit A-3: City of Lansing Lot Survey**

EXHIBIT A-1: LOT SURVEY

SKETCH PLAN

For:

501 S. Capitol, LLC
501 S. Capitol Avenue
Lansing, MI 48933



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension
- = Proposed Parcel Line
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB

SECTION 16, T4N, R2W

FIELD WORK BY —

JOB NUMBER:

SHEET 1 OF 2

96217.ENG-B

DANE B. PASCOE
PROFESSIONAL SURVEYOR

7/18/22
DATE
No. 54434

SKETCH PLAN

For:
501 S. Capitol, LLC
501 S. Capitol Avenue
Lansing, MI 48933

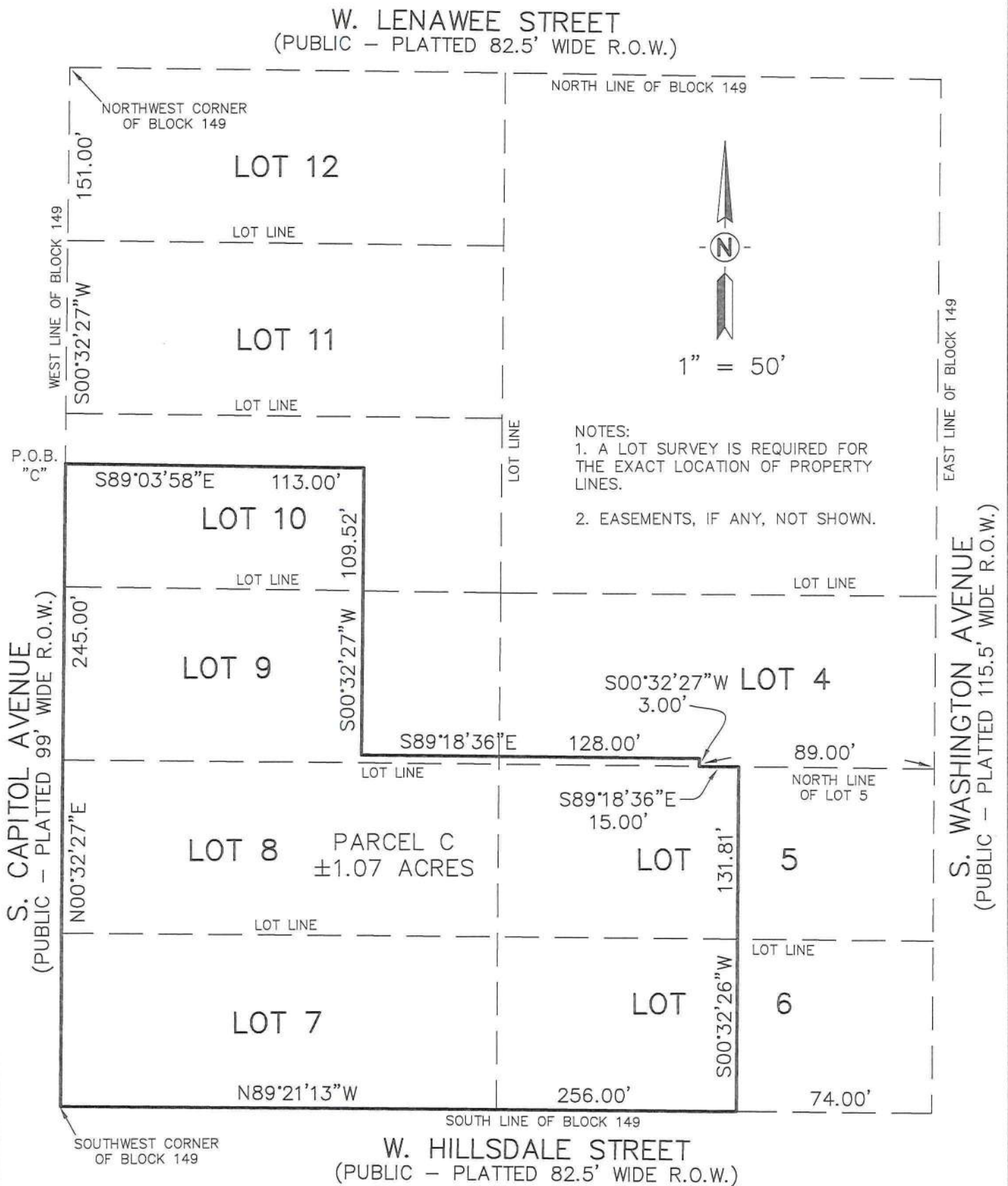
Parcel B-1 Legal Description: A parcel of land being part of Lots 4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Beginning at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet; thence S00°32'26"W 206.46 feet; thence S89°27'35"E 79.50 feet; thence S00°32'27"W 54.50 feet; thence N89°18'36"W 128.00 feet; thence N00°32'27"E 109.52 feet; thence N89°03'58"W 113.00 feet to the West line of said Block 149; thence N00°32'27"E along said West line 151.00 feet to the point of beginning; said parcel containing 0.78 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel B-2 Legal Description: A parcel of land being part of Lots 5 & 6, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 330.00 feet to the Northeast corner of said Block 149; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Northeast corner of Lot 5 of said Block 149 and the point of beginning of this description; thence S00°32'26"W continuing along said East line 131.75 feet to the Southeast corner of said Block 149; thence N89°21'13"W along the South line of said Block 149 a distance of 74.00 feet; thence N00°32'26"E 131.81 feet to the North line of said Lot 5; thence S89°18'36"E along said North line 74.00 feet to the point of beginning; said parcel containing 0.22 acre, more or less; said parcel subject to all easements and restrictions, if any.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	KDB	SECTION 16, T4N, R2W
FIELD WORK BY	-	JOB NUMBER:
SHEET	2 OF 2	96217.ENG-B

SKETCH PLAN

503 S. Capitol, LLC
110 W. Hillsdale Street
Lansing, MI 48933



R = Recorded Dimension
 = Proposed Parcel Line
 = Distance Not to Scale
 = Deck, Porch, Sidewalk, & Patio Areas


DANE B. PASCOE
PROFESSIONAL SURVEYOR

1/4/24
DATE
No. 54434



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB

SECTION 16, T4N, R2W

FIELD WORK BY —

JOB NUMBER:

SHEET 1 OF 2

96217.ENG-C

SKETCH PLAN

For:
503 S. Capitol, LLC
110 W. Hillsdale Street
Lansing, MI 48933

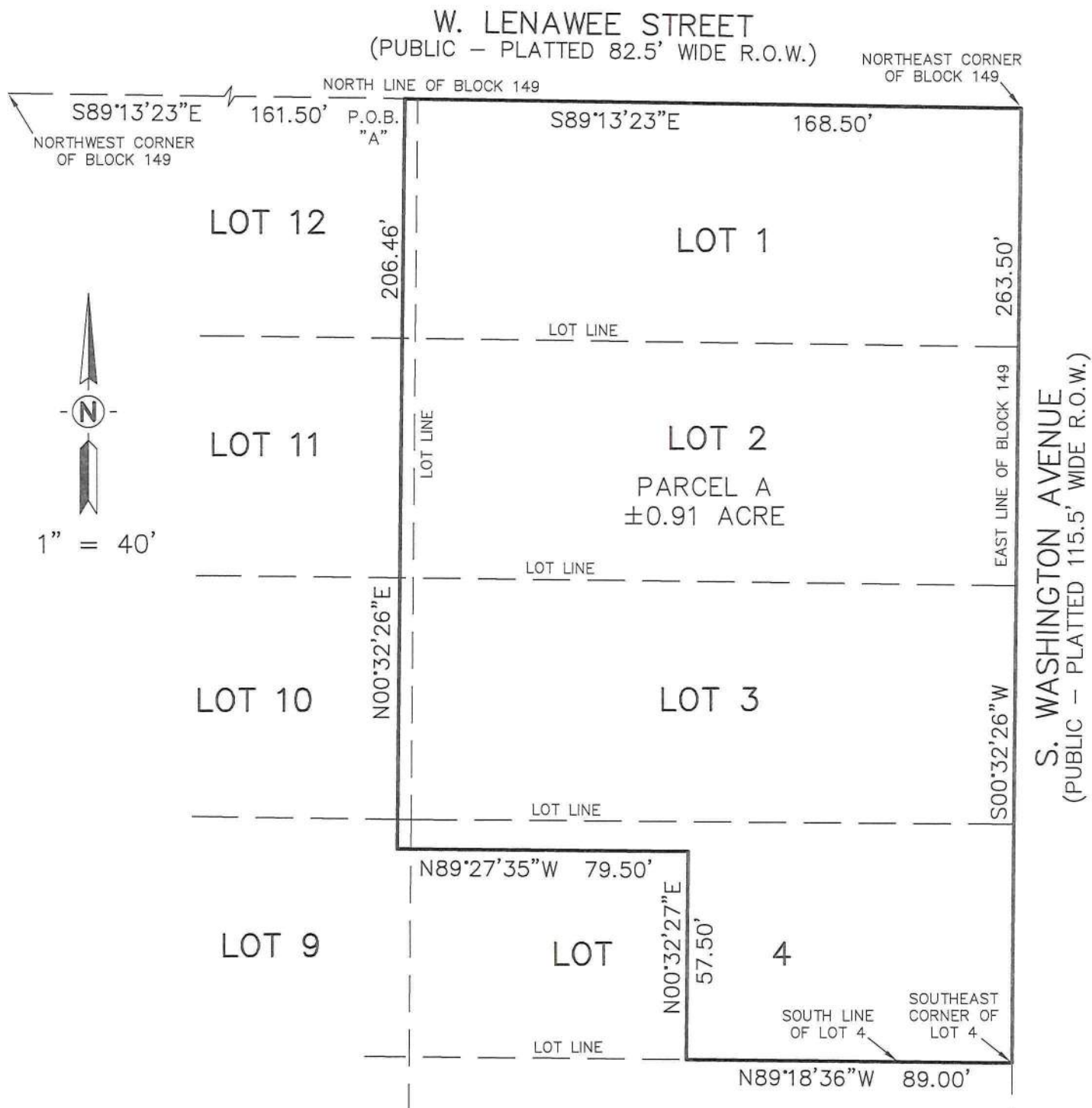
Parcel C Legal Description: Part of Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, more particularly described as follows: Lots 7 & 8; also the South 3.00 feet of Lot 9; Also the West 113.00 feet of Lot 9; Also the South 47.00 feet of the West 113.00 feet of Lot 10; Also the South 3.00 feet of Lot 4 Except the East 89.00 feet thereof; Also Lots 5 & 6 Except the East 74.00 feet of said lots thereof.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY KDB		SECTION 16, T4N, R2W
FIELD WORK BY —		JOB NUMBER:
SHEET 2 OF 2		96217.ENG-C

For: **EXHIBIT A-3: LOT SURVEY**
City of Lansing

520 S. Washington Avenue
Lansing, MI 48933

SKETCH PLAN



NOTES:

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF PROPERTY LINES.

