AGENDA

Committee on Development and Planning
February 9, 2026 at 4:00 PM

Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: https://www.lansingmi.gov/1212/Council-Committee-Meetings

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Council Member Garza, Chairperson
Council Member Nevarez Martinez, Vice Chairperson
Council Member Carter, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   A. December 10, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   B. RSOLUTION - Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028
   C. ORDINANCE - Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District
   D. ORDINANCE - Z-3-2025; 117 Island Ave., Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor
   E. RESOLUTION - Setting a Public Hearing on SLU-2-2025; Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church
   F. RESOLUTION - Setting a Public Hearing on Brownfield Plan #90; Capitol Walk Apartments, S. Chestnut St. on the 500 block
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

MINUTES
Committee on Development & Planning
Wednesday, December 10, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER
Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT
Council Member Jeremy Garza, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT
Sherrie Boak, Council Office Manager
Daniel Duchane, OCA
Luke Bingaman, Legislative Analyst
Kris Klein, LEDC
Jeffrey Hank
Rawley Van Fossen
Melissa White
Shaharyar Manawar
Aaron Thomas, Standard Communities- virtual
Jessee Fragman, Standard Communities - virtual
Council Member Spadafore, arrived at 4:08 p.m.

Minutes
MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE NOVEMBER 26, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment
No public comment at this time.

Discussion/Action:
RESOLUTION – Appointment, Jeffrey Hank; Business Representative, Michigan Avenue Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2029
Mr. Hank introduced himself and his interest in serving. He summarized his residency in East Lansing, but is the owner of properties on Michigan Avenue; one under remodeling. His involvement in the City of Lansing has drawn his interest in this roll on the corridor. He understands the frustration from business owners during the recent road work, so he is mindful of this and would be able to assist in the future when there are large projects that impact the property owners.

Council Member Garza asked about his business locations; 2615 E Michigan, across from Macs Bar and Peoples Kitchen. Council Member Garza asked if he has the time to serve and it was confirmed, he then asked if he would be willing to go to the Ward meetings, and Mr. Hank acknowledged he would. He then spoke on this vision for the corridor, noting it has the potential to be thriving and there are still a lot of vacancies, tracking people from outside the area to come, address safety and economically thriving.

Council Member Hussain asked Mr. Hank if when looking at the corridor, what type of business does he think is lacking, and Mr. Hank did not have the complete answer at the time, but believes restaurants key, but in his area there are not a lot of other businesses, noting he does not see a lot of things lacking. There is a trend of new businesses, and it is the potential of helping, but retail is hard right now, and would like to see opportunities to start up small businesses.

Council Member Kost asked if he had ever worked with the Eastside Neighborhood Association, and Mr. Hanks stated he has not in the past. Council Member Kost asked who asked him to serve, and he stated he spoke to someone that he was interested in, and someone told him to apply. Council Member Kost asked about the one building that is vacant, and Mr. Hank stated it was built in the 1950 so in the past year they have replaced plumbing, windows, doors, framing, signage, etc. and in the process of façade brick work and will be his law office. The property is one property just two businesses. Council Member Kost asked what his vision is for retail since there are 28 vacant businesses between Pennsylvania and I27. Mr. Hank stated his vision for retail, but that is tough even internationally with the economy and competing with businesses like Amazon. He admitted he does not have an answer how to improve getting more retail into the area, but to work on diverse options.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF JEFFREY HANK TO THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS WITH A TERM TO EXPIRE JUNE 30, 2029.

Council Member Kost asked if he would have a conflict attending with this board since it appears he also serves on the East Lansing Charter, and Mr. Hanks confirmed that board is done, so there is not issue.

MOTION CARRIED 3-0.

<u>RESOLUTION – Appointment; Shaharyar Manawar; City of Lansing Member; Local Development Finance Authority Board; Term to Expire June 30, 2028</u>
Mr. Manawar explained his experience with entrepreneur, worked with starting and founding start ups, worked with economic groups, along with the interest in serving he has a strong interest.

Council Member Garza asked Mr. Manawar if he can attend ward and neighborhood meetings to share new from this board, and Mr. Manawar confirmed.

Council Member Hussain asked Mr. Manawar who approached him to serve on this, and Mr. Manawar was interested because he currently works with stakeholders, but he is familiar with the manufacturing along Aurelius, and he sees this is a glass half full.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE APPOINTMENT OF SHAHARYAR MANAWAR, LOCAL DEVELOPMENT FINANCE AUTHORITY BOARD, TERM TO EXPIRE JUNE 30, 2028. MOTION CARRIED 3-0.

RESOLUTION-Appointment; Melissa White; Resident Member; South Martin Luther King Jr. Blvd. Corridor Improvement Authority Board of Directors; Term to Expire July 31, 2029

Ms. White explained why she has an interest to serve on this board, her passion to give back to the community. After obtaining the property at 820 W Miller and understanding the process, and it opened her eyes to how can she help other people in the same situation.

Council Member Garza asked what her vision would be for this corridor. Ms. White stated she used to live at the address on the application, however has moved since then, but still lives within the parameters of the board resident boundaries. Ms. White stated the corridor needs to address businesses that need help for the owners, because some of them are wearing all the hats and need assistance. They need help with healthy options for food because people would be more driven to invest and invest in themselves. If they can lay the foundation for stronger businesses, and transparency for people who want to start their business.

Council Member Garza asked if she would be willing to attend the ward and neighborhood meetings, and she confirmed she would and has already attending the Corridor Board meetings.

Council Member Hussain spoke in support of her interest in serving and understanding. He also asked her to work with the Board to bring in other entities to work with them; CATA, MDOT, the county. Ms. White stated her thrive is going to also work on getting more people involved.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF MELISSA WHITE, SOUTH MLK JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS, TERM TO EXPIRE JULY 31, 2029. MOTION CARRIED 3-0.

RESOLUTION –Objection to Foreclosure Property by the Ingham County Treasurer

Mr. Van Fossen explained that this is done by State statue, with a formula on how that happens, anything not sold at the auctions, the County has to inform the City, and unless the City objects then they are automatically assigned to the City. The ones the City rejects got to the Landbank. Mr. Van Fossen referred now to 308 Cesar Chavez on the list, which was a Make Safe Demolition property, and at this phase the demo bid was awarded in November, however there is another 90-120 days estimated to finish the demolition, some particulars, and there is not a chance to have this finished by 12/31/2025. With demolition they bill the owner, and in this case there is no owner to bill because it was a tax foreclosure so this would be a City cost anyways. The contract for demolition would be with the City anyways. As terms of long term use, maintenance per the Administration would be minimal. This would create a vacant space, and after demolition they would work with LEDC and RFP it out as a single site development or neighboring property. It cannot be a parking lot, and converted to green space until development. This would be a sale and Council would have a final say.

Council Member Kost asked if there is any interest in saving, and Mr. Van Fossen stated someone was at the auction but seeing the Make Safe or Demolition order, they moved away from it. At this point EDP is moving under the demolition with their contract.

Council Member Garza asked if there is a way to recover the cost and Mr. Van Fossen stated it is not appraised but it can be considered, and the cost of demolition is $88,000.

Council Member Kost asked if that bid could go up, and Mr. Van Fossen stated they could not get into the building, there could be change orders depending on what they find that is new.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE OBJECTION TO FORECLOSURE PROPERTY BY THE INGHAM COUNTY TREASURER. MOTION CARRIED 3-0.

RESOLUTION – OPRA District; 323-327 S Washington Avenue
Mr. Klein had not additional information, but stated when they get to the Certificate part they will be back to Council.

Council Member Kost spoke in support of the interest in this block and connect with the rest of REO Town.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT 323-327 S WASHINGTON AVENUE. MOTION CARRIED 3-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT); Pinebrook Manor; 5911 S Waverly Road
Members from Standard Communities were online for any additional questions.

Council Member Hussain asked, for the record, if they adjusting the scope of project to move forward at 10%, if forced to move towards 10% would this acquisition of the property still happen, and what is the percentage overall development cost and in market norms.

Mr. Thomas stating at evaluating scope they believe this is the tightest scope, at 10% or lower scope or developer fee, and this is the best they can do with the structures, considering the rents, the work the properties need, considering the tax payer, and they want to use as limited of City funds, and continue to grow what the City receives. As for the percentage, compared to market it is low, it is about 15% of project cost. This is lower than that. There is no circumstance where the developer would do for a negative and it usually for a positive. They are doing more stuff in Michigan and this project is part of it.

Mr. Fragerman stated he is working on that number and will give it shortly.

Council Member Hussain asked if the developer fee is front loaded. Mr. Fragerman 15% is paid at closing and variable amounts paid during progress. There is an amount when construction is completed, and then two other installments, and it takes about 2 years to get paid out.

Mr. Thomas referred to the MSHDA letter he sent and is in the packet, and it speaks to that nothing can get done without the buy-right number. By asking for 6.6% will hold up with precedence through out the State in getting this done.

Council Member Kost if this is the first project in Michigan and was told they are under project in Kalamazoo, and closing on one in Roseville. This specific project was marketed with a developer that sells property throughout the country. Mr. Thomas added that most of these developments have been built in the 1970's and this business buys and holds them decades to come so there is a market. Council Member Kost asked about the other two properties, if they are doing PILOT and was told yet. The one in Kalamazoo is 4% of shelter rents, not voucher based of Section 8 but is work force housing at 40 years. Regarding Roseville property they are looking to get a PILOT there with 32 years 8.77% with same approach of keeping taxes flat to what the City has been receiving.

Pursuant to the earlier question on market, it is 15%, this developer fee is 2.4% of the project cost; $688,000 out of the total project cost. Council Member Garza asked what kind of remodeling they are doing that meets the cost they predict. Mr. Fragerman stated this is site work; exteriors with full roof replacements, windows and $1 million in façade repairs. There is a need for repairs on porches and stairs by inserting porches and stairs on all units, replacing play ground and installing a new bbq area for residents, and the clubhouse already on site will get a refresh as well. As far as interiors, there will be new flooring in the whole units, new stainless steel applicants, cabinets, fixtures, hot water heaters, tub/surrounds. It is a big number, but the rehab is all encompassing.

Council Member Kost spoke on his concerns with owners not being local, the years and the percentage they are asking for, with the understanding of the cost, but what they are proposing could be amended to change some of the costs. There are 32 active PILOT's in the City, and he believed it is enough and these applicants should consider 10%.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE FOR THE PILOT PINEBROOK MANOR, 5911 S WAVERLY ROAD. MOTION CARRIED 2-1.

OTHER
No other topics of discussion at this time.

ADJOURN
Adjourned at 4:36 p.m.
Submitted by, Sherrie Boak, Recording Secretary,
Lansing City Council
Approved by the Committee on

From: Plummer, Marilyn
Sent: Tuesday, March 9, 2021 2:24 PM
To: Hetke, Veronica
Subject: Fw: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, February 17, 2020 5:04 PM
To: Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov>; Mayor Intern <Mayor.Intern@lansingmi.gov>; Tim.Hilton@lansingmi.gov <Tim.Hilton@lansingmi.gov>
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

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."

(Section Break)

Date	2/17/2020
First Name	Cassandra
Middle	Leah
Last Name	Nelson

Other name(s) by which you have been known, including maiden names	*Field not completed.*
Date of Birth	
Address	500 Fulton Place
City	Lansing
State	MI
Zip Code	48915
Email	cassandranelson38@gmail.com
Gender	
Find my ward:	[Lansing Neighborhoods Ward Map]
Ward	4
Precinct	37
Best phone number to contact you	517-242-4435
Last 4 digits of social security number	
In what year did you move to Lansing?	1998
Additional information regarding experience and credentials	I have over 10 years experience serving on the Historic District Commission, as well as a a degree in historic preservation and 10+ year experience consulting on preservation and redevelopment projects.
Occupational Background	Computer Specialist, Montessori Children's House (2016-present) Historic Preservation Consultant (2009-present)
Educational Background	M.A., History of Art and Architecture, University of Arizona M.S., Historic Preservation, Eastern Michigan University
Previous Appointments	Historic District Commission
Current Appointments	Historic District Commission

Please attach a resume if available	*Field not completed.*
First choice for board to serve on	Historic District Commission
Second choice of a board to serve on	Historic District Commission
Third choice of a board to serve on	Historic District Commission
Fourth choice of a board to serve on	Historic District Commission
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	I have served on the HDC for over a decade and currently serve as its chair. I have worked (and continue to work) on developing style guidelines to distribute to property owners in local historic districts, and continue to advocate for local historic districts as a means to preserve significant properties in the Lansing area.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	*Field not completed.*
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a	Cassandra Nelson

board or commission and the information in this application is accurate to the best of your knowledge	
Date & Time	2/17/2020 5:00 PM

Email not displaying correctly? [View it in your browser.]