2. EASEMENTS, IF ANY, NOT SHOWN.

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension
— = Proposed Property Line
— = Distance Not to Scale
▨ = Deck, Porch, Sidewalk, & Patio Areas

DANE B. PASCOE
PROFESSIONAL SURVEYOR

1/4/29
DATE
No. 54434



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB

SECTION 16, T4N, R2W

FIELD WORK BY —

JOB NUMBER:

SHEET 1 OF 2

96217.ENG-A

SKETCH PLAN

For:
City of Lansing
520 S. Washington Avenue
Lansing, MI 48933

Parcel A Legal Description: A parcel of land being part of Lots 1-4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet to the point of beginning of this description; thence S89°13'23"E continuing along said North line 168.50 feet to the Northeast corner of said Block; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Southeast corner of Lot 4 of said Block 149; thence N89°18'36"W along the South line of said Lot 4 a distance of 89.00 feet; thence N00°32'27"E 57.50 feet; thence N89°27'35"W 79.50 feet; thence N00°32'26"E 206.46 feet to the point of beginning; said parcel containing 0.91 acre, more or less; said parcel subject to all easements and restrictions, if any.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY KDB		SECTION 16, T4N, R2W
FIELD WORK BY -		JOB NUMBER:
SHEET 2 OF 2		96217.ENG-A

Exhibit B

Basis of Eligibility

EGLE Acknowledgement of Receipt of a Baseline Environmental Assessment Letters

**Exhibit B-1: 501 S. Capitol, LLC Letter
and
Exhibit B-2: 503 S. Capitol, LLC Letter
and
Exhibit B-3: City of Lansing Letter**

Functional Obsolescence Determination letter dated August 14, 2019

Exhibit B-4: 501 S. Capitol, LLC (formerly 501 Block LLC) Letter



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



AARON B. KEATLEY
ACTING DIRECTOR

June 14, 2023

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 33010213-BEA-4

Legal Entity: 501 S. Capitol LLC, P.O. Box 523, Grand Ledge, Michigan 48837

Property Address: 501 South Capitol Avenue, Lansing, Ingham County

On June 8, 2023, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated May 22, 2023, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
LaBrecqueD@Michigan.gov

cc: PM Environmental



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

September 3, 2020

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: 33010213-BEA-3

Legal Entity: 503 S Capitol LLC, 2410 Woodlake Drive, Okemos, Michigan 48864

Property Address: 535 South Capitol Avenue, Lansing, Ingham County

On August 24, 2020, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated March 30, 2020, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA. The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking

Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
labrecqued@michigan.gov

Enclosure

cc: PM Environmental Inc.

Revision 05/28/2014



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



PHILLIP D. ROOS
DIRECTOR

October 5, 2023

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 33010213-BEA-6

Legal Entity: City of Lansing, 124 West Michigan Avenue, 5th Floor, Lansing, Michigan 48933

Property Address: 520 South Washington Avenue, Lansing, Ingham County

On October 2, 2023, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated May 22, 2023, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://www.egle.state.mi.us/RIDE/inventory-of-facilities/facilities>.

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
LaBrecqueD@Michigan.gov

cc: PM Environmental

**EXHIBIT B-4: 501 S. Capitol, LLC
(formerly 501 Block, LLC) Letter**



Andy Schor, Mayor

CITY ASSESSORS OFFICE

**Sharon Frischman, MMAO
City Assessor**

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

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

August 14, 2019

Functional Obsolescence Determination
501 S. Capitol St.
33-01-01-16-381-002

This building was originally constructed in 1970 as a six-story, single occupant central bank. There is a mechanical penthouse as well as basement offices. Elevators serve the building.

The original occupant was the State Employee Credit Union; it is now occupied on the first floor only by the Lake Trust Credit Union. The rest of the building has been vacant for some time. The market demand for central bank occupancy has declined over the last several years, therefore the current configuration as a single occupant central bank is obsolete.

The heating and cooling systems are currently obsolete. There is a single system that performs very poorly. The system has to be manually turned on and off daily and serves the entire building even though the only occupant is on the first floor.

PM Environmental performed an inventory of hazardous materials from July 31 through August 2, 2017 to identify, locate, classify, analyze, and estimate quantities of accessible asbestos containing materials for the building owner compliance with the Occupational Safety & Health Administration (OSHA) General Industry Standard for Asbestos.

The results of the asbestos survey identified the following asbestos containing materials:

Tagged Fire Door and Frame (Assumed ACM) (61 Doors and Frames)
Mastic Associated with 12" x 12" Floor Tile – Tan Mottled (25 Square Feet)
Grey Spray-On Fireproofing (55,600 Square Feet)
Black Sink Undercoating (1 Sink)
Cementitious Fireproofing (3,940 Square Feet)
Roofing Materials (Assumed ACM) (8,000 Square Feet)

Asbestos was widely used in building construction until its use was banned in 1978. The presence of asbestos containing materials contributes to the obsolescence of the building because these materials are no longer used and may need to be removed.

For these reasons, I have determined that the building at 501 S. Capital suffers from functional obsolescence.

Sharon Frischman, MMAO
City Assessor

Exhibit C

Table 4 - Tax Increment Financing Estimates

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77 - AMENDMENT NO. 1**

Table 4a1 - ACTUAL, Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	BASE YEAR = 2020
Building 1: Office Building - 61,031 sq ft; 6 stories (also a Basement & a "Penthouse [Floor #7]")	501 S. Capitol Ave	33-01-01-16-381-005	\$ 219,545	\$ 8,190	\$ 1,781,224	\$ 2,008,958	\$ -	\$ 2,008,958	\$ 158,652	\$ -	Actual Values for 2020 (as of 12/31/2019)
Vacant Land with Parking Lot Improvements	110 W. Hillsdale St.	33-01-01-16-381-006	\$ 246,800	\$ 18,000	\$ -	\$ 264,800	\$ -	\$ 264,800	\$ 20,912	\$ -	Actual Values for 2020 (as of 12/31/2019)
Building 2: Office Building - 8,035 sq ft; 2 stories	520 S. Washington Ave.	33-01-01-16-381-007	\$ 153,656	\$ 7,827	\$ 452,566	\$ 614,049	\$ -	\$ 614,049	\$ 48,493	\$ -	Actual Values for 2020 (as of 12/31/2019)
Totals			\$ 620,000	\$ 34,017	\$ 2,233,790	\$ 2,887,807	\$ -	\$ 2,887,807	\$ 228,057	\$ -	-
									Real & Personal Combined =	\$228,057	

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77 - AMENDMENT NO. 1**

Table 4a2 - Total Actual Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2020
				BP Year Number	0
-	CITY OF LANSING	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		\$ 56,139
-	Montgomery Drain	0.2600	0.2600		\$ 626
-	Public Safety	3.5000	3.5000		\$ 8,432
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>23.2000</i>	<i>23.2000</i>		<i>\$ 65,198</i>
-	INGHAM COUNTY	-	-	-	-
-	Ingham County	11.3115	11.3115		\$ 32,665
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 2,019
-	Capital Area Transportation Authority - CATA	2.9895	2.9895		\$ 8,633
-	LIBRARY	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		\$ 4,505
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	ISD Operating & Special Education	4.9378	4.9378		\$ 14,259
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.7692	3.7692		\$ 10,885
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Lansing School District Debt (District #33020)	4.1000	4.1000		\$ 11,840
-	Lansing School District Sinking Fund	2.9575	2.9575		\$ 8,541
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>32.3245</i>	<i>32.3245</i>		<i>\$ 93,347</i>
-	Total Local: Annual	55.5245	55.5245		\$ 158,544
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 17,327
-	Local School Operating - LSO	17.4478	5.4478		\$ 50,386
-	Total State & Local School: Annual	23.4478	11.4478		\$ 67,713
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	78.9723	66.9723		\$ 226,257

Table 4c - Estimated Impact of Tax Capture on Taxing Jurisdictions
500 Block Redevelopment Project - Brownfield Plan #77
Lansing, MI
January 4, 2024

Estimated Percentage (%) Change in Taxable Values (TV) of Building(s) & Land Improvements	0.00%	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
Estimated Percentage (%) Change in Taxable Values (TV) of Land	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%

Brownfield Plan Year				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL		
Calendar Year				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052			
Base Year Taxable Value				\$	2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$ 2,887,807	\$	-	
Estimated New TV				\$	-	\$ 9,472,200	\$ 9,962,513	\$ 10,115,900	\$ 10,271,600	\$ 10,429,900	\$ 10,590,500	\$ 10,753,600	\$ 10,919,300	\$ 11,087,400	\$ 11,258,100	\$ 11,431,500	\$ 11,607,600	\$ 11,786,400	\$ 11,967,900	\$ 12,152,200	\$ 12,339,400	\$ 12,529,300	\$ 12,722,300	\$ 12,918,300	\$ 13,117,200	\$ 13,319,200	\$ 13,524,200	\$ 13,732,500	\$ 13,943,900	\$ 14,158,600	\$ 14,376,700	\$ 14,598,200	\$ 14,823,100	\$ 15,051,400	\$ 15,283,200	\$	-
Incremental Difference (New TV - Base TV)				\$	-	\$ 6,584,393	\$ 7,074,706	\$ 7,228,093	\$ 7,383,793	\$ 7,542,093	\$ 7,702,693	\$ 7,865,793	\$ 8,031,493	\$ 8,199,593	\$ 8,370,293	\$ 8,543,693	\$ 8,719,793	\$ 8,898,593	\$ 9,080,093	\$ 9,264,393	\$ 9,451,593	\$ 9,641,493	\$ 9,834,493	\$ 10,030,493	\$ 10,229,393	\$ 10,431,393	\$ 10,636,393	\$ 10,844,693	\$ 11,056,093	\$ 11,270,793	\$ 11,488,893	\$ 11,710,393	\$ 11,935,293	\$ 12,163,593	\$ 12,395,393	\$	-
	Real Property	Personal Property: Commercial	Percent (%) of Millage Rate Captured																																		
	Building(s), Land Improvements & Land	Furniture & Fixtures, etc.	Percent (%) of Millage Rate Captured																																		
				</																																	

Table 4d - Reimbursement of Eligible Activities Disbursements
500 Block Redevelopment Project - Brownfield Plan #77, Amendment No. 1
Lansing, MI
January 4, 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	32.85%	\$6,583,873	\$0	\$6,583,873
Local	67.15%	\$13,456,649	\$109,426	\$13,566,075
TOTAL	100.00%	\$20,040,522	\$109,426	\$20,149,948
EGLE Activities	8.01%	\$1,606,235		
MSF Activities	91.99%	\$18,434,287		
	100.00%	\$20,040,522		

Estimated Total
Years of Plan: 30

Estimated Capture	
BRA Administrative Fees (5.0%)	\$611,634
BRA - Brownfield & Work Plan Implementation	\$15,000
Local Brownfield Revolving Fund (5.0%)	\$611,634
State Brownfield Redevelopment Fund (3 mills)	\$604,574
Subtotal: Non-Developer Reimbursement	\$1,842,842
Developer Reimbursement	\$20,149,948
Total	\$21,992,790