Resolution #2026-###

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

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

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

WHEREAS, the Committee on Development and Planning met on February 9, 2026, and took affirmative action.

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

ORDINANCE # _______

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

The City of Lansing ordains:

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

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

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

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

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

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

Z-1-2025

3310 W Mt. Hope Road
Rezoning from “R-1” Residential to “MFR” Multi Family Residential

At its November 5, 2025 meeting, the Planning Commission voted 7-0 to recommend approval of Z-1-2025. This is a request to rezone the property at 3310 W Mt. Hope Road from “R-1” Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to facilitate the building of one 29-unit apartment building.

The Planning Commission held a public hearing at the November 5 meeting at which one person spoke in opposition of the request. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT:	Andrew Abood 246 Equities, LLC 246 E. Saginaw Street, Suite 100 East Lansing, MI 48823
OWNER:	Mark & Vickie Miske 3310 W. Mt. Hope Avenue Lansing, MI 48911
REQUESTED ACTION:	Rezoning 3310 W. Mt. Hope Avenue from R-1 “Residential” to MFR “Multi Family Residential”
EXISTING LAND USE:	Single-family residential
PROPERTY SIZE:	200' x 407' = 18,400 square feet, 1.87 acre
SURROUNDING LAND USE:	N: Single-family residential S: Single and multi-family residential E: Single-family residential W: Multi-family residential
SURROUNDING ZONING:	N: R-1 “Residential” S: MFR “Multi Family Residential” E: R-1 “Residential” W: MFR “Multi Family Residential”
MASTER PLAN:	The Design Lansing Master Plan designates the future land use of the subject property for low density residential development. Mount Hope Avenue is designated as a prime connector street type.

DESCRIPTION:

This is a request to rezone 3310 W Mt. Hope Avenue from R-1 “Residential” to MFR “Multi Family Residential”. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposed multiple family development will be compatible with the surrounding land uses in the area in which it is located. The property is adjacent to a 7.1-acre multi-family condominium development to its west, a 7.4-acre apartment complex, a 25-acre senior housing complex, and a

10.8-acre mobile home trailer park to its south, all of which are currently zoned "MFR" Multiple Family Residential. Under the current "R-1" zoning, the only permitted use for the subject property is one single family home as it currently exists. Since the property directly adjoins "MFR" zoning, approval of the request will not result in creating a "spot zone" which is typically considered to be contrary to the basic principles of planning and zoning as it affords property rights to one owner that are not afforded to adjoining property owners and sets a negative precedent for future rezoning requests of a similar nature.

The minimum lot size in the R-1 zoning district is 50' x 100' (5,000 square feet). The Cambridge/Westchester neighborhood adjacent to the subject property is unique in that the parcels average around 20,000 square feet which significantly larger than the parcels in most neighborhoods in the City. There are a few "R-1" zoned parcels along W. Mt. Hope Avenue that average around 10,000 square feet. The subject parcel, at 81,400 square feet, is much larger than any other single-family residential property in the area and is thus being underutilized as such.

The proposed density for the site (29 units, 1.86 acres) is 14.5 units per acre. The adjoining property to the west contains 84 condominium units for a density of approximately 15 units per acres and the multiple family sites to the south are far more dense than what currently exists and what is proposed.

The allowable number of dwelling units, or density, in the "MFR" zoning district is determined by the lot size and the number of dwelling units by bedroom count as follows:

* Efficiency unit - 2200 square feet of lot area
* 1-bedrrom unit - 2600 square feet of lot area
* 2-bedroom unit - 3000 square feet of lot area
* 3+ bedroom unit - 3800 square feet of lot area

The proposed density complies with the ordinance requirement. The site is 81,400 square feet in area and the applicant's proposal is for 15 1-bedroom units and 14 2-bedroom units:

2600 x 15 = 39,000 square feet
3000 x 14 = 42,000 square feet
Total lot area required: 81,000 square feet

The subject property will maintain the existing matures trees along the north and east property lines to provide a natural screen for the adjoining single-family residential neighborhood. A combination of new trees and shrubs will be required in the buffer area between the building and the front property line. The zoning ordinance requires the build-to line of the principal building to be 30'-35' maximum, limiting the front setback and placing the building further from the adjacent single-family homes.

The proposed development will be compatible with the existing multi-family development in the area. The building will be located consistent with the established front yard setback pattern along Mt. Hope Avenue, will maintain its natural tree buffers and will have a density that is comparable with the surrounding area.

COMPLIANCE WITH MASTER PLAN:

The future land use plan designates the area as low-density residential, not taking into account the significant amount the multi-family residential zoning and land uses that already exists. It appears that the subject property was designated for single family use, simply to reflect its current use rather than envisioning a higher and better use, given the surrounding zoning and land uses and its location on a collector road. While the proposed zoning/land use is not consistent with the specific future land use designation, it is consistent with some of the fundamental principles of planning and zoning and thus meets the intent of the master plan. These include locating new multiple family residential uses adjacent to or in close proximity to existing multiple family uses, fulfilling a need that is identified in the plan for additional housing, and locating such uses where they have direct access to roadways that are designed to carry a relatively high volume of traffic.

At 15.5 units per acre, the proposed development is above the ≤ 6 units per acre density norms stated in the master plan. Mid-century neighborhoods are usually six units per acre while pre-WWII are six to ten per acre. The existing single-family home, built in 1926 is very unique for this area at 0.53 units per acre and could be considered a very inefficient use of land.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

Mt. Hope Avenue is designated as a prime connector that is designed and intended to carry a higher volume of traffic than a typical residential street. Mt. Hope Avenue is more than capable of accommodating the traffic generated by the proposed 29-unit multiple family residential use. In addition, site is located on a bus route and is served by bicycle lanes so that there are alternative transportation options to use of private vehicles.

51 parking spaces are required for the proposed occupancy. 55 parking spaces are shown on the preliminary site plan (see attached). Since there is no on-street parking along W. Mt. Hope, the additional spaces will provide a cushion to accommodate excess parking needs for residents and visitors to the site.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. One of the primary components of this review is the plans for sanitary drainage, storm sewer/drainage, and all other utility systems. Any changes or upgrades to the utility system to accommodate the new development will be the responsibility of the developer.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. Furthermore, W. Mt. Hope Avenue is along a bus route which will allow residents to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on streets.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will no negative impacts on future patterns of the development in the area. Since there are no other sites in the vicinity that share same characteristics as the subject property, approval of the rezoning will not set a negative precedent for future requests to rezone single family residential sites for new multiple family residential development in the area. The subject property is directly adjacent and across the street from existing multiple family residential zoning/use, will be accessed solely by W. Mt. Hope Avenue, is large enough to accommodate a multiple family residential building with the site improvements applicable thereto and is underutilized for 1 single family residential dwelling, given its size and location.

SUMMARY

This is a request to rezone 3310 W Mt. Hope Avenue from "R-1" Residential to "MFR" Multi Family Residential. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

The findings of fact described in this staff report support a positive recommendation for the requested rezoning. The proposed "MFR" zoning will be consistent with the surrounding zoning and land use patterns and will provide much needed housing with convenient access to public transportation and designated bicycle routes. In addition, the proposed use will be consistent with the intent of the master plan and will have no negative impacts on traffic, the environment, public services, or future patterns of development in the area. New residential units

RECOMMENDATION

Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

> **"I make a motion to recommend approval of Z-1-2025 to rezone 3310 W Mt. Hope Avenue from "R-1" Residential to "MFR" Multi Family Residential."**

Respectfully Submitted,

Sue Stachowiak
Zoning Administrator

Z-1-2025

3310 West Mount Hope Avenue

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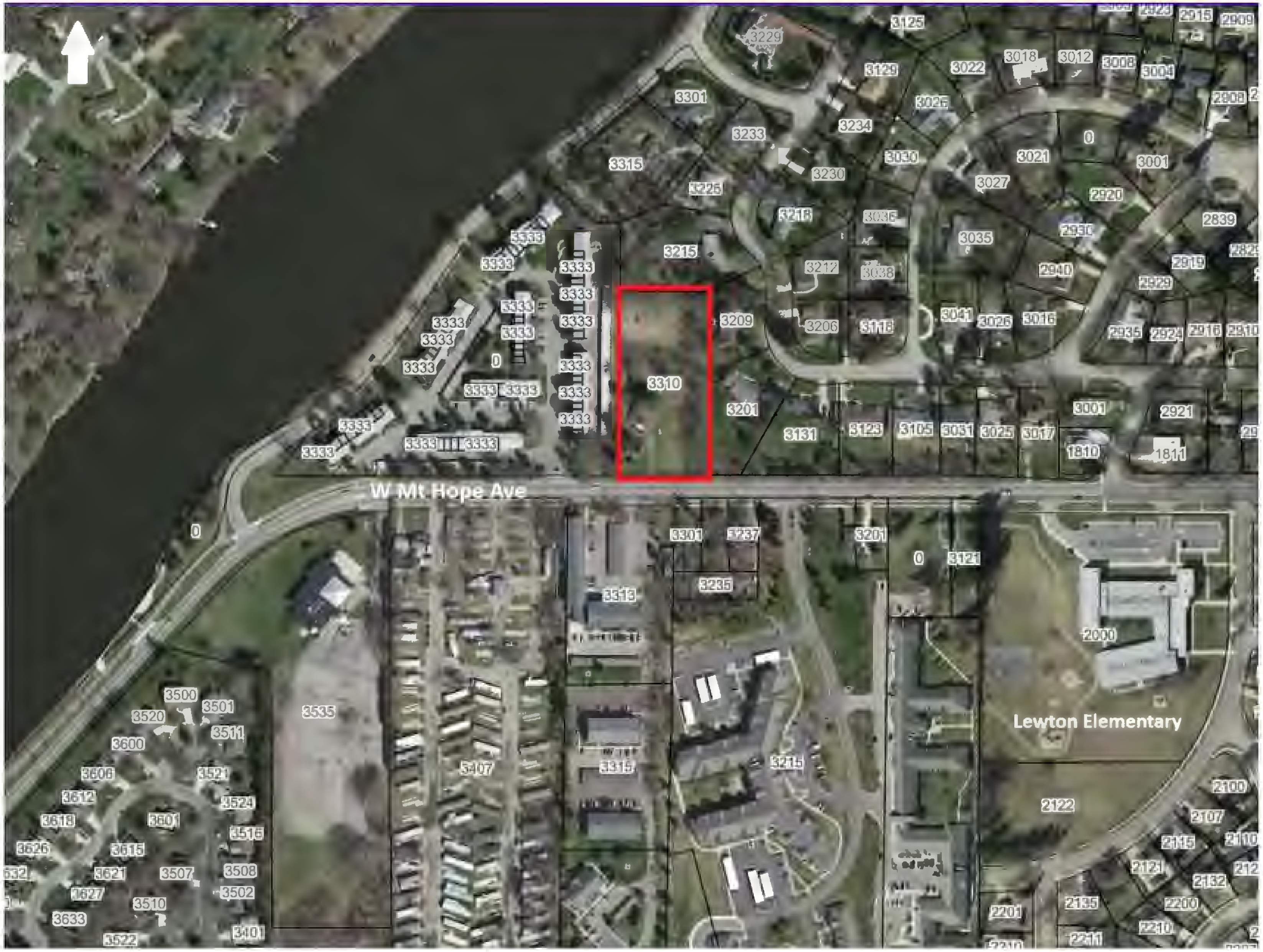
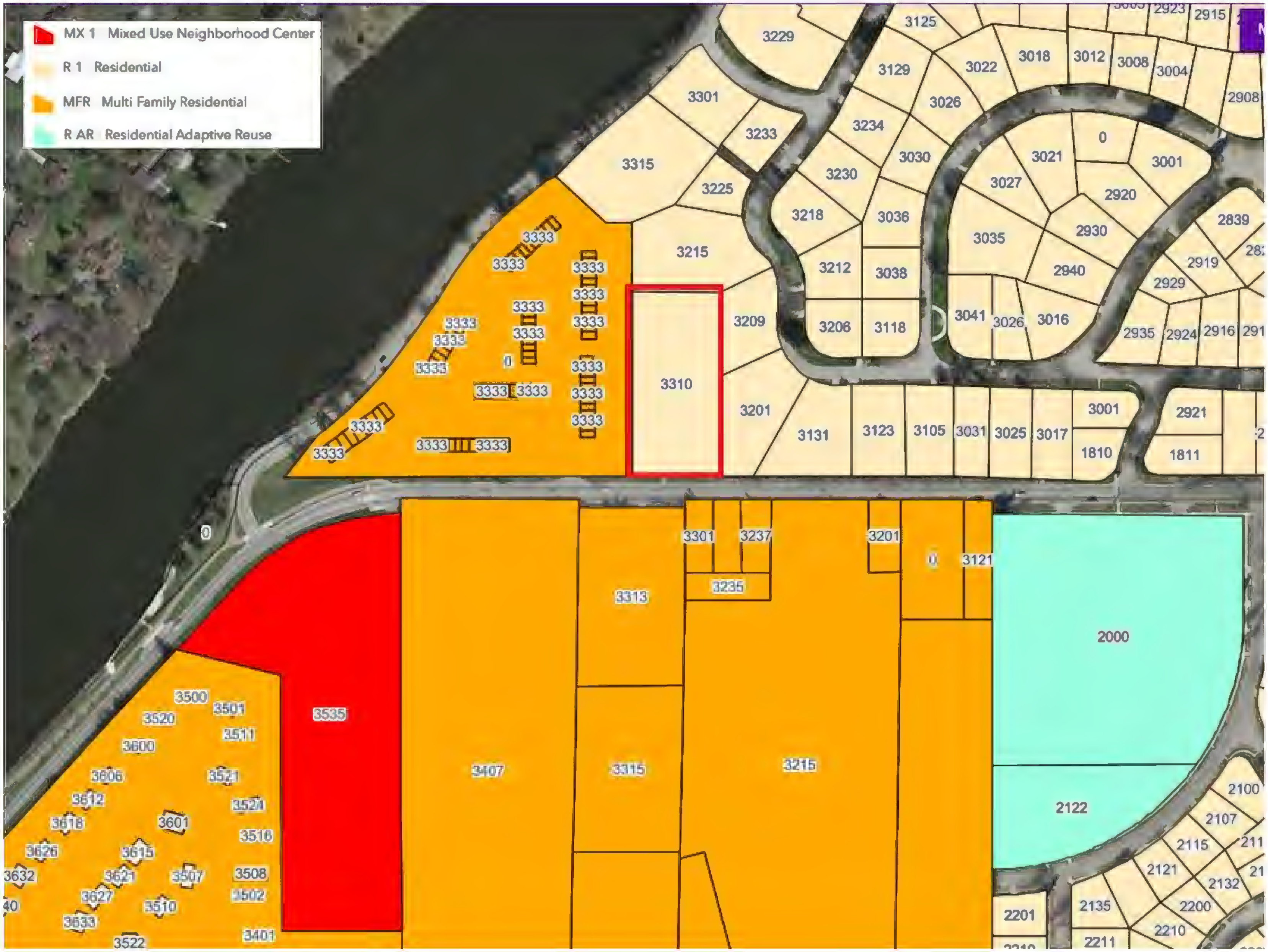
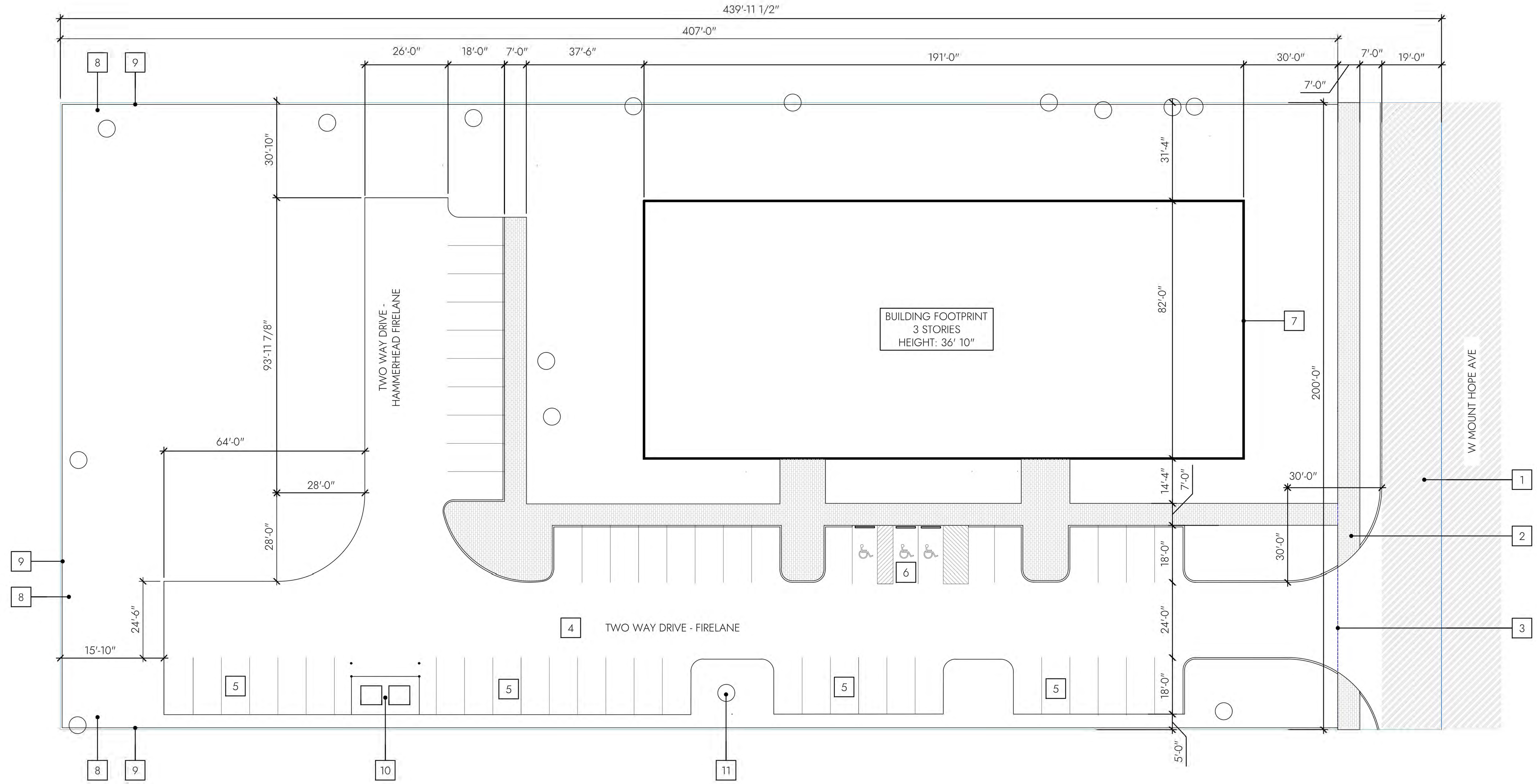
Aerial:



Zoning:


MX 1 Mixed Use Neighborhood Center
R 1 Residential
MFR Multi Family Residential
R AR Residential Adaptive Reuse
3310

Streetview:



LOT COVERAGE

TOTAL LOT SF	60% MAXIMUM LOT SF OF COVERAGE FOR IMPERVIOUS SURFACES	PROPOSED LOT SF COVERAGE FOR IMPERVIOUS SURFACES
81,400	48,840	42,109

TREES REQUIRED FOR PARKING AND DRIVEWAY

TOTAL LANDSCAPE SETBACK SF	1 TREE FOR EACH 4,000 SF OF PAVED DRIVEWAY AND PARKING LOT	TOTAL CURRENT AND PROPOSED TREES, LOCATED AT MAXIMUM 10' FROM PARKING LOT
22,839	5.62	6

APARTMENT UNITS AND PARKING SPACES

TOTAL LOT SF ALLOCATED FOR BOTH 1 & 2 BED UNITS	1 BEDROOM APARTMENTS				2 BEDROOM APARTMENTS				TOTAL PARKING STALLS PROPOSED	TOTAL APARTMENT UNITS PROPOSED
	NUMBER OF 1 BEDROOM UNITS	SF OF LOT SIZE REQUIRED PER UNIT	SF OF 1 BED RM LOT ALLOCATION	TOTAL PARKING STALLS (1.5 PER UNIT)	NUMBER OF 2 BEDROOM UNITS	SF OF LOT SIZE REQUIRED PER UNIT	SF OF 2 BED RM LOT ALLOCATION	TOTAL PARKING STALLS (2 PER UNIT)		
81,000	15	2,600	39,000	23	14	3,000	42,000	28	55	29

1 SITE PLAN

SCALE: 1" = 20' 0"

SHEET LEGEND

SHEET KEYNOTES

1	EXISTING ASPHALT ROAD
2	PROPOSED 7' WIDE PUBLIC SIDEWALK
3	EDGE OF 33' RIGHT OF WAY
4	ALL DRIVES ARE DESIGNED TO ACCOMMODATE A VEHICLE DESIGN WEIGHT OF 85,000LB
5	CARPORT STRUCTURES SHALL BE PROVIDED OVER THE WEST PROPERTY LINE PARKING SPACES
6	3 ADA PARKING SPACES, 2 STANDARD AND 1 FOR A VAN
7	SOUTH FACADE FACING W MT HOPE AVE WILL BE DESIGNED TO HAVE THE APPEARANCE OF A FRONT ENTRANCE
8	5' MINIMUM LANDSCAPING SETBACK AREA BETWEEN THE PARKING LOT AND THE SIDE AND REAR PROPERTY LINES
9	SCREEN FENCE, 6 FEET IN HEIGHT
10	DUMPSTER ENCLOSURE
11	EXISTING 12' DIA. OR LARGER TREE PROTECTED AND RETAINED TYP.

LANDSCAPE NOTES

ALL LANDSCAPING WILL MEET THE REQUIRED CRITERIA STATED IN CHAPTER 1252 OF THE CITY OF LANSING CODE OF ORDINANCES

10/05/2025
10/08/2025
10/10/2025
10/14/2025
10/26/2025

782 E. Columbia Street
Mason, Michigan 48854
Phone: (517) 349-0902
www.tpgarch.com

the peabody group ARCHITECTS & DESIGNERS

FINEOUT DESIGN GROUP

PROJECT MANAGER:
MAF
DRAWN BY:
V

MULTIFAMILY RESIDENTIAL

Apartments for Mr. Andrew Abood

3310 W. MT. HOPE AVE.
LANSING, MICHIGAN, 48911

009

PRELIM. SITE PLAN

A1.00

ORDINANCE # _______

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

The City of Lansing ordains:

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

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

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

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _________, 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

Z-3-2025

117 Island Avenue
Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor

At its November 5, 2025 meeting, the Planning Commission voted 7-0 to recommend approval of Z-3-2025. This is a request to rezone the property at 117 Island Ave. from “R-3” Residential to “MX-C” Mixed Use Urban Corridor. The purpose of the rezoning is to facilitate the building of off-street accessory parking.

The Planning Commission held a public hearing at the November 5 meeting at which one person spoke in favor and no one in opposition of the request. The Planning and Zoning Office staff recommended approval.

<u>Z-3-2025</u>

117 Island Avenue
Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor

At its November 5, 2025 meeting, the Planning Commission voted 7-0 to recommend approval of Z-3-2025. This is a request to rezone the property at 117 Island Ave. from “R-3” Residential to “MX-C” Mixed Use Urban Corridor. The purpose of the rezoning is to facilitate the building of off-street accessory parking.

The Planning Commission held a public hearing at the November 5 meeting at which one person spoke in favor and no one in opposition of the request. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT:	Dafnes Lansing LLC (agent: Kostas Marselis) 1400 S Washington Ave. Lansing, MI 48910
OWNER:	Dafnes Lansing LLC 1289 Creekpoint Dr. Rochester, Mi 48307
REQUESTED ACTIONS:	Rezoning from R-3 "Residential" to MX-C "Mixed Use Urban Corridor"
EXISTING LAND USE:	Vacant
PROPERTY SIZE:	50' x 132' 6,600 square feet, 0.152 acre
SURROUNDING LAND USE:	N: Single-family residential S: Single-family residential E: Single-family residential W: Commercial/Light-Industrial
SURROUNDING ZONING:	N: R-3 "Residential" S: R-3 "Residential" E: R-3 "Residential" W: MX-C "Mixed Use Urban Corridor"
MASTER PLAN:	The Design Lansing Master Plan designates the future land use of the subject property for medium-low density residential development. South Washington Avenue. is designated as an activity corridor street type.

DESCRIPTION:

This is a request to rezone 117 Island Avenue from R-3 "Residential" to MX-C "Mixed Use Urban Corridor" to permit an off-street parking lot. If approved, the parcel would be combined with 1400 S. Washington Avenue, also owned by the applicant, to provide additional parking for the industrial facility.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The R-3 Residential zoning district permits a single residential building with one to six units per parcel. The proposed MX-C district permits several land uses including multiple-family residential, commercial, office, light industry, and a mixture thereof. The square footage of the subject property, 6,600, is sufficient to accommodate a new building or building addition. The zoning ordinance, however, requires buildings to be setback a minimum of 25 feet from adjacent R-3 zoned properties, rendering half of the subject parcel unbuildable for anything other than parking and protecting the adjoining residential properties to the west from any potential negative impacts that could be generated by industrial uses. Additional restrictions limit a new building on the subject parcel from being taller than three stories on that buildable portion of the site so as to not tower over the adjacent residential houses.