Brownfield Plan Year		0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
Calendar Year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052		
Total State Incremental Revenue		\$0	\$0	\$138,951	\$149,298	\$152,535	\$155,820	\$159,161	\$162,550	\$165,992	\$169,489	\$173,036	\$176,638	\$180,298	\$184,014	\$187,787	\$191,617	\$195,507	\$199,457	\$203,465	\$207,538	\$211,674	\$215,871	\$220,134	\$224,460	\$228,856	\$233,317	\$237,848	\$242,450	\$247,125	\$251,871	\$256,689	\$261,580	\$59,885,025	
State Brownfield Redevelopment Fund (50% of SET)		\$0	\$0	\$17,778	\$19,102	\$19,516	\$19,936	\$20,364	\$20,797	\$21,238	\$21,685	\$22,139	\$22,594	\$23,068	\$23,543	\$24,026	\$24,516	\$25,014	\$25,519	\$26,032	\$26,553	\$27,082	\$27,619	\$28,165	\$28,718	\$29,281	\$29,851	\$30,431	\$31,020	\$31,617	\$32,225	\$32,843	\$33,470	\$604,574	
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal		\$0	\$0	\$17,778	\$19,102	\$19,516	\$19,936	\$20,364	\$20,797	\$21,238	\$21,685	\$22,139	\$22,594	\$23,068	\$23,543	\$24,026	\$24,516	\$25,014	\$25,519	\$26,032	\$26,553	\$27,082	\$27,619	\$28,165	\$28,718	\$29,281	\$29,851	\$30,431	\$31,020	\$31,617	\$32,225	\$32,843	\$33,470	\$604,574	
BRA - Brownfield & Work Plan Implementation: State Tax Capture		\$0	\$0	\$4,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,928	
State TIR Available for Reimbursement		\$0	\$0	\$116,245	\$130,196	\$133,019	\$135,884	\$138,797	\$141,753	\$144,754	\$147,804	\$150,897	\$154,039	\$157,230	\$160,470	\$163,759	\$167,098	\$170,489	\$173,933	\$177,427	\$180,977	\$184,583	\$188,243	\$191,959	\$195,731	\$199,563	\$203,453	\$207,403	\$242,435	\$247,109	\$251,854	\$256,671	\$261,580	\$5,375,352	
Total Local Incremental Revenue		\$0	\$0	\$283,998	\$305,147	\$311,762	\$318,478	\$325,306	\$332,233	\$339,268	\$346,415	\$353,665	\$361,028	\$368,507	\$376,103	\$383,815	\$391,643	\$399,592	\$407,667	\$415,857	\$424,182	\$432,636	\$441,215	\$449,927	\$458,769	\$467,754	\$476,872	\$486,132	\$495,540	\$505,093	\$514,794	\$524,641	\$534,640	\$12,232,678	
BRA Administrative Fee		\$0	\$0	\$14,200	\$15,257	\$15,588	\$15,924	\$16,265	\$16,612	\$16,963	\$17,321	\$17,683	\$18,051	\$18,425	\$18,805	\$19,191	\$19,582	\$19,980	\$20,383	\$20,793	\$21,209	\$21,632	\$22,061	\$22,496	\$22,938	\$23,388	\$23,844	\$24,307	\$24,777	\$25,255	\$25,740	\$26,232	\$26,732	\$611,634	
BRA - Local Brownfield Revolving Fund (LBRF): Local Tax Capture		\$0	\$0	\$14,200	\$15,257	\$15,588	\$15,924	\$16,265	\$16,612	\$16,963	\$17,321	\$17,683	\$18,051	\$18,425	\$18,805	\$19,191	\$19,582	\$19,980	\$20,383	\$20,793	\$21,209	\$21,632	\$22,061	\$22,496	\$22,938	\$23,388	\$23,844	\$24,307	\$24,777	\$25,255	\$25,740	\$26,232	\$26,732	\$611,634	
Subtotal		\$0	\$0	\$28,400	\$30,515	\$31,176	\$31,848	\$32,531	\$33,223	\$33,927	\$34,641	\$35,367	\$36,103	\$36,851	\$37,610	\$38,381	\$39,164	\$39,959	\$40,767	\$41,586	\$42,418	\$43,264	\$44,121	\$44,993	\$45,877	\$46,775	\$47,687	\$48,613	\$49,554	\$50,509	\$51,479	\$52,464	\$53,464	\$1,223,268	
BRA - Brownfield & Work Plan Implementation: Local Tax Capture		\$0	\$0	\$10,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,072	
BRA - Brownfield & Work Plan Implementation: Local Only Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TIR Available for Reimbursement		\$0	\$0	\$245,526	\$274,632	\$280,586	\$286,630	\$292,775	\$299,010	\$305,341	\$311,773	\$318,299	\$324,925	\$331,656	\$338,492	\$345,433	\$352,479	\$359,633	\$366,900	\$374,272	\$381,764	\$389,372	\$397,093	\$404,935	\$412,892	\$420,978	\$429,185	\$437,519	\$445,986	\$454,584	\$463,314	\$472,177	\$481,176	\$10,999,338	
Total State & Local TIR Available		\$0	\$0	\$361,771	\$404,828	\$413,605	\$422,514	\$431,573	\$440,762	\$450,095	\$459,577	\$469,196	\$478,964	\$488,886	\$498,962	\$509,192	\$519,577	\$530,122	\$540,833	\$551,698	\$562,741	\$573,956	\$585,336	\$596,894	\$608,623	\$620,542	\$632,637	\$644,922	\$688,421	\$701,693	\$715,168	\$728,847	\$742,756	\$16,374,690	
DEVELOPER		Beginning Balance																																	
DEVELOPER Reimbursement Balance		\$20,149,948	\$20,149,948	\$20,149,948	\$19,788,177	\$19,383,349	\$18,969,744	\$18,547,230	\$18,115,657	\$17,674,895	\$17,224,799	\$16,765,222	\$16,296,026	\$15,817,063	\$15,328,177	\$14,829,215	\$14,320,023	\$13,800,446	\$13,270,324	\$12,729,491	\$12,177,793	\$11,615,052	\$11,041,096	\$10,455,760	\$9,858,867	\$9,250,243	\$8,629,702	\$7,997,065	\$7,352,143	\$6,663,722	\$5,962,029	\$5,246,861	\$4,518,014	\$3,775,258	\$3,775,258
MSF Non-Environmental Costs		\$18,434,287	\$18,434,287	\$18,434,287	\$18,434,287	\$18,072,516	\$17,667,688	\$17,254,083	\$16,831,569	\$16,399,996	\$15,959,234	\$15,509,138	\$15,049,561	\$14,580,365	\$14,101,402	\$13,612,516	\$13,113,554	\$12,604,362	\$12,084,785	\$11,554,663	\$11,013,830	\$10,462,132	\$9,899,391	\$9,325,436	\$8,740,100	\$8,143,206	\$7,534,583	\$6,914,041	\$6,281,404	\$5,636,482	\$4,948,061	\$4,246,368	\$3,531,200	\$2,802,353	\$0
State Tax Reimbursement		\$6,056,180	\$0	\$0	\$116,245	\$130,196	\$133,019	\$135,884	\$138,797	\$141,753	\$144,754	\$147,804	\$150,897	\$154,039	\$157,230	\$160,470	\$163,759	\$167,098	\$170,489	\$173,933	\$177,427	\$180,977	\$184,583	\$188,243	\$191,959	\$195,731	\$199,563	\$203,453	\$207,403	\$242,435	\$247,109	\$251,854	\$256,671	\$261,580	
Reimbursement Balance		\$6,056,180	\$6,056,180	\$6,056,180	\$5,939,935	\$5,809,739	\$5,676,720	\$5,540,836	\$5,402,039	\$5,260,286	\$5,115,532	\$4,974,728	\$4,816,831	\$4,662,792	\$4,505,362	\$4,345,093	\$4,181,334	\$4,014,236	\$3,849,347	\$3,689,814	\$3,527,487	\$3,311,410	\$3,126,872	\$2,988,584	\$2,746,625	\$2,550,894	\$2,351,331	\$2,147,879	\$1,940,476	\$1,698,041	\$1,450,932	\$1,207,198	\$942,408	\$680,821	
Local Tax Reimbursement		\$12,378,108	\$0	\$0	\$245,526	\$274,632	\$280,586	\$286,630	\$292,775	\$299,010	\$305,341	\$311,773	\$318,299	\$324,925	\$331,656	\$338,492	\$345,433	\$352,479	\$359,633	\$366,900	\$374,272	\$381,764	\$389,372	\$397,093	\$404,935	\$412,892	\$420,978	\$429,185	\$437,519	\$445,986	\$454,584	\$463,314	\$472,177	\$481,176	
Reimbursement Balance		\$12,378,108	\$12,378,108	\$12,378,108	\$12,132,581	\$11,857,949	\$11,577,363	\$11,290,733	\$10,997,957	\$10,698,948	\$10,393,607	\$10,081,833	\$9,763,355	\$9,438,610	\$9,106,963	\$8,768,661	\$8,423,028	\$8,070,549	\$7,710,916	\$7,344,016	\$6,969,745	\$6,587,981	\$6,198,609	\$5,801,516	\$5,396,581	\$4,983,688	\$4,562,710	\$4,133,525	\$3,696,006	\$3,250,020	\$2,795,437	\$2,332,122	\$1,859,946	\$1,378,790	
Total MSF Reimbursement Balance		\$18,434,287	\$18,434,287	\$18,072,516	\$17,667,688	\$17,254,083	\$16,831,569	\$16,399,996	\$15,959,234	\$15,509,138	\$15,049,561	\$14,580,365	\$14,101,402	\$13,612,516	\$13,113,554	\$12,604,362	\$12,084,785	\$11,554,663	\$11,013,830	\$10,462,132	\$9,899,391	\$9,325,436	\$8,740,100	\$8,143,206	\$7,534,583	\$6,914,041	\$6,281,404	\$5,636,482	\$4,948,061	\$4,246,368	\$3,531,200	\$2,802,353	\$2,059,597	\$2,059,597	
EGLE Environmental Costs		\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$0	
State Tax Reimbursement		\$527,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Reimbursement Balance		\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	\$527,693	
Local Tax Reimbursement		\$1,078,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Reimbursement Balance		\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	\$1,078,542	
Total EGLE Reimbursement Balance		\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	\$1,606,235	
Local Only Costs		\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$0
Local Tax Reimbursement		\$109,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Local Only Reimbursement Balance		\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	\$109,426	
Total Annual Developer Reimbursement		\$0	\$0	\$361,771	\$404,828	\$413,605	\$422,514	\$431,573	\$440,762	\$450,095	\$459,577	\$469,196	\$478,964	\$488,886	\$498,962	\$509,192	\$519,577	\$530,122	\$540,833	\$551,698	\$562,741	\$5													

Exhibit D. Estimated Breakdown of Developer Eligible Activity Costs by Entity
Brownfield Plan #77, Amendment No. 1 – 500 Block Redevelopment Project, Lansing MI
Revised January 4, 2024

Eligible Activities	Eligible Costs	Public Developer *	Private Developers	
		City of Lansing	501 S. Capitol, LLC	503 S. Capitol, LLC
EGLE Eligible Activities				
Department-Specific Activities				
Exempt Activities - Assessments	\$ 37,675	\$ 500	\$ 11,013	\$ 26,162
Exempt Activities - Due Care Planning	\$ 172,597	\$ 57,000	\$ 52,644	\$ 62,953
Due Care Activities	\$ 794,523	\$ 724,850	\$ 36,997	\$ 32,676
MSF Non-Environmental Eligible Activities				
Demolition Activities	\$ 566,683	\$ 55,000	\$ 300,609	\$ 211,074
Lead and Asbestos Abatement Activities	\$ 1,959,775	\$ 173,500	\$ 1,762,062	\$ 24,213
Relocation of Public Buildings for Economic Development Purposes	\$ 7,000,000	\$ 7,000,000	\$ -	\$ -
Infrastructure Improvements Activities	\$ 472,440	\$ 199,500	\$ 45,661	\$ 227,279
Site Preparation Activities	\$ 1,698,721	\$ 1,112,520	\$ 68,771	\$ 517,430
Contingency (15%)	\$ 1,389,806	\$ 1,389,806	\$ -	\$ -
Interest (Simple Interest: 3% Private Developer, 5% Public Developer)	\$ 5,812,303	\$ 5,301,230	\$ 418,137	\$ 92,936
Subtotal	\$ 19,904,522	\$ 16,013,905	\$ 2,695,895	\$ 1,194,722
Brownfield Plan & Work Plan Preparation	\$ 210,426	\$ 61,000	\$ 41,226	\$ 108,200
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 30,000	\$ 15,000	\$ 7,500	\$ 7,500
Local Application Fees	\$ 5,000	\$ -	\$ 2,500	\$ 2,500
Subtotal: To Developer *	\$ 20,149,948	\$ 16,089,905	\$ 2,747,121	\$ 1,312,922

* Public Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Public Developer eligible costs in the Plan Amendment (not including captures for BRA Administration, BRA Implementation, BRA LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because Plan Amendment estimates a \$3,775,258 deficiency/shortfall in potential capture.