All off-street parking facilities within 20 feet of a residential property are required to be screened with a privacy fence. The zoning ordinance also requires trees within the landscaping setback surrounding a parking lot, further screening the 1400 S. Washington Avenue property from the adjacent residential property.

The zoning ordinance is intended to protect residential properties from possible nuisances of non-residential development. Through proper landscape, screening and buffering the proposed parking lot is not anticipated ed to have any negative impacts on the adjoining residential properties.

COMPLIANCE WITH MASTER PLAN:

The future land use plan designates the area for medium-low-density residential development. Since a house on the property would be located in very close proximity to the industrial building at 1400 S. Washinton Avenue, it is highly unlikely that it will be developed for that purpose. Combining the subject property with the adjoining industrial property will make use of the site and will serve the parking needs to support its operations and allow it to continue operating at its present location. This is a sign of positive economic growth in the City. Furthermore, the use of one parcel measuring 50' x 132' for additional parking is negligible and will have no noticeable impacts on the character of the area and with proper buffering as required by ordinance, no negative impacts on the peaceful enjoyment of the surrounding residential neighborhood.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The subject property is located on a local street, Island Avenue, 164 feet from S Washington Ave. One driveway currently exists on Island Ave. The applicant envisions up to 35 parking spaces solely for employee use once the subject parcel is incorporated into the site. According to the applicant, 1400 S Washington Ave. has 55 parking spaces for 75 employees. The business does anticipate future growth within five years, requiring additional parking for it to continue operating at its current location. Since the parking will be for employees only, staff does not believe there will be a significant impact on the circulation network since most of the vehicles will be arriving/departing at two specific times during the day. The planning and zoning office staff recommends that only one egress be maintained to limit turning conflicts on the local street. If two driveways are proposed, they should be limited to one-way only and properly separated.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and other applicable utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. As part of the site plan review process, the City will require new trees within the setback areas along the front property lines. Staff anticipates that at least six (6) new trees will be planted.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The installation of an off-street parking lot should have minimal impacts on development patterns in the area. Although one buildable residential parcel will be removed from the City's inventory, the site has been vacant for ten years and currently experiences trespassing and littering.

SUMMARY

This purpose of this request is to rezone 117 Island Avenue from R-3 "Residential" to MX-C "Mixed Use Urban Corridor" to permit off-street accessory parking. The attachments demonstrate compliance with the zoning ordinance development requirements mentioned in this report.

The Ingham County Land Bank acquired the property at the end of 2013. The former single-family house on the parcel was demolished in 2015. The Land Bank sold the property in 2019. Although a construction company purchased the property in 2022, they did not submit plans to build in the two years before selling to the applicant in 2025. Staff consistently advises caution against the removal of buildable residential property in the City, but the 10-year vacancy of the property and the close proximity to 121 Island Ave., 1411 Reo Ave. as well as the large, light-industrial property of 1400 S Washington Ave. itself have made residential redevelopment of the subject parcel unlikely.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area.

RECOMMENDATION

Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

> **"I make a motion to recommend that the City Council approve Z-3-2025 to rezone 117 Island Avenue from "R-3" Residential to "MX-C" Mixed Use Urban Corridor."**

Respectfully Submitted,

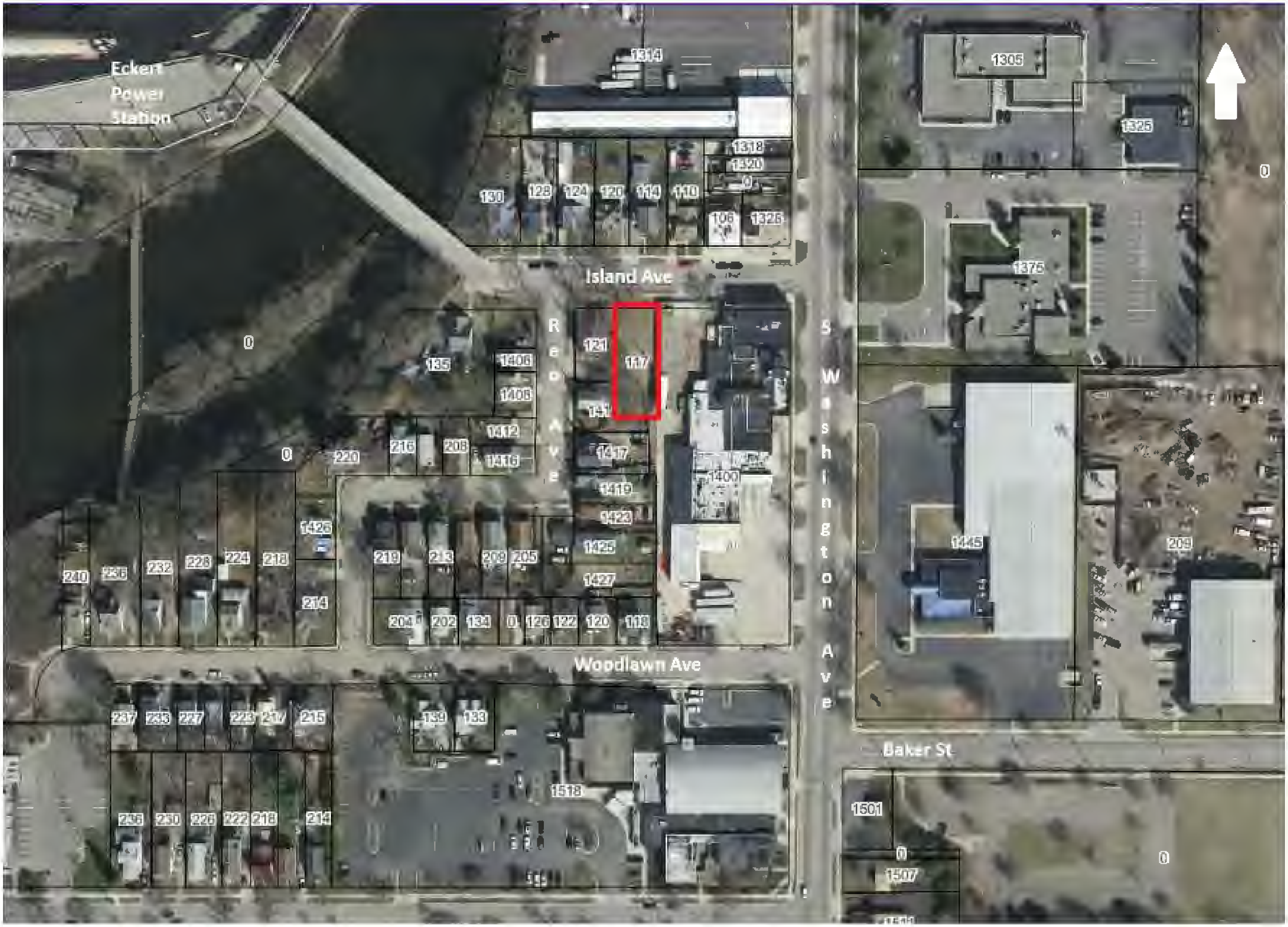
Sue Stachowiak
Zoning Administrator

Z-3-2025

117 Island Avenue

Page 4

Aerial:



Zoning:


R-2 Residential
R-3 - Residential
MX-C - Mixed-Use Urban Corridor
IND-1 Industrial
Island Ave
Reo Ave
S Washington Ave
Woodlawn Ave
Baker St

Exhibit A


* NOT DRAWN TO SCALE - DISCUSSION PURPOSES ONLY *
Legend
White: Screen fence
Green: Landscaping setback
Yellow: 25' building setback
Orange: 3-story height limit

Street view:

To: Lansing Planning Board

Date: 11/5/2025

From: Gabe Meyerson

Address: 1411 Reo Avenue

Subject: Comments on Proposed Rezoning Request Z-3-2025, 117 Island Avenue

Dear Members of the Lansing Planning and Zoning Board,

This letter is submitted to comment on the proposed rezoning of the parcel located at 117 Island Avenue from R-3 to MX-C "Mixed Use Urban Corridor" for the purpose of developing an additional parking lot.

We, the residents of the adjacent property at 1411 Reo Ave, support the proposed development of this currently vacant lot. Since we moved here, the lot has sat empty, leading to overgrown vegetation, nuisance animals, and a homeless camp. These posed a safety threat and was a blight on the neighborhood. Since the current owners have taken possession of the lot, it has been well maintained, and we welcome further development.

While we support the development, there are some remaining concerns relating to the impact on property value and residential privacy. We would request a full privacy fence (composed of wood paneling or composite materials) be installed along the property line bordering residential parcels. This serves as a solid visual barrier to maintain the privacy of our home and yard and helps mitigate the negative impacts of commercial development on residential property values by separating the commercial from residential.

There is also some concern regarding light pollution, especially given that the company seeking the rezoning operates bright lights on the main building for security. We appreciate the need for these lights, but would request that lights in the proposed parking lot be limited strictly to downlights and be no brighter than the surrounding streetlights. This would help prevent any light trespass, which is especially relevant given that our bedrooms are primarily located at the back of the house, overlooking the proposed parking lot.

We appreciate the opportunity to provide comment on this request, and believe that by addressing these concerns the city can ensure the proposed development is a positive addition to neighborhood.

Sincerely,

Gabe Meyerson

gabemeyerson@gmail.com

Department of Economic Development and Planning
Rawley Van Fossen, Director

Andy Schor, Mayor

Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

SLU-2-2025, Special Land Use Permit – Church
4220 S. Martin Luther King, Jr. Boulevard

SLU-2-2025 is a request by Abel Izaguiurre for a Special Land Use permit to utilize the existing building at 4220 S. Martin Luther King, Jr. Boulevard for a church.

No comments were received at the public hearing held by the Planning Commission at its December 2, 2025, meeting. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-12-2025 based upon icompliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

GENERAL INFORMATION

APPLICANT:	Abel Izaguiurre 5685 Lochwoode Court Holt, MI 48842
OWNER:	Guaranty Holdings of California, Inc. 1407 Mitchelle Road Modesto, CA 95351
REQUESTED ACTION:	Special Land Use Permit for a church
EXISTING LAND USE:	Vacant Advance Auto Parts retail store building
EXISTING ZONING:	"R-1" Residential District
PROPERTY SIZE:	49,570 869 square feet
SURROUNDING LAND USE:	N: Munchies Restaurant & Multiple Family Residential, S: Church, Single Family Residential & Starbucks café E: Vacant Commercial Buildings W: Multiple Family Residential
SURROUNDING ZONING:	N: "MX-C" Mixed-Use Urban Corridor S: "MX-C" Mixed-Use Urban Corridor E: "MX-C" Mixed Use Urban Corridor W: "MFR" Multiple Family Residential
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property as "Urban Mixed-Use Corridor". S. M.L King is designated as an "activity connector".

APPLICANT'S REQUEST

This is a request for a special land use permit a church at 4220 S. Martin Luther King, Jr. Boulevard. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

   The proposed church will be harmonious with the area in which it is located which is characterized by a mix of commercial uses, residential uses and churches. Traffic is expected to be light, and activity associated with the use should be minimal as it will not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood to the west. If the special land use permit is not approved, the building could continue to remain vacant and deteriorate over time, which would have a negative impact on the area.

2. **Will the proposed special land use change the essential character of the surrounding area?**

   The proposed church will not change the essential character of the area. There are already three properties in the immediate vicinity of the subject property that are used for churches, including one on the adjoining property to the south. The primary concern with churches in commercial areas is that they generate very little traffic on a daily basis. Most of the time the sites are a hole of little activity in what may otherwise be a vibrant commercial district. In this case, however, there are already several churches along and near the 4000 block of S. ML King and thus, use of the subject property for a church will be consistent with the established land use pattern and the character of the area. While there will likely be very little activity on the site the majority of the time, it will be in use and will eliminate a vacant building which is positive for the area and from a planning standpoint in general.

3. **Will the proposed special land use interfere with the enjoyment of adjacent properties?**

   The proposed church will not interfere with the enjoyment of adjacent properties. It will be a low impact use that will preserve the quality of life for the residents of the adjoining multiple family residential property to the west from certain commercial uses that could generate noise and a level of activity that may be disruptive.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

   No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site and the surrounding area in general as it will allow for reuse of a vacant building. Vacant buildings deteriorate over time and can become a blight on the areas in which they are located.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

   The proposed church will produce very little traffic and no smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding neighborhood.