AFFIDAVIT OF PUBLICATION

I, Lee Purdy, 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#24-393 City of Lansing Notice of Public Hearing** – Wednesday, February 14, 2024, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 14th day of February 2024

A handwritten signature in cursive script, reading "Lee Purdy", written over a horizontal line.

Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on February 14, 2024

By Lee Purdy

A handwritten signature in cursive script, reading "Berl Schwartz", written over a horizontal line.

Berl Schwartz, Notary Public

My commission expires January 24, 2025

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, February 26, 2024, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #77 Amendment No. 1 – 500 Block Brownfield Redevelopment Project 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 520 S. Washington Avenue, 501 S. Capitol Avenue, and 110 W. Hillsdale Street located in the City of Lansing, but more particularly described as:

520 S. WASHINGTON AVENUE, LANSING MI

Parcel A Legal Description: A parcel of land being part of Lots 1-4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet to the point of beginning of this description; thence S89°13'23"E continuing along said North line 168.50 feet to the Northeast corner of said Block; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Southeast corner of Lot 4 of said Block 149; thence N89°18'36"W along the South line of said Lot 4 a distance of 89.00 feet; thence N00°32'27"E 57.50 feet; thence N89°27'35"W 79.50 feet; thence N00°32'26"E 206.46 feet to the point of beginning; said parcel containing 0.91 acre, more or less; said parcel subject to all easements and restrictions, if any.

501 S. CAPITOL AVENUE, LANSING MI

Parcel B-1 Legal Description: A parcel of land being part of Lots 4 and 9-12, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Beginning at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 161.50 feet; thence S00°32'26"W 206.46 feet; thence S89°27'35"E 79.50 feet; thence S00°32'27"W 54.50 feet; thence N89°18'36"W 128.00 feet; thence N00°32'27"E 109.52 feet; thence N89°03'58"W 113.00 feet to the West line of said Block 149; thence N00°32'27"E along said West line 151.00 feet to the point of beginning; said parcel containing 0.78 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel B-2 Legal Description: A parcel of land being part of Lots 5 & 6, Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Block 149; thence S89°13'23"E along the North line of said Block 149 a distance of 330.00 feet to the Northeast corner of said Block 149; thence S00°32'26"W along the East line of said Block 149 a distance of 263.50 feet to the Northeast corner of Lot 5 of said Block 149 and the point of beginning of this description; thence S00°32'26"W continuing along said East line 131.75 feet to the Southeast corner of said Block 149; thence N89°21'13"W along the South line of said Block 149 a distance of 74.00 feet; thence N00°32'26"E 131.81 feet to the North line of said Lot 5; thence S89°18'36"E along said North line 74.00 feet to the point of beginning; said parcel containing 0.22 acre, more or less; said parcel subject to all easements and restrictions, if any.

110 W. HILLSDALE STREET, LANSING MI

Parcel C Legal Description: Part of Block 149, Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, more particularly described as follows: Lots 7 & 8; also the South 3.00 feet of Lot 9; Also the West 113.00 feet of Lot 9; Also the South 47.00 feet of the West 113.00 feet of Lot 10; Also the South 3.00 feet of Lot 4 Except the East 89.00 feet thereof; Also Lots 5 & 6 Except the East 74.00 feet of said lots thereof.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein, Vice President, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, (517) 599-1136.

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

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

CP#24-393

Resolution #2024-028

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

Resolved by the City Council of the City of Lansing

WHEREAS, Emeritus Pastor Angelene Lois Trice was born in Villa Ridge, Illinois and comes from a long lineage of pastors and ministers in the Gospel, including her father, who founded the church Faith Temple COGIC in Jackson, Michigan; and

WHEREAS, nearly a decade after marrying her husband, the late Eld. Larry M. Trice, Sr. and having 4 children, she and her family moved to Lansing, Michigan. Soon after, her husband was ordained as Senior Pastor of Pentecostal Outreach COGIC in 1976 where she served faithfully as First Lady for 24 years; and

WHEREAS, Pastor Angelene Trice was instrumental in growing the ministry and developing a love for God's people, she also visited hospitals, jails, brought food to the hungry, and prayed for people in the streets. After the passing of her husband, she was ordained Senior Pastor of Pentecostal Outreach in 2000, becoming the first woman pastor in her church's denominational jurisdiction; and

WHEREAS, in her role as Senior Pastor, Angelene expanded outreach ministries, personal and family development, and spiritual education. She completed the LMTS Outreach Center project, creating a safe place in the community for babies and children to be cared for, teens and adults to enjoy recreational activities, and families to receive the food and resources they needed; and

WHEREAS, in 2005, she retired from pastoring and transitioned leadership to her son, Pastor Larry M. Trice, Jr. Even after retirement, she remained active in the ministry, serving on the Board of Directors and teaching the Word of God to a new generation.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council wishes to recognize Emeritus Pastor Angelene Lois Trice and the dedication of her time and life serving the ministry and the people of Lansing, Michigan. Emeritus Trice's legacy is one that will be remembered for her faithfulness to God, and her love and generosity towards her church, her family, and her community.

Resolution #2024-029

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

WHEREAS, the Mayor has recommended the reappointment of Stephen Young as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2030; and

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

WHEREAS, the Committee of the Whole took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Stephen Young as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2030.

Resolution 2024-030

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

WHEREAS, City Clerk Chris Swope received notice that all Lansing School District Schools will be unusable as a Polling Place for the May 7, 2024 City Special Charter Commission Election due to the disruption in classroom instruction and public unrestricted access to the building; and

WHEREAS, Post Oak School is the Polling Place for Ward 1, Precinct 3; and

WHEREAS, Lyons School is the Polling Place for Ward 2, Precinct 12; and

WHEREAS, Cavanaugh School at is the Polling Place for Ward 2, Precinct 13; and

WHEREAS, Forest View School at is the Polling Place for Ward 2, Precinct 17; and

WHEREAS, Gardner School at is the Polling Place for Ward 2, Precinct 18 and Ward 2 Precinct 20; and

WHEREAS, Mt. Hope School (Woodcreek building) is the Polling Place for Ward 3, Precinct 22; and

WHEREAS, Dwight Rich School is the Polling Place for Ward 3, Precinct 23 and Ward 3, Precinct 24;

WHEREAS, Cumberland School is the Polling Place for Ward 4, Precinct 39; and

WHEREAS, City Clerk Chris Swope recommends the following Polling Place relocations for the May 7, 2024 City Special Charter Commission Election:

- Ward 1, Precinct 3 be relocated to Grand River Head Start;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;
- Ward 2, Precinct 13, Ward 2, Precinct 17, Ward 2, Precinct 18 and Ward 2, Precinct 20 be relocated to Parker Memorial Baptist Church;
- Ward 3, Precinct 22 be relocated to the Alfreda Schmidt Southside Community Center;
- Ward 3, Precinct 23 and Ward 3, Precinct 24 be relocated to the Dr. Eva Evans Welcome Center; and
- Ward 4, Precinct 39 be relocated to Hope Ministries Church.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, relocates the following Polling Places for the May 7, 2024 City Special Charter Commission Election:

- Ward 1, Precinct 3 be relocated to Grand River Head Start;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;

- Ward 2, Precinct 13, Ward 2, Precinct 17, Ward 2, Precinct 18 and Ward 2, Precinct 20 be relocated to Parker Memorial Baptist Church;
- Ward 3, Precinct 22 be relocated to the Alfreda Schmidt Southside Community Center;
- Ward 3, Precinct 23 and Ward 3, Precinct 24 be relocated to the Dr. Eva Evans Welcome Center; and
- Ward 4, Precinct 39 be relocated to Hope Ministries Church.

BE IT FINALLY RESOLVED, that the City Clerk shall work to ensure proper signage, to assist relocated voters in finding their Polling Place.

Resolution #2024-031

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

WHEREAS, in 2006 in an effort to promote economic development in qualifying communities, the Michigan Legislature passed Act 501 of the Public Acts of 2006, being Section 521a of the Michigan Liquor Control Code of 1998, being MCL 436.1521a, which established the criteria for Development District or Area Liquor Licenses; and

WHEREAS, through the provisions of Public Act 501 of 2006, as amended (“Act”) the Michigan Liquor Control Commission (LCC) may issue new public on-premises liquor licenses in order to allow cities to enhance the quality of life for their residents and visitors to their communities; and

WHEREAS, the issuance of a Development District Liquor License under Section 521a(1)(b) of the Act requires a proposed licensed premises to be located in one of the development districts or areas listed in MCL 436.1521a(1)(b); and

WHEREAS, pursuant to Public Act 120 of 1961 for Principal Shopping Districts, the Lansing City Council created the Lansing Principal Shopping District by Resolution in 1996 which is listed as a qualifying development district or area under MCL 436.1521a(1)(b); and

WHEREAS, the City of Lansing received a request from MACOTTA CLUB, LLC (“Applicant”) regarding its intention to apply to the Michigan Liquor Control Commission for a new Class C Development District or Area Liquor License for its business located at 300 S. Washington Square, Lansing, MI 48933 (“Proposed Licensed Premises”) which is located within the Lansing Principal Shopping District; and

WHEREAS, the Applicant has affirmed that the Proposed Licensed Premises meets the statutory requirements for a Development District or Area Liquor License under the Act including 1) that its business must be engaged in activities of dining, entertainment, or recreation, and 2) the licensed business must be open to the general public and have a seating capacity of not less than 25 persons; and

WHEREAS, the Applicant will provide evidence with its application that it can document the expenditure to the Michigan Liquor Control Commission, of not less than \$75,000.00 in the rehabilitation or restoration of the building that will house the licensed premises over a period of the preceding five (5) years or a commitment for a capital investment of at least that amount in the building that houses the licensed premises, which must be expended before the issuance of the license, as required by the Act; and

WHEREAS, the Committee on City Operations met on February 21, 2024, to review the request with affirmative action taken;

WHEREAS, the Applicant has been informed that licensure of the Proposed Licensed Premises will be subject to approval by the Michigan Liquor Control Commission.

NOW, THEREFORE, BE IT RESOLVED, that City Council recommend for the reasons stated above that the Michigan Liquor Control Commission consider the request from MACOTTA CLUB, LLC, for a new Class C License issued under the provisions of MCL 436.1521a(1)(b) for its business located at 300 S. Washington Square, Lansing, MI 48933.

BE IT FURTHER RESOLVED, the City Council affirms that the Proposed Licensed Premises, 300 S. Washington Square, Lansing, MI 48933 is within the established boundaries of the Lansing Principal Shopping District; and

BE IT FURTHER RESOLVED, the City Council directs the City Assessor to verify via an Affidavit the total amount of public and private investment in real and personal property within the Lansing Principal Shopping District amounts to \$200,000.00 or more over the preceding 5 years.

BE IT FURTHER RESOLVED, the Applicant meets the qualifications of Lansing's City Liquor Ordinances, and those required under MCL 436.1521a(1)(b) and that the license is approved "Above all others."

BE IT FINALLY RESOLVED, the City Council directs the City Clerk to complete the Local Governmental Unit Approval Form (LCC-106) for the specific license approval of a New Class C license issued under MCL 436.1521a(1)(b) and to forward a copy of the certified form and this resolution to MACOTTA CLUB, LLC and the Michigan Liquor Control Commission.

Resolution #2024-032

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

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to construct the utility and infrastructure improvements associated with the Combined Sewer Overflow (CSO) 016/017 Phase 2 Project, a project area generally bounded by Douglas Avenue on the northside, N Larch Street on the eastside, Beaver Street on the southside, and Seager Street on the westside; and

WHEREAS, the large amount of construction required for this project will encompass all of the 2024 construction season and all of the 2025 construction season; and

WHEREAS, the construction contractor, Hoffman Bros., Inc., is required to complete removal and replacement of utilities under the CSX Railroad Tracks in E. North Street, which will require a continuous operation until the work is complete; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, E. North Street and Turner Road; and

WHEREAS, for the periods April 13, 2024, through November 16, 2024, and March 15, 2025, through November 1, 2025 the construction contractor, Hoffman Bros., Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, March 11, 2024, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros., Inc., while the company is conducting work as part of the CSO 016/017 Phase 2 Project on Saturdays from 8:00 AM to 4:30 PM for the periods April 13, 2024, through November 16, 2024, and March 15, 2025, through November 1, 2025.

Resolution #2024-033

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

WHEREAS, the Michigan Department of Transportation will be reconstructing I-496/US-127 between the Red Cedar River and I-96; and

WHEREAS, this project necessitates extended work hours for certain activities; and

WHEREAS, to expediate the work and minimize the overall disruption of the project, the Michigan Department of Transportation is requesting approval to allow pavement breaking and saw cutting as well as bridge demolition and deck placement to be completed outside standard construction hours; and

WHEREAS, MDOT has requested a waiver of the noise ordinance to allow the aforementioned work activities to take place on all days and hours for up to 15 calendar days each month from March through December of 2024 and 2025; and

WHEREAS, the City of Lansing Public Service Department supports the completion of certain work activities outside of normal work hours to:

- expedite critical construction activities;
- maximize motorist safety;
- reduce the overall impact of the project; and

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, March 11, 2024, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of MDOT's request for granting a waiver of the noise ordinance for certain work activities on I-496/US-127 between the Red Cedar River and I-96 for up to 15 days each month from March through December of 2024 and 2025.

Resolution #2024-034

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

Acceptance of Transportation Asset Management Plan

WHEREAS, Michigan Public Act 325 of 2018 requires local road agencies to develop and submit an asset management plan to the Transportation Asset Management Council (TAMC) including an asset inventory, performance goals, risk of failure analysis, anticipated revenues and expenses and performance outcomes to be submitted to TAMC; and

WHEREAS, local road agencies responsible for 100 or more certified miles of road, based on the 2017 PA 51 Mileage Certification, including all 83 Michigan counties and 39 Michigan cities are required to submit their completed asset management plans in designated phases beginning October 1, 2020; and

WHEREAS, the City of Lansing Public Service Department has completed a Transportation Asset Management Plan containing the required information; and

WHEREAS, the City of Lansing Public Service Department has updated the Transportation Asset Management Plan in 2023; and

WHEREAS, the TAMC requires a resolution accepting the updated Asset Management Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the 2023 Transportation Asset Management Plan; and

BE IT FINALLY RESOLVED that a copy of this resolution be added to the Transportation Asset Management Plan before submittal to the TAMC.

Resolution #2024-035

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1326 N JENISON AVE., Parcel # 33-01-01-08-251-151 N 40 FT LOT 27 BLOCK 2 ASSESSORS PLAT NO 10., to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JULY 25, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 24, 2023, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by October 26, 2023: and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 11, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1326 N JENISON AVE., as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

Resolution #2024-036

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1519 LINVAL, 33 01 01 21 431 010, LOT 35 TORRANCE FARM ADD., to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 10/01/2015 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 12/07/2023, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by JANUARY 7, 2024; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 11, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1519 LINVAL ST., as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

Resolution #2024-PEND

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and

WHEREAS, the State of Michigan has appropriated funds within its FY 2023/2024 budget for which the City of Lansing is an eligible recipient; and

WHEREAS, funding for transformational housing projects was appropriated for redevelopment projects to include the direct eligible costs of creating affordable housing units or completing other corridor improvements.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby accepts the Housing Development Fund Grant, subject to the terms of the grant agreement.

BE IT FINALLY RESOLVED, that the Administration will develop a plan for the use of the grant funds and submit the plan to Lansing City Council for their review before the funds are appropriated by the Council.

<u>Appropriation</u>	<u>Description</u>	<u>Amount</u>
State/Federal Grants	State Grant Revenue	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>
LEO-Sec. 1013(1-7)	Affordable Housing/Corridor Improvements	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>

Resolution #2024-PEND

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

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and

WHEREAS, the State of Michigan has appropriated funds within its FY 2023/2024 budget for which the City of Lansing is an eligible recipient; and

WHEREAS, funding for transformational municipal infrastructure was appropriated to develop a city campus that will improve customer service and public accessibility, increase building efficiencies, modernize aging facilities, and improve downtown commerce and redevelopment.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby accepts the Transformational Municipal Infrastructure Enhancement Grant, subject to the terms of the grant agreement.

BE IT FINALLY RESOLVED, that the Administration will develop a plan for the use of the grant funds and submit the plan to Lansing City Council for their review before the funds are appropriated by the Council.

Appropriation	Description	Amount
State/Federal Grants	State Grant Revenue	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>
LEO-Sec. 1029(1-7)	Municipal Infrastructure/City Hall	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>

Resolution #2024-037

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

WHEREAS, pursuant to Rule 41 of the Lansing City Council Rules, a proposed rule revision shall be place on the Council Agenda for Council receipt and review, but “shall not be considered for adoption sooner than the next council meeting;”

THEREFORE BE IT RESOLVED, that the City Council hereby amends the City Council Rules to add Rule 48:

LANSING CITY COUNCIL RULES

Rule 48. Electronic Participation in Public Comment at Meetings of Council, Committees. Electronic participation by members of the public, for the purpose of making public comment on legislative matters (as that term is defined above), is permitted at Meetings of City Council, Committee of the Whole, and all other Committees of City Council.

To register to speak electronically on legislative matters at a regularly scheduled or special meeting of the City Council or Committee of the Whole, a member of the public may send a request to the City Clerk no later than four (4) hours prior to the meeting in a form and manner determined by the City Clerk. Prior to the meeting, the City Clerk will email the member of the public instructions to participate.

City Council office staff will post, with agendas of all other Committees of City Council, instructions on how members of the public may attend and speak electronically on legislative matters.

The City Clerk will establish and maintain procedures and protocols for electronic participants, consistent with this rule and technologies being utilized for electronic participation. The procedures and protocols will be available for viewing by any person wishing to register for electronic participation.

The Presiding Officer of City Council, Committee of the Whole, or any other Committee of City Council may reduce the amount of time allowed for each speaker if he or she has determined that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.

The Rules of Decorum for Meetings, at Rule 18, apply to members of the public participating electronically. The Presiding Officer reserves the right to mute and end the comment of anyone who violates this rule.



Chris Swope

Lansing City Clerk

February 23, 2024

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Board of Ethics	January 9, 2024
Human Relations and Community Services Board	January 24, 2024
Demolition Board	January 25, 2024
Election Commission	January 30, 2024 February 12, 2024
Elected Officers Compensation Commission	February 6, 2024
Park Board	January 10, 2024
Michigan Avenue Corridor Improvement Authority	February 19, 2023
Joint Employees' Retirement System and Police and Fire Retirement System Boards	January 16, 2024
Lansing Gateway Corridor Improvement Authority	October 17, 2023 December 19, 2023 January 16, 2023

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

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,

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

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope

Lansing City Clerk

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

Dear Councilmembers:

Pursuant to Article 5, Chapter 1, Section 5-103.4 of the Lansing City Charter, the City Clerk shall report to the Mayor and Council, prior to the first Council meeting in March, a list of the terms on City Boards which shall end on June 30.

Please find attached the report.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Board and Commission Term Expirations

Arts and Culture Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Ceci Bordayo	3rd Ward
6/30/2024	vacant (Amanda Bernes)	At-Large
6/30/2024	vacant (Lucas LaLonde)	At-Large

Board of Ethics

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Janielle Houston	Mayoral - At-Large
6/30/2024	Keith Kris	Council - 4th Ward

Board of Fire Commissioners

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Gina Nelson	4th Ward
6/30/2024	Rodney Singleton	At-Large

Board of Plumbing

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2015	Walter Steele	Citizen
6/30/2016	Geoffrey Mowry	Journeyman Plumber
6/30/2016	Stephen Reck	Citizen
6/30/2016	William Pond	Master Plumber
6/30/2022	vacant (Leek, Deshon)	Journeyman Plumber
6/30/2023	vacant (Kelly, Emmett)	Master Plumber

Board of Police Commissioners

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Andrea Bitely	4th Ward
6/30/2024	DeYeya Jones	At-Large

Board of Public Service

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Jon Scott	At-Large
6/30/2024	vacant (Kris Young)	4th Ward

Board and Commission Term Expirations

Board of Review

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Michael Redding	At-Large

Board of Water and Light

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Brian Pillar	Meridian/Delhi/DeWitt/Lan
6/30/2024	Sandra Zerkle	4th Ward
6/30/2024	Tracy Thomas	At-Large

Board of Zoning Appeals

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
9/30/2023	Monte Jackson	Planning Board Represen
6/30/2024	Emily Jefferson	At-Large
6/30/2024	Robert Fryling	At-Large

Building Board of Appeals

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2016	James R. Drake	
6/30/2017	vacant (Thomas Knoy)	
6/30/2018	Donald Heck	
6/30/2019	Stephanie Space	
6/30/2022	vacant	

Capital Area District Library Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
4/15/2024	DeYeya Jones	City of Lansing