Furthermore, it is not anticipated that the church will generate outdoor activities that result in noise from large numbers of people congregating on the site.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

   The site is adequately served by all necessary public facilities.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

   The church is a very low impact use and will not place any demands on public services or facilities in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

   The proposed church will not negatively impact the surrounding area. It will generate a low volume of traffic, will not result in overuse of on-street parking, and will not produce noise, fumes, light glare or an overall level of activity that would be disruptive to the area or the adjoining residential property in particular The proposed use will, therefore, be consistent with the intent and purpose of he Comprehensive Plan, the Zoning Ordinance and proper planning principles in general.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

   Since this request does not involve any new construction, the only dimensional requirement that applies is the required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires 1 parking space for each 3 seats or 6 linear feet of pew/bench in the main sanctuary. Since there are 35 parking spaces on the site, the maximum allowable occupancy will be limited to 105 people unless a lower number is established by the City Fire Marshal.

SUMMARY

The available information supports a finding that the request satisfies all of the criteria set forth in the Zoning Ordinance for evaluating special land use permit applications, as detailed in this staff report.

RECOMMENDATION

Staff recommends approval of SLU-2-2025, for a special land use permit to allow church at 4220 S. M. L. King Jr. Boulevard.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Reset Form

Print Form

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Andy Schor, Mayor

FILE NUMBER: ______________

DATE SUBMITTED: ______________

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

4220 S. Martin Luther King Blvd. Jr. Lansing, MI 48910

full street address, including zip code, or location of property

Legal description: N 153.5 FT LOT 15 EXC W 66 FT, AND E 85 FT OF W 151 FT LOT 15 EXC N 153.5 FT BRIERLEY HILL

Applicant: Abel Izaguirre

Address *(including zip code)*: 5685 Lochwoode Ct. Holt, MI 48842

Phone number(s): 5102093416

Name of owner(s): Ron Roberts-GUARANTY HOLDINGS OF CALIFORNIA INC

Owner address *(including zip code)*: 1407 Mitchelle Rd. Modesto, CA 95351

Owner phone number(s): 904-481-7122

Interest in property *(please check one)*:

- [x] Option to buy
- [ ] Owner
- [ ] Lessee
- [ ] Represent owner
- [ ] Other *(please specify)*: ______________

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use: Office for LPFM community radio, Community Church

- [ ] Child Care *(13 or more)*
- [ ] Residential Care Facility *(7 or more)*

Zoning of the property: MX-C

Size of Parcel:

Width: 263 ft. Length: 304 ft. Area: 49570 Sq. ft.

Irregular: *(specify and attach scale drawing with dimension)*

Please describe your proposal:

This permit is essential for our plan to establish and operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station. (please see attached letter)

include specific background information and copies of permits, approvals, and program information

Submit the following:

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

FEES:

Consolidated Rate: $1,100.00

Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: ______________________

Name: Abel Izaguirre

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066

REVIVAL GENERATION CHURCH - RADIO GVN

Abel Izaguirre-Senior Pastor
Church Generacion Avivamiento and Radio
October 21, 2025

Dear Susan Stachowiak,

Following our conversations, I want to formally present to you our Community Church and Radio plan.

- **Property Use**: Our church and FCC-approved radio station will operate in the building.
- **Operations:** Our congregation is under 100 members.
- **Employees:** We are a small, volunteer-based Church
- **Urgency:** Currently we are under contract and plan to close by the 5th of December of 2025r.
- **Key Action:** We would like to discuss the feasibility of beginning radio station and church office operations before rezoning is complete.
- **Reunions:** Small groups for prayer and bible studies.
- **Parking:** There are 35 parking spaces available.
- **Radio Antenna:** I will be attaching a photo on how the Radio antenna will look on the back of the building.
- **Bathrooms:** The building has 2 bathrooms.

Thank you Susan for your help in this process.

Best regards,

Pastor Abel and Alyakira Izaguirre

October 20, 2025

Pastor Abel Izaguirre
Revival Generation Church
916-919-9491
generacionaviva@icloud.com

3525 S. Martin Luther King.
Blvd. Jr. Lansing. MI 48910

www.mgvn.org

To the Honorable Mayor and City Council,
City of Lansing
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Petition for a Special Land Use Permit for Revival Generation Church and FM Radio Generacion Vino Nuevo.

Dear Honorable Mayor and Members of the City Council,

We are writing to formally petition for your approval of a Special Land Use Permit for our property located at 4320 S. Martin Luther King Blvd. Jr. Lansing, MI 48910. This permit is essential for our plan to establish and continue to operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station.

Our ministry has proudly served Lansing and the surrounding areas since September 2023. Our bilingual church welcomes both English and Spanish speaking members, and our online radio station has helped us connect with the community since 2021. With our recent FCC construction permit, we are now preparing to build the region's first Spanish language LPFM radio station, a milestone that will greatly expand our outreach and benefit significantly the community for years to come.

We are dedicated to educating and supporting the Lansing community. Through sermons, classes, and community resources, the Church and its radio station serve both the congregation and the wider public. The station aims to advance this mission by broadcasting sermons and discussions, sharing information about available resources, and strengthening the sense of regional identity.

The Church and radio station will be operated mainly by volunteers, most of whom are current members of the congregation. We do not expect a noticeable increase in traffic or parking needs. The radio studio is located inside the existing church building, and the antenna will be installed discreetly to blend in with the structure. We also do not anticipate any increase in noise pollution.

We are confident that this community radio station will be a valuable asset to Lansing, enriching the lives of residents and strengthening our community as a whole. We have completed all required steps with the Federal Communications

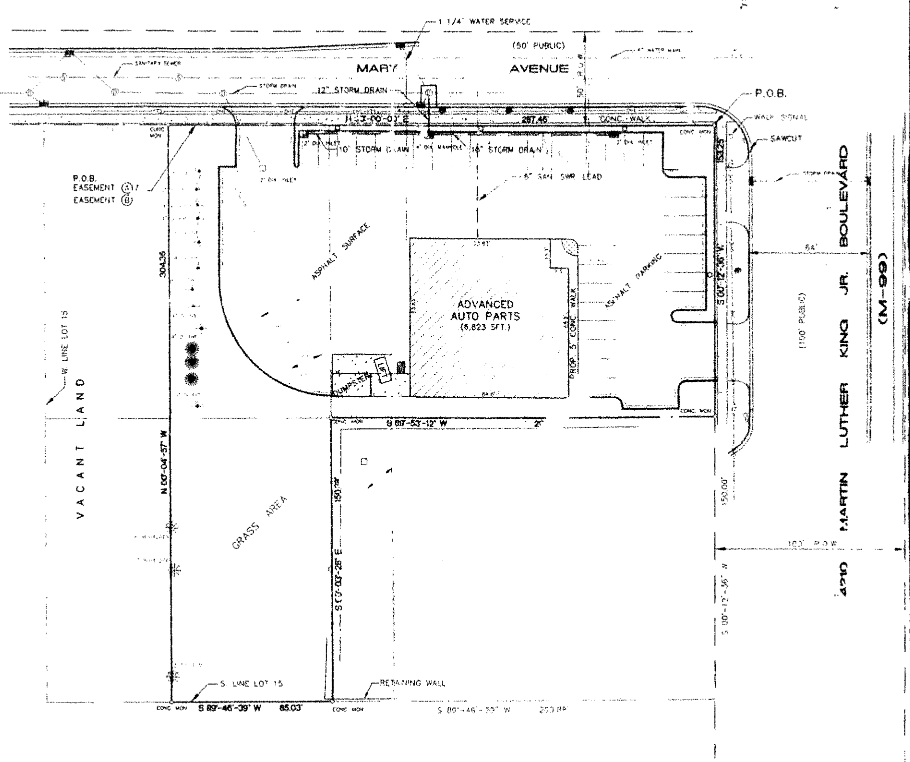
Commission (FCC) and are now eager to move forward with this final stage of local approval.

Thank you for your time and consideration.

God bless you,

Abel Izaguirre Lopez
Senior Pastor

SURVEY 1007
ADVANCE AUTO PARTS
LANSING, MI 48910
4220 S. Martin Luther King Blvd.



UTILITY INFORMATION

BOARD OF WATER & LIGHT
P.O. BOX 13007
LANSING, MICHIGAN 48901-3007
WATER & ELECTRICAL INFORMATION
(517) 371-6000

CITY OF LANSING
124 W. MICHIGAN AVENUE
LANSING, MICHIGAN
SANITARY & STORM SEWER
(517) 483-4001

CITY OF LANSING
124 W. MICHIGAN AVENUE
LANSING, MICHIGAN 48933-1694
PLANNING COMMISSION (SITE PLAN REVIEW)
(517) 483-4066

CONSUMERS ENERGY
530 W. WILLOW STREET
P.O. BOX 30162
LANSING, MICHIGAN 48909
GAS LINE INFORMATION

PROPERTY DESCRIPTION

THAT PART OF LOT 15, BRIERLEY HILL SUBDIVISION, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 14 OF PLATS, PAGE 50, INGHAM COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE S00°-12'-36"W, 153.25 FEET, ALONG THE EAST LINE OF SAID LOT 15; THENCE S89°-53'-12"W, 201.57 FEET; THENCE S00°-03'-28"E, 150.38 FEET TO THE SOUTH LINE OF SAID LOT 15; THENCE S89°-46'-39"W, 85.03 FEET ALONG THE SOUTH LINE OF LOT 15; THENCE N00°-04'-57"W, 304.36 FEET TO THE NORTH LINE OF SAID LOT 15; THENCE DUE EAST ALONG SAID NORTH LOT LINE, 267.46 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 1.30 ACRES (56,870 SFT.)

NOTES:

TITLE POLICY COMMITMENT NO. 33-029478.

PARCEL DOES NOT FALL WITHIN FLOOD ZONES A OR B.
PANEL NO. 260090 MAP NO. 0011B

ZONING IS COMMERCIAL
SETBACKS FRONT YARD 25 FEET
REAR YARD 25 FEET
SIDE YARD 0 FEET TO 25 FEET
DETERMINED BY THE PLANNING DIVISION
HEIGHT LIMIT 40 FEET

EASEMENTS AFFECTING THE PROPERTY DESCRIBED

(A) A STORM AND SANITARY SEWER EASEMENT TO WOLVERINE DEVELOPMENT CORPORATION AS SET FORTH IN THE INSTRUMENT DATED APRIL 8, 1976 AND RECORDED MARCH 2, 1979 IN LIBER 1284, PAGES 932-934, INGHAM COUNTY RECORDS.

(B) AN EASEMENT AND RIGHT OF WAY TO CASPER J. COVIELLO AND ERMACOVELLO AS SET FORTH IN THE INSTRUMENT DATED JANUARY 29, 1980 AND RECORDED MARCH 17, 1980 IN LIBER 1324, PAGES 1174-1176, INGHAM COUNTY RECORDS.

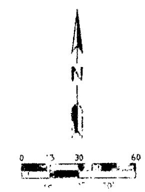
PARKING REQUIREMENTS

PARKING SPACES REQUIRED 13

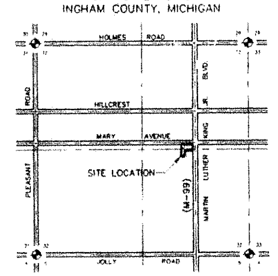
PARKING SPACES 9x18.5 33
PARKING SPACES 12x18.5 2
TOTAL PARKING PROVIDED 35

NOTE:

THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY DESCRIBED ABOVE AND THERE ARE NO ENCROACHMENTS FROM THE PROPERTY DESCRIBED ABOVE ONTO ADJACENT PROPERTY.



SECTION 32, T.4N., R.2W.,
CITY OF LANSING
INGHAM COUNTY, MICHIGAN



LOCATION SKETCH

CERTIFICATION:

TO REALTY INCOME CORPORATION A MARYLAND CORPORATION, LAWYERS TITLE INSURANCE CORPORATION AND TRANSNATION TITLE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 7a 8, 9, 10 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND INEFFECT ON THE DATE OF THIS CERTIFICATION) OF A SUBURBAN SURVEY.

6-15-99
GERALD J. GRAY, P.S., P.E. # 17741

LEGEND

	LIGHT POLES		DRAINAGE MANHOLE
	POWER POLE		SANITARY MANHOLE
	ELECTRICAL BOX		SANITARY SEWER
•	SET IRON ROD		STORM DRAIN
o	FOUND IRON		OVERHEAD LINES
TC	ELEV. OF TOP OF CURB TOP OF CONC. WALK		WATER VALVE
			HYDRANT
G	ELEV. OF GUTTER		CATCH BASIN
TA	ELEV. OF ASPHALT		CURB INLET

MID - MICHIGAN ENGINEERING AND SURVEY CO., INC.