Community Corrections Advisory Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
9/17/2022	vacant	Joint - Business Communi
9/17/2022	vacant (Barron, Tim)	Joint - Communications/M
9/17/2023	Danielle Grubaugh	Joint - Workforce Develop

Board and Commission Term Expirations

Diversity, Equity, and Inclusion Advisory Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2023	Amber Denney	At-Large
6/30/2024	Muhammad Qawwee II	At-Large
6/30/2024	Randy Watkins	4th Ward

Downtown Lansing, Inc. Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2023	James Tischler	Business Representative
6/30/2024	James Anderton	Business Representative
6/30/2024	Jesus (Jesse) Flores	Business Representative

Elected Officers Compensation Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
10/1/2023	Steve Young	At-Large

Electrical Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2016	Joseph Peters	Electric Utility
6/30/2019	Craig Calkins	Electrical Journeyman
6/20/2022	vacant	Manufacturing Industry
6/30/2024	vacant	Citizen

Employees' Retirement System Board of Trustees

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2020	Scott Dedic	Citizen Non-Retiree
6/30/2021	Amy Kraus	Citizen Retiree
6/30/2024	Larry Ebright	Elected
6/30/2024	Mary Ellen Jeffries	Lansing Resident Non-Ret

Board and Commission Term Expirations

Historic District Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2021	Jaclyn Lillis-Warwick	At-Large
6/30/2021	vacant (Robert Gibb)	At-Large
6/30/2022	vacant (James McClurken)	At-Large
6/30/2023	vacant (Heather Groupil)	At-Large
6/30/2024	vacant (Curtis Sonnenberg)	At-Large

Human Relations and Community Services Advisory Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Paul Dripchak	4th Ward
6/30/2024	Sean Gehle	At-Large

Joint Building Authority Board of Commissioners

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2022	Angie Bennett	Lansing Appointee
6/30/2022	vacant (Lannoye, Mary)	Joint Appointee

Lansing Entertainment and Public Facilities Authority Board of

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Charles Mickens	At-Large
6/30/2024	Paul Collins	At-Large
6/30/2024	Price Dobernik	At-Large

Lansing Gateway Corridor Improvement Authority Board of Dire

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2023	vacant	At-Large
6/30/2024	Steve Bohnet	Business Owner

Lansing Housing Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	vacant (Ryan Robinson)	At-Large

Local Development Finance Authority Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Kris Klein	City of Lansing

Board and Commission Term Expirations

Mechanical Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2013	Patrick Ryan	Contractor
6/30/2017	Marcus J Metoyer	Residential Heat & AC
6/30/2017	Paul Gilmore	Commercial Heat & AC
6/30/2018	Richard Cortright	Residential Contractor
6/30/2018	Ryan Irish	Citizen

Michigan Avenue Corridor Improvement Authority Board of Direc

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Jonathan Lum	Resident

Next Michigan Development Corporation Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
4/15/2023	Kris Nicholoff	At-Large
4/15/2024	Karl Dorshimer	At-Large

Park Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2024	Kimberly Whitfield	4th Ward
6/30/2024	Tirstan Walters	At-Large

Planning Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Anthony Cox	3rd Ward
6/30/2020	Josh Hovey	4th Ward
6/30/2024	vacant (Thomas Patrick Morgan)	At-Large

Potter Park Zoo Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
12/31/2023	Molly Korn	City of Lansing

Board and Commission Term Expirations

Saginaw Street Corridor Improvement Authority Board of Direct

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2023	Jonathon Lukco	
6/30/2024	Benjamin Brewer	resident
6/30/2024	Tiffany Dowling	

South Martin Luther King Jr. Boulevard Corridor Improvement A

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
7/31/2021	Aini Abukar	
7/31/2023	vacant (Alexis Carnegie-Dunham	

BY THE COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing is named as defendant in a workers' compensation action, WC 2876-21-0003758, involving alleged work related injuries/illnesses;

WHEREAS, it is proposed that the action be resolved by virtue of entering into a settlement agreement, in which, the City of Lansing would agree to pay Plaintiff the sum of TWENTY FOUR THOUSAND NINE HUNDRED (\$24,900.00) in exchange for a complete redemption and release of the City from any past, present, and future liability regarding any alleged injuries/illnesses whatsoever;

WHEREAS, the proposed settlement is recommended by the Mayor, the Human Resources Department, the City of Lansing's Fund Administrator, and the City Attorney;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approve payment of TWENTY FOUR THOUSAND NINE HUNDRED (\$24,900.00) pursuant to said proposed settlement agreement as a full and final settlement of said action.

BE IT FINALLY RESOLVED that the Law Department is authorized to prepare and execute the requisite documents to complete settlement of the aforementioned lawsuit.



City of Lansing

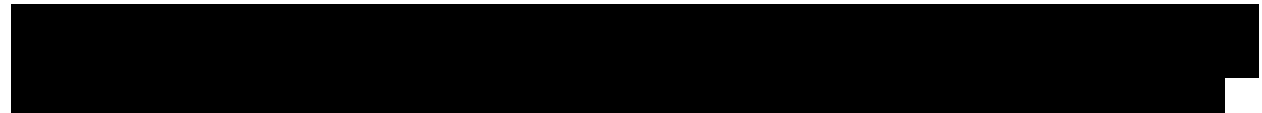
OFFICE OF THE CITY ATTORNEY

TO: Ways and Means Committee

FROM: F. Joseph Abood, Chief Deputy City Attorney

DATE: February 13, 2024

RE: WC Settlement 2876-21-0003758, Privileged and Confidential



CompOne Administrators, Inc. has evaluated this claim for settlement. We have negotiated a settlement of \$24,900.00 to release all past, present, and future claims against the City of Lansing.

The Mayor, the Law Department and the Department of Human Resources support the recommendation for settlement and the Department of Human Resources advises that funds are available in the Workers Compensation Claims account. We are requesting your approval of the redemption of this case.

Please contact this office as soon as possible with any concerns you may have regarding the redemption of this claim.

cc: Elizabeth O'Leary, Human Resources Director
Kathy Woodman, Health & Wellness Administrator

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040
www.lansingmi.gov/development

MEMORANDUM

To: Mayor Schor

From: Barb Kimmel

Date: February 14, 2024

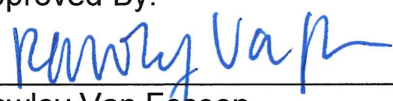
Subject: Resolution to Set a Public Hearing for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions grants

Please find the attached Resolution setting a public hearing for the 2023-2024 Annual Action Plan.

This Resolution is proceeded by a Public Notice published by the City Clerk at least 15 days prior to the Public Hearing. The Public Notice to be published is included as an attachment.

ED&P RECOMMENDS THAT YOU FORWARD THIS RESOLUTION TO CITY COUNCIL.

Approved By:



Rawley Van Fossen,
Director



Date

“Equal Opportunity Employer”

Resolution #2024-

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Lansing submits the Annual Action Plan in order to receive Community Planning and Development fund resources, including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) program funds, for the upcoming fiscal year 2024-2025; and

WHEREAS, the CDBG (\$2,070,597), HOME (\$833,394) and ESG (\$181,593) entitlement amount allocated to Lansing for the upcoming fiscal year is \$3,085,584; and

WHEREAS, the City of Lansing estimated amounts of program income (PI) and previous year's (PY) annual funding available for CDBG are \$600,000 and HOME \$25,000; and

WHEREAS, the total amount of federal funding allocations, program income and previous year's funding equal \$3,710,584; and

WHEREAS, pursuant to program requirements, the city has conducted a citizen participation and open review process which has included meetings and public hearings; and

WHEREAS, the City has further promoted participation, input and review in the process by conducting one advertised public hearing before the Lansing Planning Board on March 5, 2024 regarding housing and community development needs and proposed Annual Action Plan program objectives and projected use of Federal entitlement and formula program funds; and

WHEREAS, the City did also initiate and carry out the required thirty (30) day public comment period on the proposed 2024-25 Annual Action Plan by publishing a notice of the availability of the plan in the Lansing City Pulse on March 13, 2024; and

WHEREAS, a second advertised public hearing will be held before the Lansing City Council on April 15, 2024 to again receive citizen comments and recommendations and to give final review to the Annual Action Plan; and

WHEREAS, Federal regulations require the City to make certain certifications and assurances to HUD as a part of the City's application and Annual Action Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing adopts the Annual Action Plan for the City of Lansing that includes housing and community development goals, objectives, strategies, and budget for the use of community planning and development fund resources for fiscal year 2024-2025 as proposed by the Committee of the Whole; and

BE IT FURTHER RESOLVED that the Mayor, as the City's Chief Executive Officer, or his designee is hereby authorized to sign the Annual Action Plan and application for FY 2024-2025, including all understandings, assurances and certifications contained therein, and to submit the grant application to the Department of Housing and Urban Development; and

BE IT FINALLY RESOLVED that the Mayor or his designee is authorized, as the official representative of the City of Lansing, to set-up budget line items, provide any and all information, to act in connection with the Annual Action Plan application and to execute all agreements, contracts and legal documents, including the agreement between the City and the Department of Housing and Urban Development, to secure CDBG, HOME and ESG funding and implement the Annual Action Plan programs.

**FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2024(7/1/24– 6/30/25)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES**

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low- and moderate-income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods.

- a. Provide standard housing in a suitable living environment through rehabilitation, new construction, and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.
- b. Provide housing counseling and assistance that will benefit low and moderate-income households.
- c. Promote home ownership for low and moderate-income households and promote deconcentrating poverty.
- d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.
- e. Provide homeless prevention assistance, emergency shelter, street outreach and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless.
- f. Provide assistance for permanent supportive housing and human services for low- and moderate-income households with a history of chronic homelessness, including those with special needs.
- g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives.
- h. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.
- i. Provide community and neighborhood services, recreational opportunities and public facilities and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.
- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs, and citizens' awareness in CDBG eligible areas.
- k. Improve the city's transportation, public facilities, and infrastructure systems in CDBG eligible areas.

- l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing, and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.
- n. Provide affordable housing and economic development that benefits low- and moderate-income people in the context of mixed-use development along transit corridors.

COMMUNITY DEVELOPMENT BLOCK GRANT

Homeowner Housing Rehabilitation

Loans and grants for rehabilitation and Emergency Repair of owner-occupied housing units through city sponsored programs, and rehabilitation in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies, as well as lead hazard reduction, emergency housing rehabilitation, technical assistance to nonprofit housing corporations, ADA ramps, and hazard remediation.

Proposed funding amount: \$1,434,121

Rental Unit Rehabilitation

Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.

Proposed funding amount: \$480,768

Blight Removal

Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation, and clearance of dilapidated and blighted structures. Funds may also be used to acquire and clear properties in the flood plain. Includes staff time associated with this activity.

Proposed funding amount: \$1,000

Public Services (limited to 15%)

Includes services for low- and moderate-income individuals such as: education, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

Proposed funding amount: \$ 310,589 (15% of CDBG)

Economic Development and Business Technical Assistance

Loans, technical assistance, and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants,

market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing.

Proposed funding amount: \$ 30,000

CDBG General Administration (limited to 20%)

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs.

Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

Proposed funding amount: \$414,119.00

TOTAL CDBG = \$2,670,597 Includes FY24 allocation estimate of \$2,070,597 plus an estimated \$500,000 in unspent funds and an estimated \$100,000 of Program Income

HOME

Down Payment Assistance

Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to \$10,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.

Proposed funding amount: \$100,000

Homeowner Housing Construction and Rehabilitation (ADR)

Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.

Proposed funding amount: \$508,377

CHDO Set-aside (15% minimum required)

Reserved for housing developed, sponsored, or owned by CHDOs in partnership with the city.

Proposed funding amount: \$ 125,009

Community Housing Development Organization (CHDO) Operating (limited to 5%)

Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

Proposed funding amount: \$41,669

HOME General Administration (limited to 10%)

Includes staff and general administration costs to deliver the HOME program.

Proposed funding amount: \$83,339

TOTAL HOME = \$858,394 includes estimated allocation of \$833,394 and estimated \$25,000 in Program Income.

EMERGENCY SOLUTIONS GRANT (ESG)

Street Outreach

Street Outreach activities.

Proposed funding amount: \$ 5,448

Homeless Prevention

Homeless Prevention activities.

Proposed funding amount: \$59,926

Administrative Activities (limited to 7.5%)

Funds provided to offset the cost of administering emergency solutions program.

Proposed funding amount: \$12,711

Homeless Management Information System (HMIS)

Funds will be provided for HMIS and comparable database costs.

Proposed funding amount: \$5,448

Shelter Operation

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities, and furnishings in shelter facilities.

Proposed funding amount: \$98,060

TOTAL ESG: \$181,593

SUMMARY

FY 2024 - Forty –Ninth Year Community Development Resources

Program	Annual Action Plan
CDBG Entitlement Grant:	\$2,670,597
HOME Program Funds	\$858,394
ESG Program Funds:	\$181,593
TOTAL	\$3,710,584

Administrative, management and operation costs for the above programs include the administration, management, and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or may be participating.**

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040
www.lansingmi.gov/development

MEMORANDUM

To: Mayor Schor

From: Barb Kimmel

Date: February 21, 2024

Subject: Resolution to Set a Public Hearing for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions grants

Please find the attached Resolution setting a public hearing for the 2024-2025 Annual Action Plan.

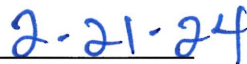
This Resolution is preceded by a Public Notice published by the City Clerk at least 15 days prior to the Public Hearing. The Public Notice to be published is included as an attachment.

ED&P RECOMMENDS THAT YOU FORWARD THIS RESOLUTION TO CITY COUNCIL.

Approved By:



Rawley Van Fossen,
Director



Date

“Equal Opportunity Employer”

Resolution #2024-###

By the Committee _____

Resolved by the City Council of the City of Lansing

RESOLUTION TO SET PUBLIC HEARING FOR ACTION PLAN FY 2024-2025

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, April 15, 2024 at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comments on the proposed CDBG resources for the Annual Action Plan submission to HUD for FY 2024-2025

**PUBLIC HEARING – PROPOSED FUNDING ALLOCATIONS
FY2024, 7/1/2024 – 6/30/25
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Lansing City Council will hold a public hearing to solicit public input on the proposed funding allocations for the City of Lansing’s FY 2024 Annual Action Plan which covers the time period July 1, 2024 – June 30, 2025.

TO: ALL LANSING CITIZENS AND ORGANIZATIONS

FROM: CITY COUNCIL

SUBJECT: PUBLIC HEARING – PROPOSED FUNDING ALLOCATIONS

PLACE: 124 W. MICHIGAN AVENUE, LANSING MI 48933

TIME: 7:00 p.m.

DATE: Monday, April 15th, 2024

PURPOSE: TO PROVIDE CITIZENS THE OPPORTUNITY TO EXAMINE AND COMMENT ON PROPOSED OBJECTIVES, GOALS AND PROJECTED USE OF COMMUNITY DEVELOPMENT FUND RESOURCES, INCLUDING THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME AND EMERGENCY SOLUTIONS GRANT PROGRAMS, TO BE INCLUDED IN THE CITY’S ANNUAL ACTION PLAN SUBMISSION FOR FY 2024 (7/1/2024 - 6/30/2025)

For additional information, please contact Barb Kimmel at Barb.Kimmel@lansingmi.gov.

PLEASE NOTE – Entitlement Grant Awards for FY 2024 (July 1, 2024-June 30, 2025) have not been announced by HUD as of the date of this publication. Amounts proposed herein for FY 2024 CDBG, HOME and ESG activities are based on prior year entitlement awards. If the grant amounts HUD actually awards to the City of Lansing for CDBG, HOME and ESG are different from the amounts shown above, pro-rata adjustments will be made to the budget amounts proposed for each activity.

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Samantha Harkins as a City of Lansing member of the Potter Park Zoo Board for a term to expire December 31, 2026; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Samantha Harkins as a City of Lansing member of the Potter Park Zoo Board for a term to expire December 31, 2026.

Samantha J. Harkins
301 N. Sycamore St.
Lansing, MI 48933
(517) 285-9886
sjones.harkins@gmail.com

Education

- **Juris Doctor**, *West Virginia University College of Law*, Morgantown, WV, 2003.
 - Visiting student, Baylor University School of Law, Waco, TX 2002-2003
- **Bachelor of Arts in Political Science**, *Cum Laude*, *West Virginia University (WVU)*, Morgantown, WV, 2000.
Minor in **English**.
- **Study Abroad**, University of Bamberg, Germany, Summer of 1998

Work Experience

- **CEO and Founder**, Hundred Place Consulting, LLC, 2020-present
 - I work with clients on strategic planning and communications, advocacy strategy, facilitation, and relationship management.
 - Projects I've managed include municipal finance reform/strategy (with a national client), advocacy strategy for a statewide association and city in Michigan, and relationship management for a corporation and local developer.
 - I bridge gaps between policy development and implantation.
 - I am an interpreter between those who create policy and those who make decisions to help drive the best policy outcomes.
- **Deputy Mayor/Chief of Staff**, City of Lansing, Michigan, 2018- 2020
 - Worked with the Mayor to announce more than \$1 billion in economic development investment in the last two years.
 - Lead COVID-19 economic recovery effort in consultation with the Lansing Regional Chamber of Commerce and other external partners.
 - Spearheaded a citywide branding campaign announced in February 2019 as well as launching the Mayor's Vision 2030 (www.lansingforward.com)
 - Worked on myriad issues including economic and community development, strategic planning, neighborhoods and citizen engagement, human resources, budgeting, public service and more.
 - Advised the Mayor on municipal strategy across all public sector issues.
 - Worked closely with many community partners including non-profits, other municipal leaders, local organizations, etc. to implement the Mayor's goals and vision.
 - Ran an organization of 900 full-time employees (plus seasonals) and a general fund budget of \$225 million.
 - Directly supervised 13 department heads as well as 8 Mayoral staff.
- **Vice President of Government Relations**, Munetrix, 2016-2017
 - Munetrix is a public sector software that helps municipalities and schools focus on budgeting, capital improvement planning and metrics.
 - Was able to change state legislation to increase payment time for penalized school districts keeping at least one school district from bankruptcy.
 - I oversaw municipal accounts and increased those accounts by 20 percent.
 - Was able to secure \$250,000 in state funding to reimburse local governments and schools who want to contract with a data analytics provider.

- **President, Michigan Municipal League Foundation, 2015-2016**
 - Oversaw Foundation operations including identifying, cultivating, and soliciting fundraising programs to help broaden and sustain League goals and objectives.
 - Identified, analyzed, pursued and administered grants and other creative funding sources to support broad policy initiatives and related programming.
 - Designed, implemented and managed a comprehensive proactive development plan focused on expanding and enhancing foundation relationships.
 - Served as President of the Foundation's Board of Directors and acted as a liaison between the Foundation and the League.
 - Prepared and administered departmental budgets, tracked operational performance, prepared reports and made recommendations to the Foundation Board of Directors and the League's Board of Trustees.
 - Raised over \$230,000 in 18 months.
- **Director of State Affairs, Michigan Municipal League, 2012-2015.**
 - Lead the League's policy advocacy team in the Michigan legislature.
 - Managed State Affairs staff including making policy decisions for the team, staff development, leading staff meetings, and approving expense reports.
 - Conducted policy advocacy before the Michigan legislature on behalf of Michigan's communities focusing on the issues of municipal finance, taxation, retirement, labor, public safety, health care and judicial issues.
 - Worked with other League directors on policy initiatives and League priorities including the League's Center for 21st Century Communities.
- **Legislative Associate, Michigan Municipal League, 2008-2012.**
 - Conducted policy advocacy before the Michigan legislature on behalf of Michigan's communities focusing on the issues of energy & technology, labor, public safety, retirement, health care, elections, and judicial issues.
 - Built relationships with local elected and appointed officials as well as work closely with League affiliates including the Michigan Association of Municipal Attorneys, the Michigan Local Government Managers Association, and the Michigan Association of Municipal Clerks.
- **Director, Government Relations, Detroit Regional Chamber of Commerce, 2007-2008**
 - Conducted policy advocacy primarily before the Michigan legislature with some exposure to federal issues. Focus on issues related to minimum wage, workers compensation, unemployment, the environment, energy, telecommunications and other regulatory issues.
 - Developed dynamic relationships with legislators and staff, other chambers of commerce, business trade associations, and other advocacy partners.

Activities

- Board member, Educational Child Care Center (EC3), 2022-present
- Board member, Engaging Local Government Leaders (ELGL), 2019-2021
- Completed Driving Government Performance Course at the Harvard Kennedy School, 2019
- Bloomberg Harvard City Leadership Initiative, 2018-2019
- Appointed to Capital Region International Airport Authority Board, 2016
- Appointed to City of Lansing's Elected Officers Compensation Commission, 2015
- Named one of Top 10 People to Watch in Politics in 2014 by *Crain's Detroit Business*, January 2014
- Named the #2 Single Interest Lobbyist by Inside Michigan Politics in January 2011

References Available Upon Request

Application for Appointment to Board or Commission

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

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	09/05/2023
First Name	Samantha
Last Name	Harkins
Date of Birth	
Home Address	301 N SYCAMORE ST
City	LANSING
State	MI
Zip Code	48933-1035
Email	samantha@hundredplace.com
Gender	female

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

Ward	Ward 4
Precinct	36

Best Phone Number to Contact You	5172859886
In what year did you move to Lansing?	2007
Additional Information Regarding Experience and Credentials	I served on the Elected Officers Compensation Commission and the Capital Region Airport Authority Board on behalf of the City. In my free time I was also Chief of Staff and Deputy Mayor under Mayor Schor from 2018-2021.
Occupational Background	I am currently the CEO and founder of Hundred Place Consulting where I work with communities, nonprofits, and other organizations to advance strategic goals, help with strategic relationship management and other projects as identified. Examples of my clients (both past and present) include the Lincoln Institute for Land Policy, Munetrix, the City of Flint, Ernst & Young, CEDAM, and the Michigan Municipal Services Authority. I served as Chief of Staff and Deputy Mayor to Mayor Schor from 2018-2021. Prior to that I was VP of Government Relations at Munetrix. Prior to Munetrix I spent 8½ years at the Michigan Municipal League as a staff lobbyist, lead lobbyist and president of their foundation. I moved to Michigan in 2006 where I initially worked on local government policy at the Michigan House. Prior to living in Michigan I was Executive Assistant to the Mayor of Norfolk, VA.
Educational Background	JD from West Virginia University BA in Political Science from West Virginia University (minor in English)
Previous Appointments	Elected Officers Compensation Commission from 12/14-12/17 and the Capital Region Airport Authority Board from 2/16-12/17
Current Appointments	none
Please attach a resume if available.	<i>File(s) attached:</i>  sjh resume.pdf
First Choice for Board to Serve on	Potter Park Zoo
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	The Zoo reached out to me to ask me to fill a vacancy. I am a huge supporter of the Zoo. We've been members and avid donors for years. We have a young son who loves PPZ (he went to camp there this summer) and we're frequent visitors. I'd love the opportunity to work with their excellent team to help advance their goals and priorities.
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	• I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Samantha Harkins
Date & Time	09/05/2023 12:00 PM (EDT)
Receive an email copy of this form.	Yes

Resolution #2024-041

BY THE COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2024; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the applications, acknowledging the required match and committing to the amount and source of match that are specified in the applications; and

WHEREAS, the Parks Board at its February 14, 2024 meeting approved the submission of the grant; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding for the following projects:

TF24-0013 Frances River Lot Deck Improvements \$400,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of the grant application to the Michigan Natural Resources Trust Fund for the above projects; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide funding with a minimum twenty-six percent (26%) to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.