302 S. WARREN AVENUE
P.O. BOX 1167
BIG RAPIDS, MICHIGAN 49307
PHONE: (616) 796-9291

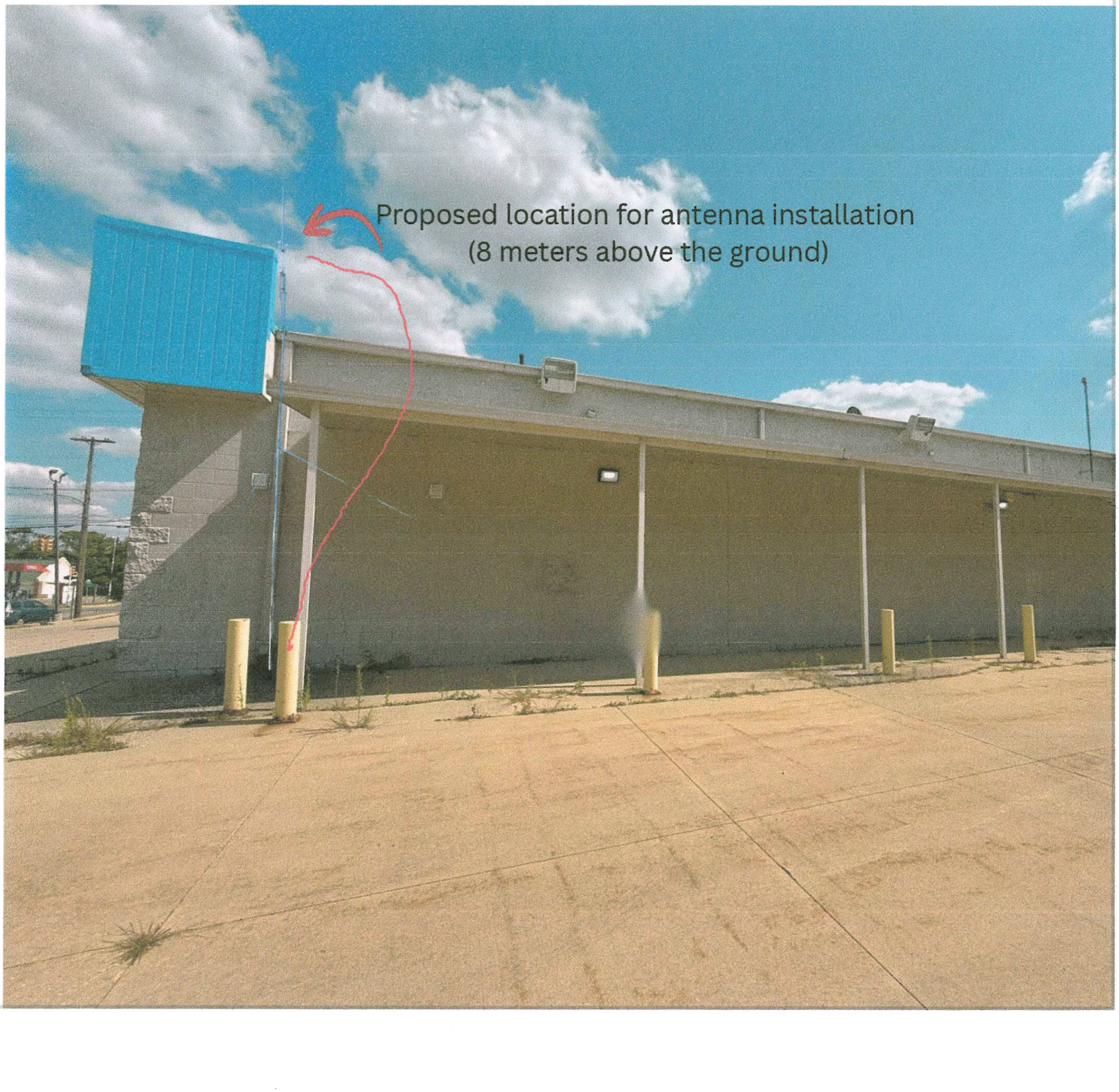
111 E. MICHIGAN STREET
MT. PLEASANT, MICHIGAN 48858
PHONE: (517) 773-5839

ALTA/ACSM SURVEY ADVANCE AUTO
INTEGRA ENTERPRISES, LLC
600 PINEHURST SOUTH
P.O. BOX 5508
PINEHURST, NORTH CAROLINA 28374

SCALE:	1"=30'	REVISED:	
DATE:	5/1/99	DRAWN BY:	K.E.I.
JOB NO.	99188	SHEET NO.	1 OF 1

Sketch by Apex Sketch

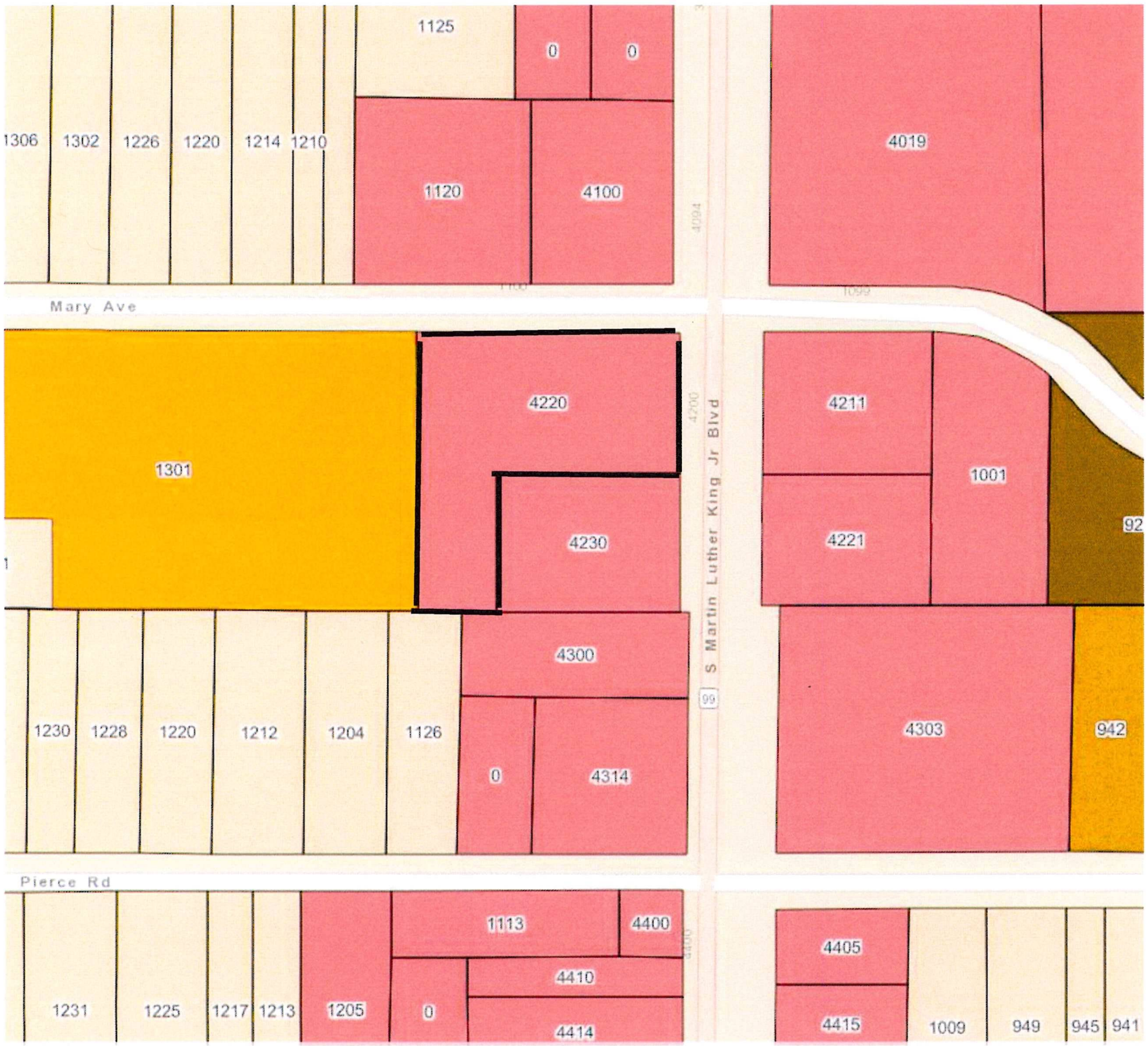
Property Photos


Proposed location for antenna installation
(8 meters above the ground)


Advance Auto Parts


4211
4221
4303
4100
4220
4230
4300
1120
1126
1204

Zoning Map



Lansing Form Based Code

- MX-C - Mixed-Use Urban Corridor
- MX-1 - Mixed Use Neighborhood Center
- MX-2 - Mixed Use Community Center
- DT-1 - Downtown Edge
- DT-2 - Urban Flex
- DT-3- Downtown Core
- R-1 - Residential
- R-2 - Residential
- R-3 - Residential
- MFR - Multi-Family Residential
- R-MX - Mixed Residential
- R-AR - Residential Adaptive Reuse
- IND-1 - Industrial
- INST-1 - Institutional
- ROW

Resolution #2026-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, March 9, 2026, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

SLU-2-2025 4220 S. M. L. King Jr. Blvd. Special Land Use Permit for a church

CITY OF LANSING
NOTICE OF PUBLIC HEARING

4220 S. Martin Luther King, Jr. Boulevard
Special Land Use Permit – Church

The Lansing City Council will hold a public hearing on Monday, March 9, 2026, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request for a special land use permit to permit a church at 4220 S. Martin Luther King, Jr. Boulevard.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, March 9, 2026, at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

Lansing Brownfield
Redevelopment Authority

CAPITOL WALK APARTMENTS

REDEVELOPMENT PROJECT

0 S. CHESTNUT STREET, LANSING, MI

Property Address and Tax Parcel Number:
0 S. Chestnut Street - 33-01-01-16-358-002

Brownfield Plan No. 90

Revised November 3, 2025

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
401 S. Washington Square, Suite 101
Lansing, Michigan 48910
Contact: Kris Klein
Phone: (517) 243-3512

Approved by the Lansing Brownfield Redevelopment Authority
12 / 05 / *2025*

Approved by the Lansing City Council
________ / ________ / *2026*

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B. Basis of Eligibility –
   - Exhibit B-1: MSHDAs Partnership I (South Central) - Data Document 2022
   - Exhibit B-2: August 1, 2023, Real Estate Analysis for Downtown Lansing
C. Table 4 – Tax Increment Financing Estimates

Attachments

A. Brownfield Plan Resolutions and Public Hearing Notice
B. Brownfield Development and Reimbursement Agreement

PROJECT SUMMARY SHEET: Brownfield Plan No. 90- Capitol Walk Apartments Redevelopment Project

Project Name:	Capitol Walk Apartments Redevelopment Project	
Applicant/Developer:	Entity Name:	Capitol Walk Apartments, a d.b.a. of The Lawton Group, LLC ("Owner" or "Developer")
	Contact:	Julie Lawton-Essa
	Mailing Address:	2152 Commons Parkway Okemos, MI 48864-3985
	Phone:	517-282-1111
	Email:	jlawton@lawtongroup.com

Eligible Property Location: The Eligible Property ("Property") consists of one (1) parcel located at the following address and tax parcel number, Lansing, Michigan:

0 S. Chestnut Street - 33-01-01-16-358-002

Property Size: Approximately 1.12-acres (48,787.20 square feet)

Type of Eligible Property: Housing Property

Project Description: Capitol Walk Apartments Redevelopment Project (the "Project") is a redevelopment project of one parcel that is currently an underutilized parking lot into a new construction multifamily redevelopment project bringing new residents and expanded living opportunity into the City of Lansing. The proposed Project will consist of 124 workforce housing units (comprised of an estimated: 44, studio units; 64, 1-bedroom units, and; 16, 2-bedroom units) contained within a five-story building that includes one floor of integrated parking and surface parking. Upon completion of construction, no less than 100 percent of these units will be provided at or below 120 percent of the Area Median Income (AMI) based upon the published MSHDA Income and Rent Limits as adjusted annually and their affordability period will be for the period of reimbursement to the Developer under this Brownfield Plan. The Project will expand the tax base, result in significant capital investment into the community, and create new needed housing opportunities in the City of Lansing. Construction is anticipated to begin in October 2026 and be completed in October 2028.

Total Capital Investment: This Brownfield Plan ("Plan") anticipates approximately $38.8 million in Total Capital Investments (including acquisition and Developer eligible activity costs).