Jackson, Brian

Subject: FW: [EXTERNAL] Promised email about the brownfield plan

From: Charlie Tidwell <cdtidwell@gmail.com>

Sent: Wednesday, February 21, 2024 9:58 PM

To: Hussain, Adam <Adam.Hussain@lansingmi.gov>; Spadafore, Peter <Peter.Spadafore@lansingmi.gov>; Jackson, Brian T. <BrianT.Jackson@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>; Brown, Jeffrey <Jeffrey.Brown@lansingmi.gov>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Carter, Tamera <Tamera.Carter@lansingmi.gov>; Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>

Cc: Clerk, City <City.Clerk@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>

Subject: [EXTERNAL] Promised email about the brownfield plan

Apologies in advance for the exhaustive and belated email, but I have many thoughts, and 3 minutes won't cut it. I took the time to write all this out. I would very much appreciate it if you took 10 minutes to read it.

Wheel District NEZ

Not to harp on this, but I think my core problem is that the city council characterized an NEZ as a measure to encourage developers to invest in an area that there has been a lack of interest in development.

I recall either Henry or Kris saying that the bank was very excited about an NEZ being put in place while they were discussing financing for their planned development. Mr. Hepler had already secured grants from the state to build in green energy resources, and had even secured plans to sell the excess energy back to LBWL. This is in addition to the multitude of properties he has already purchased within the NEZ, and so eagerly began demolishing that he did not properly permit his work. Does it sound like that area needed encouragement to be developed? Plans were already in motion.

It's a contradiction to what the council says NEZ is supposed to accomplish.

Every new piece of information I learn about this project makes it seem less and less like an NEZ is being established for the betterment of an area in need of economic redevelopment, as it is subsidizing the work that Mr. Hepler has already begun.

Brownfield Plan (AKA Majestic plan)

As Councilmember Kost indicated, this plan seems like a surefire way to create an infrastructure boondoggle for Lansing taxpayers and is predicated on the hilarious pretense that event organizers will pick Lansing as a destination for their big ticket events.

I don't mean to impugn the fine city of Lansing, but only about 450k people live within 25 miles of the city. Meanwhile, Grand Rapids and Ann Arbor have about 3x that many people within 25 miles of their city. The only way I can see to make a large performance venue work in the city is to make fees for the space inexpensive enough so that the loss of ticket sales is worth it to talent. And at that point, why even have a large venue, when we could just license the area for mixed use (a bar on the street that maybe isn't owned by horrible people, possibly with a stage for local talent and artists), and retail spaces that will get people into the city center after 6pm, when all the businesses who still haven't adapted their business model to a non-captive SOM workforce close for the night. And then for the second and third floors, put in housing (maybe not over the bar). Not the 450 sq foot shoeboxes that Hepler is building, but something large enough that a couple or small family can live in while also adding eyes to the neighborhood. Throw in a requirement that development not be made of red, gray, and green plastic panels like every other piece of generic construction, but maybe bricks with a façade like the Hollister building.

Who knows? Maybe with a bit of development, that run-down liquor store at Lenawee and Washington will be inspired to redevelop into a market. Making it so people can live downtown will benefit downtown business owners, too, as their businesses will see increased patronage.

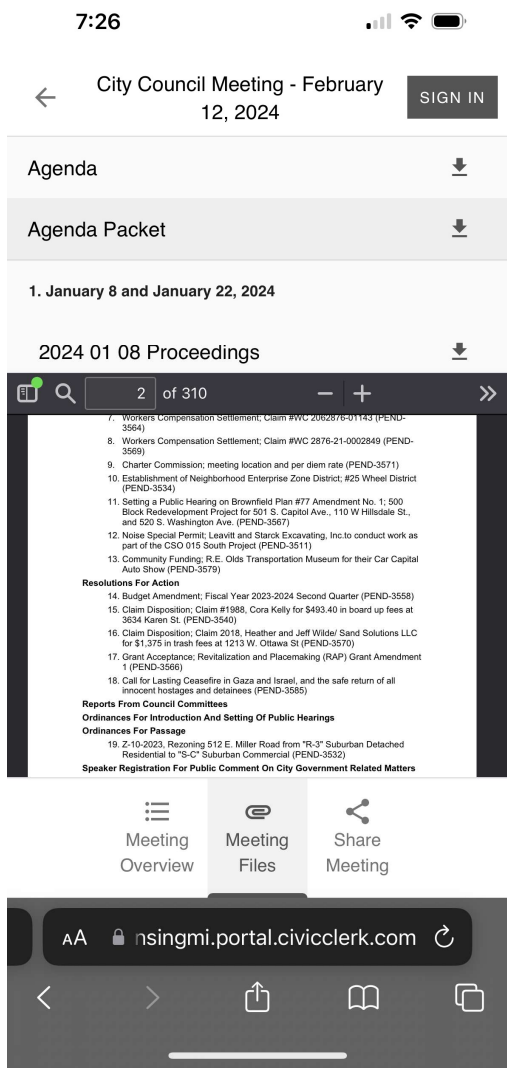
Or you all can defer to the LEDC to build something they admit won't be for the city's residents, will only intermittently

add economic benefit to the local area, and will turn into another failed and run-down building that the city must tax the citizens to provide upkeep for.

But what do I know? I’m just a web content admin with 15ish years of experience, including working at a SOM Commission.
Speaking of...

Council Website and proceedings

I have, on multiple occasions, been caught surprised at city council meetings. Even while looking at the website, I find it highly challenging to navigate, find relevant information, and often struggle on mobile, as the site seems particularly hostile to mobile devices.
In my experience, my site (100k visitors monthly) gets about half of its traffic from mobile users. They are very high on my priority list when I build webpages, and when our developers implement new features, they are tested with a variety of devices to ensure that our pages are navigable and usable.
When I attempt to view an agenda on the Lansing City website, I am met with this.



It’s comically inept. Personally, I refuse to use PDFs iframe viewers on any site I manage. They render too small in anything but a desktop device. The interface isn’t intuitive or natural for mobile users. Users are going to pinch and zoom - which, depending on where they zoom, may mean they then cannot move within the page. It’s a bad interface. There is no way it complies with WCAG 2.0 (I know, I checked) – the standards that the DOJ and the ADA are adopting in the next few years, and for which the city should be preparing to either embrace or be sued over.

And in addition to that, I’ve noticed that presentations given during Council meetings are not posted to the council

website.

There is an upcoming hearing for the brownfield plan, but currently the only way to access any information from LEDC in advance of that meeting is to travel to their offices during business hours and request to see it in person. This excludes people. It prevents those with jobs that overlap with LEDC's business hours from seeing the plans in advance of the meetings. Folks without ready transit are faced with huge barriers to public participation. I could go on, but in general it prevents the public from being able to see or access information in advance of meetings, and will only allow people to have time to think about the information after it has been shared by reviewing the recordings of the council meeting, after the council has voted. And that's if the presentation was shared to the screens.

This approach gives the public limited time to view and process the information that city council members have had time to review. The public present in the meeting can only see the slides for as long as the presenter shows them, and must rely on memory before offering comment before the council votes.

This is inequitable. The public has no opportunity to be anything but overwhelmed and playing catch up while the council and LEDC (or whoever) already has a firm grasp of the material that is unavailable to the public.

If the information cannot be made available to the public in advance of the meeting, then the council should also not see that information at any stage of their decision-making process.

If the public is at an informational disadvantage, is public comment merely for show? These are matters that impact the life of Lansing citizens, and we're not being given an equitable footing.

So here's my suggestion: Fix the website (even if you have to replace the whole platform), and publish every material that is presented during council meetings in advance of the meetings, especially if that information is going to be taken under consideration for any council vote. I would even suggest adopting that principle as a bylaw.

(Also, on the City's website, Tamera's email is missing - I just guessed at hers, and Trini's is missing the @ [lansingmi.gov](mailto:trini@lansingmi.gov), so just clicking the link will result in an undeliverable email.)

Thank you,
Charlie

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



Public Comment on City Government Matters Registration

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

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. **A City Government Related Matter is an issue or topic relevant to the operation or governance of the City.***

Topic(s) to be addressed streets marijuana massage parlors

Name (print) Kim Lambright E-Mail (optional) Kim15kim7263@gmail.com

Address (street, city, zip) 206 E Dodge Ave

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

Signature [Handwritten Signature]

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

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

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

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

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



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Topic(s) to be addressed ROAD side memorials

Name (print) Alexis Jones E-Mail (optional) _____

Address (street, city, zip) 226 Warrington ST

Company or organization represented, etc. (if applicable) We come to you EVENT PLANNING

Signature Alexis Jones

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

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Public Comment on City Government Matters Registration

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Topic(s) to be addressed What money is for 9/11/01 to purchase suitable

Name (print) David Vasquez E-Mail (optional) bill blue feathers@gmail.com

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) thru 125 citizens of Lansing

Signature David Vasquez

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

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Topic(s) to be addressed MLK Blvd

Name (print) David Ellis E-Mail (optional) _____

Address (street, city, zip) 323 N Walnut St

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

Signature David Ellis

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Topic(s) to be addressed _____

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

Address (street, city, zip) 631 W Barnes Ave Lansing

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

Signature Joe Salazar

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yellow

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Public Comment on Legislative Matters Registration

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

Agenda Item Number(s) or Description(s) 20

Name (print) Mike Lynn E-Mail (optional) _____

Address (street, city, zip) _____

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

Signature [Signature]

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Topic(s) to be addressed NAB Grant Deadline

Name (print) Tirstan Walters E-Mail (optional) tirstanwalters@gmail.com

Address (street, city, zip) 216 Rosemont St.

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

Signature _____

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Topic(s) to be addressed Tabled Resolutions

Name (print) Erica Lynn E-Mail (optional) _____

Address (street, city, zip) 3200 S. Cedar St 48910

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

Signature E. Lynn

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Topic(s) to be addressed Technological Issues, Seat Vacancies, Loopholes in de

Name (print) Norma Bauer E-Mail (optional) _____

Address (street, city, zip) _____

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

Signature _____

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