Estimated Job Creation:

Construction Jobs

During the eligible activities and construction phases of the project, the Developer estimates that 75 average on-the-job peak full-time equivalent (FTE) construction jobs will be created. Additional indirect jobs will be created by spending earnings from both direct and indirect jobs (for example a construction worker's purchase of lunch, gasoline, groceries, etc.). Actual pay rates are unknown, but the average construction worker salary in Michigan is approximately $ 54,449, or an equivalent hourly rate of $26, according to ERI Economic Research Institute.

Permanent Jobs

The redeveloped property will provide a variety of permanent jobs, ranging from support staff, administrative, managerial, and professional jobs. The Developer estimates that four (4) full-time equivalent jobs will be created with an average hourly wage of approximately $24.00.

Estimated Gain in Taxable Value:
(after Project completion)

	Base Year Taxable Value (estimate)	Future Taxable Value (Estimate)	Increased/ Taxable Value
	2026	Starting in 2028 (when 100% completed)	Starting in 2028 (when 100% completed)
	$ 223,005	$ 8,985,500	$ 8,762,495
Annual Taxes Paid	$ 17,850	$ 722,963	$ 705,113

Estimated Duration of Plan: 31 years (2026-2056) to reimburse the amounts specified in this Plan.

Estimated Duration of Plan Capture: 30 years (2027-2056). Total estimated Plan capture duration for reimbursement of Department-Specific Activities; MSHDA Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support, Brownfield Plan & Work Plan Implementation; Contingency; Local Application Fees; Brownfield Redevelopment Authority (BRA) Administration and/or Local Brownfield Revolving Fund (LBRF); and State of Michigan Brownfield Redevelopment Fund (MBRF).

Base Year of Plan: 2026

First Year of Plan Capture: 2027

Total Taxes Captured Estimate:
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	**Total/ Cumulative**
Estimated Tax Capture Period in Number of Years =	30
Brownfield Redevelopment Authority (BRA) Administration and/or Local Brownfield Revolving Fund (LBRF) (10%)	$ 1,778,470
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ -
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	$ 834,728
Local Taxes to Developer * (to Reimburse Eligible Activities)	$ 16,205,593
State School Taxes To Developer * (to Reimburse Eligible Activities)	$ 7,794,408
Total New Tax Capture (See Table 1a)	**$ 26,613,199**
* 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 Developer eligible costs in the Plan totaling $24,000,002 (not including captures for BRA Administration and/or 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 estimates a deficiency/shortfall in potential capture.	

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

Total New Taxes Received by Taxing Units	**$ 3,186,960**
Total New Taxes Captured by BRA *	**$ 26,341,246**
Total New Taxes	**$ 29,528,206**
* The impact to each individual taxing jurisdiction may be as much as their proportionate share of $26,613,199 so long as there are available revenues. Developer Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Developer may not be fully reimbursed. Currently, as identified in Table 4d, the resultant deficiency/shortfall to the Developer is estimated at $271,953.	

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately $26,613,199 (inclusive of captures for Department-Specific Activities; MSHDA Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support, Brownfield Plan & Work Plan Implementation; Contingency; Local Application Fees; BRA Administration and/or LBRF; and MBRF) of which the projected costs of Developer eligible activities are capped at $24,000,002. Developer eligible activities as defined in this Plan are the eligible activities necessary for the Developer to complete its proposed Project. Developer Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Project may not be fully reimbursed. The resultant deficiency/shortfall to the Developer is estimated at $271,953 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	
Work Plan Approval Exempt Activities - Assessments	$ 30,000
Work Plan Approval Exempt Activities - Due Care Planning	$ -
Due Care Activities	$ -
MSHDA Housing Development Eligible Activities	
Demolition Activities	$ 33,750
Lead, Asbestos and Mold Abatement Activities	$ -
Infrastructure Improvements Activities, necessary for a Housing Project	$ 2,497,088
Safety Improvements Activities	$ 1,047,413
Site Preparation Activities	$ 278,800
Housing Financing Gap	$ 19,274,393
EGLE & MSHDA Contingency and Interest	
Contingency: EGLE Environmental (0%)	$ -
Contingency: MSHDA Eligible Activites (15%) (Not on Housing Financing Gap)	$ 578,558
Interest: EGLE Environmental (Simple Interest: 0%)	$ -
Interest MSHDA Housing Development (Simple Interest: 0%)	$ -
Subtotal	*$ 23,740,002*
Brownfield Plan & Work Plan Preparation and Consulting & Support (to Developer)	$ 80,000
Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance (inclusive of annual income and price monitoring associated with housing development activities)	$ 175,000
Local Application Fees (to Developer)	$ 5,000
Subtotal: To Developer *	***$ 24,000,002***
Brownfield Redevelopment Authority (BRA) Administration and/or Local Brownfield Revolving Fund (LBRF) (10%)	$ 1,778,470
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 834,728
Subtotal: To BRA & State	***$ 2,613,198***
GRAND TOTAL	**$ 26,613,199**

** 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 Developer eligible costs in the Plan totaling $24,000,002 (not including captures for BRA Administration and/or LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 35-year capture period, because Plan estimates a deficiency/shortfall in potential capture.*

INTRODUCTION

A. General

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 promote the revitalization, redevelopment, and reuse of properties that are blighted, functionally obsolete, tax reverted, an historic resource, contaminated (also known as a "facility"), or housing property by providing economic incentives through tax increment financing to pay for certain approved eligible activities. The Authority is authorized by Act 381 to undertake all activities allowed by the statute.

The purpose of this Brownfield Plan (the "Plan"), as amended is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of Property within this Plan 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, historic resource, deemed functionally obsolete property, or housing property. By facilitating redevelopment of Brownfield properties, this Plan is intended to promote economic growth for the benefit of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan is necessary to reduce unemployment, promote economic growth, provide new affordable workforce housing in the City, 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) or proposed use for the Eligible Property that is the subject of this Plan, shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan 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. Any change in the proposed developer(s) or proposed use of the Eligible Property shall not necessitate an amendment to the Plan, affect the application of the Plan to the Eligible Property, or impair the rights available to the Authority under this Plan.

The Plan 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 for reference purposes.

This Plan 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 one (1) parcel and is located in the City of Lansing ("City"), Michigan. The Property is situated west of South Walnut Street, south of West Lenawee Street and east of South Chestnut Street, as depicted on the below Figure 1 – Scaled Property Location Map. The Property contains approximately 1.12-acres (48,787.20 square feet) as described and depicted in Exhibit A – Certificate of Survey with Legal Description and Figure 2 – Eligible Property Boundary Map.

Eligible Property*		
Address (if known)	**Tax ID**	**Basis of Eligibility**
0 S. Chestnut Street	33-01-01-16-358-002	Housing Property

*See Certificate of Survey with Legal Description for Eligible Property in Exhibit A

Figure 1 – Scaled Property Location Map

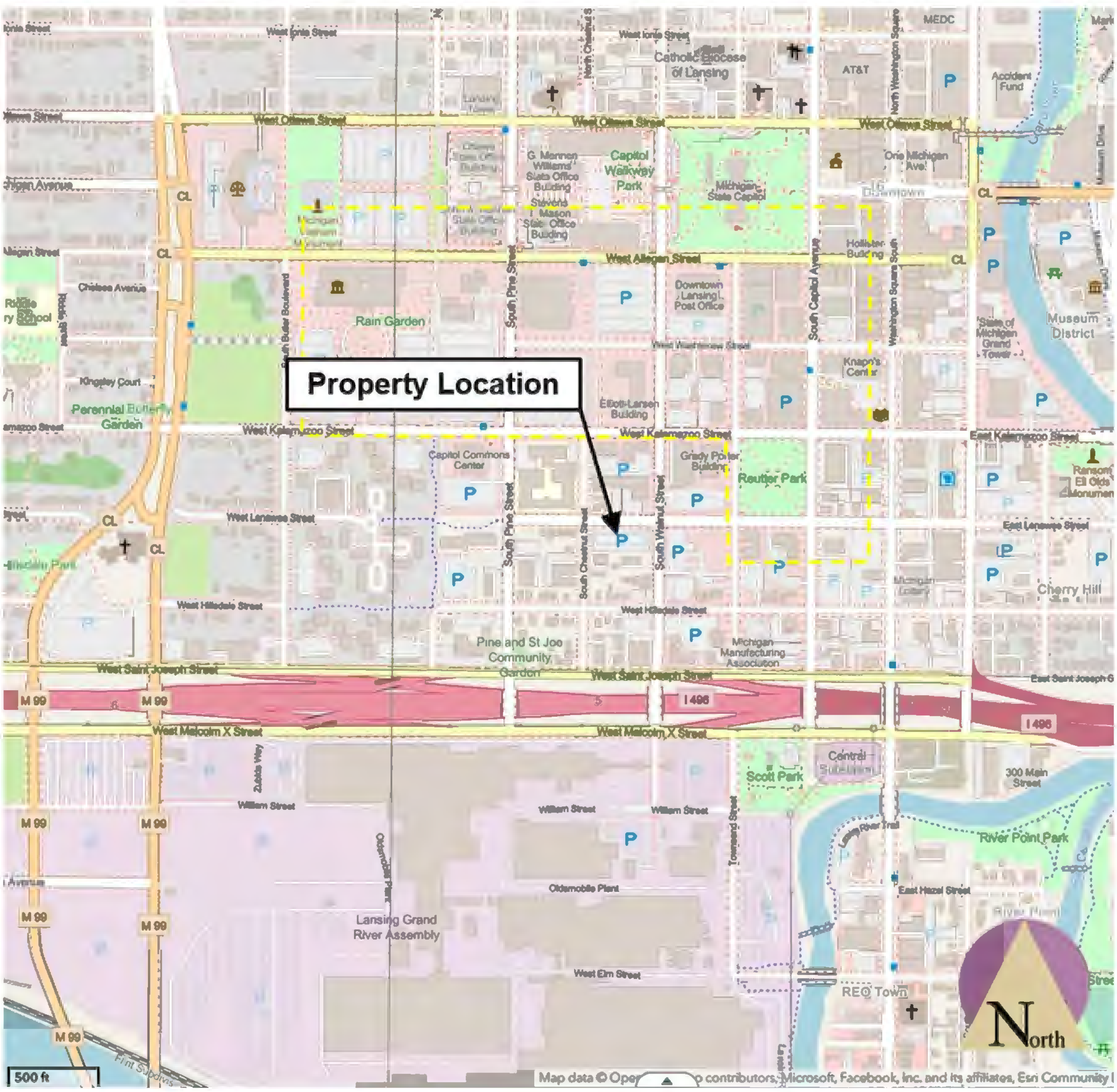


Figure 2 – Eligible Property Boundary Map

This Project is seeking tax increment financing (TIF) reimbursement for Brownfield eligible activities. The use of tax increment revenues (TIRs) are a necessary component of redevelopment financing for the Property.

The Property is zoned and falls under the City Form-Based Zoning Code (DT-3- Downtown Core). The DT-3- Downtown Core allows for MFR Multiple Family Residential district to be applied to this area of Lansing that is appropriate for the highest range of residential densities to accommodate multiple family dwellings. The MFR zone is suitable as a transition from the residential districts into mixed-use commercial areas. MFR complexes should be designed with a campus-like character, providing shared open space, landscape buffering, and consistent site design features.

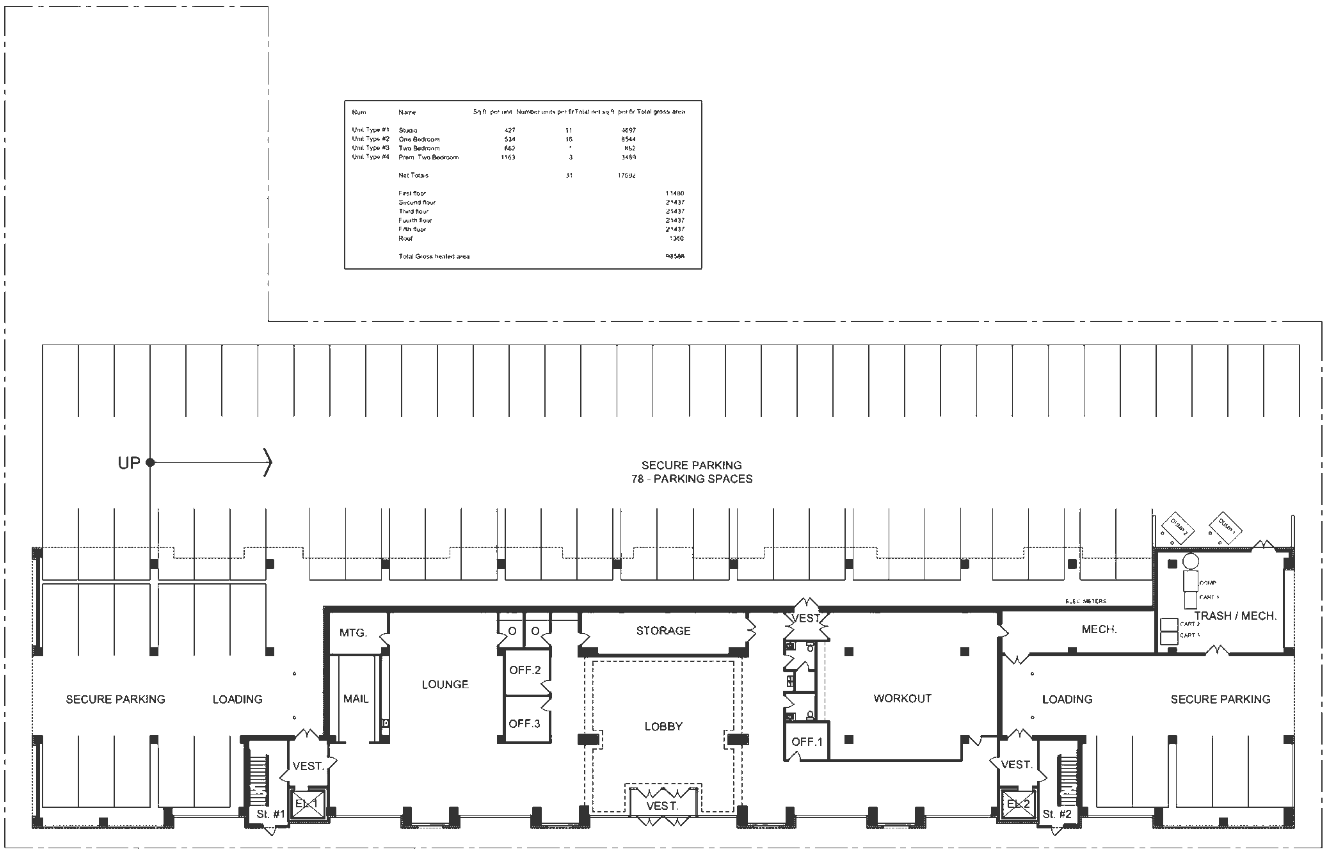
The Property is bound by multifamily residential use to the east, single family and multifamily residential to the south, multifamily residential and private/public office uses to the north, and single family and multifamily residential to the west. The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

The Property consists of a vacant land that has been utilized as a parking lot for over fifty years.

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 68 (somewhat walkable) and 64 (bikeable) 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. The Property is also situated near Capital Area Transit Authority (CATA) Bus Lines and has a Transit score of 54 (good transit) with many nearby public transportation options.

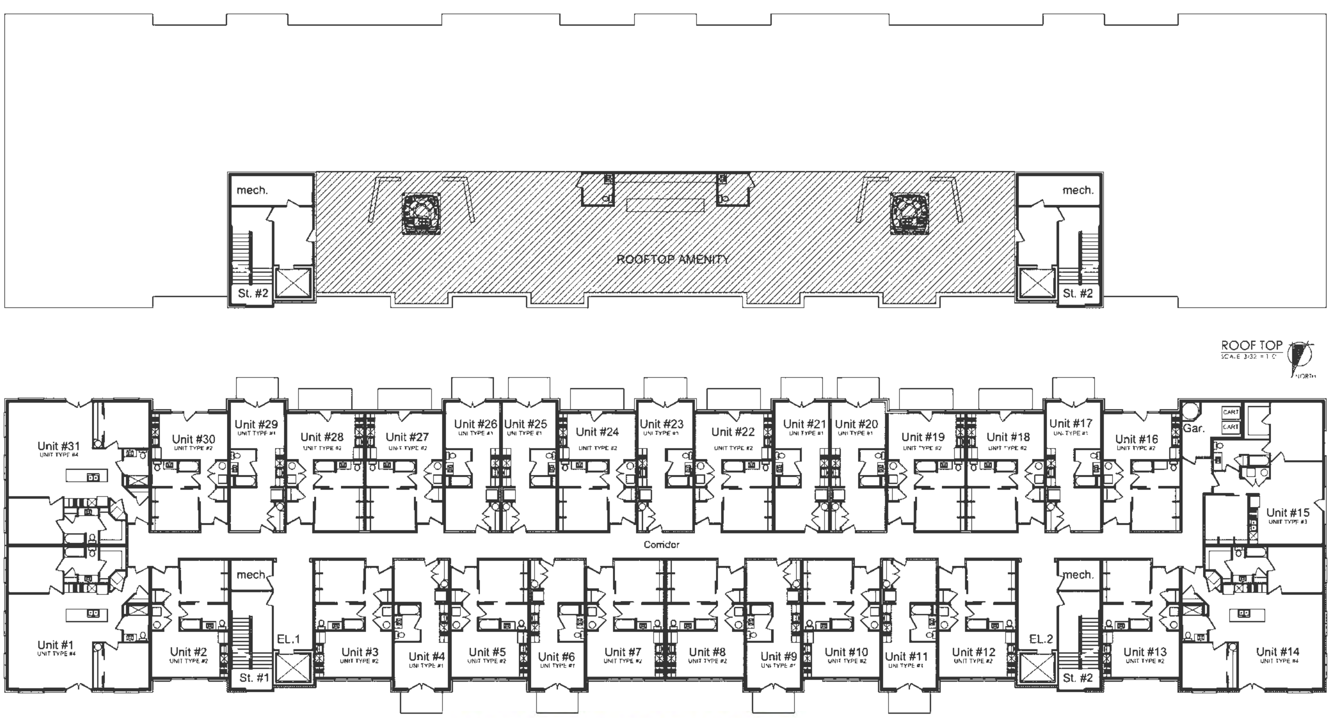
The Project proposes to redevelop the Property that will create significant economic opportunity for the local area. The redevelopment integrates design elements, Department-Specific Activities, Housing Development Activities, and economic development to further goals of the City and the Michigan State Housing Development Authority ("MSHDA"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) housing development activities that will address specific housing needs on the Property; (3) elimination of an underutilized parking lot; 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 applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area. The applicant will bring a significant investment and major improvement to the City. The Project will add to the economic vitality of the City.

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, and an executed Brownfield Development and Reimbursement Agreement ("Agreement"), after adoption of this Plan, between the Developer, the Authority, and the City.



Num	Name	Sq ft. per unit	Number units per flr	Total net sq ft. per flr	Total gross area
Unit Type #1	Studio	427	11	4697	
Unit Type #2	One Bedroom	534	16	8544	
Unit Type #3	Two Bedroom	862	1	862	
Unit Type #4	Prem. Two Bedroom	1163	3	3489	
	Net Totals		31	17592	
	First floor				11480
	Second floor				21437
	Third floor				21437
	Fourth floor				21437
	Fifth floor				21437
	Roof				1360
	Total Gross heated area				98588

PROPOSED FIRST FLOOR / SITE PLAN



PROPOSED FLOORS 2-5

UNIT TYPES

PROJECT RENDERING

View Looking South Along West Lenawee Street

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 purposes; (b) the Property meets the definition of a "Housing Property"; and (c) the Property is located within the City of Lansing, a qualified local governmental unit, or "Core Community," under Act 381.

The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

Eligible Property*		
Address (if known)	**Tax ID**	**Basis of Eligibility**
0 S. Chestnut Street	33-01-01-16-358-002	Housing Property

*See Certificate of Survey with Legal Description for Eligible Property in Exhibit A

"Housing Property" – The property qualifies as "Eligible Property" under Act 381 based on meeting the definition of a "Housing Property." Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed at or below 120% Area Median Income (AMI). All of the Project's rental units will provide affordable housing for individuals and families earning at or below 120% of Ingham County's AMI and serves an important public purpose in Ingham County and the City of Lansing. According to Section 2(o)(ii), the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan." Supportive information referenced below and additional information regarding the Property's basis of eligibility and inclusion in the Plan as an "Eligible Property" is in Exhibit B-1: MSHDAs Partnership I (South Central) - Data Document 2022 and Exhibit B-2: August 1, 2023, Real Estate Analysis for Downtown Lansing.

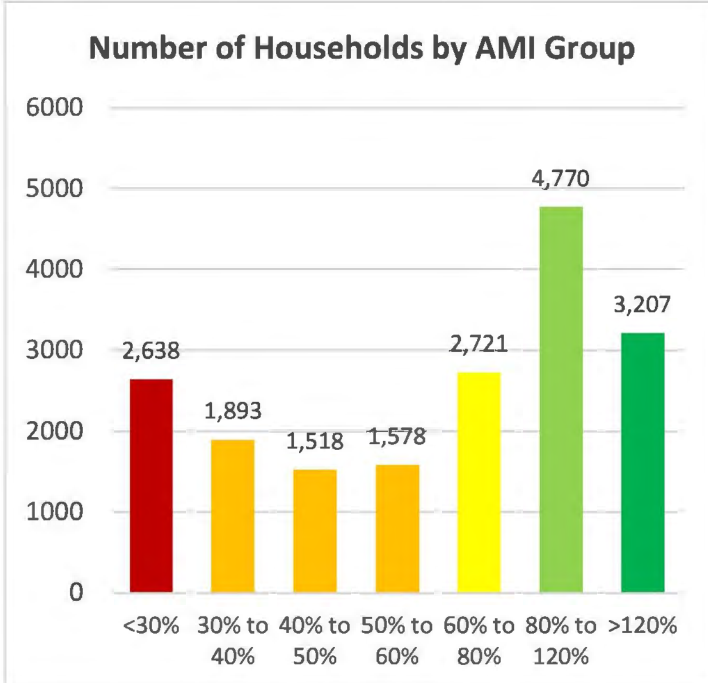
a) <u>Located in a community with a specific housing need:</u>

The Project is located Downtown which is the central portion of Lansing, Michigan north of Interstate 496 near the State Capitol of Michigan and Reutter Park. According to a 2023 Comprehensive Market Analysis completed by Smithgroup, Downtown Lansing provides a variety of homes for city residents to live in close proximity to the wealth of activity and resources located in the core of the region. However, there is an oversupply of traditional detached houses, which have been in lower demand as family sizes shrink and lifestyles change each generation. Left behind is a high demand for rental options and smaller ownership models such as condos.

The 2023 Comprehensive Market Analysis outlines a potential for up to 1,773 lofts or apartments annually in Downtown Lansing to meet the needs of those looking to rent.

Workforce and affordable housing are particularly needed in Lansing according to the Michigan State Housing Development Authority (MSHDA) Regional Housing Partnership (RHP) Regional Data document for South Central Housing Partnership – I. The MSHDA published Michigan's first Statewide Housing Plan in 2022 and established the Michigan Statewide Housing Partnership, which called for the creation of Regional Housing Partnerships (RHPs). The Tri-County Regional Planning Commission (Tri-County/TCRPC), in partnership with the Capital Area Housing Partnership (CAHP), lead a RHP effort for the tri-county region, serving Clinton, Eaton, and Ingham counties (Region I). This RHP, known as the state's South Central Regional Housing Partnership, brought public, private, and nonprofit stakeholders from across the region together to develop a five-year housing action plan that addresses local and regional housing needs, builds on the region's existing networks and housing ecosystem, and aligns with the priorities, goals, and strategies identified in both the Statewide Housing Plan and Tri-County's recent HousingDrives study. Their feedback, input from residents, and results from HousingDrives were used to develop a plan, which was submitted to MSHDA at the end of September 2023.

The South Central Michigan Housing Partnership includes three counties (Clinton, Eaton and Ingham) as well as 17 Statewide Housing Needs Assessment markets. The Project location falls within the Lansing-Central-Southwest market. Currently for the Project location, 82.50% of Lansing-Central-Southwest households are at or below 120% Area Median Income (AMI) Group.



One housing demand indicator, vacancy rates, for the Lansing-Central-Southwest market are extremely low at 0.1% with renter housing households making up 43% of the housing stock in this specific market. Renter household income tends to be significantly lower than the statewide average, and unemployment is strongly higher. Housing supply indicators imply markets where single-family detached structures are very common, with some presence of denser housing types such as duplexes and small-scale multifamily structures. The stock tends to be quite old, with few units built after 2010 (0.6%), 18.6% dating back to 1939 or earlier, and 66.5% built before 1970. As such demand for new housing stock for-rent units is high. Overcrowded conditions are more common in these places than in other markets around the state. Home values and shelter costs are much lower in these areas; this is likely due to the age of the stock among other factors. Despite this, overburden is a large issue for many households here.

A September 2023 Downtown Lansing, Inc Potential Site Development Plans report prepared by SmithGroup identifies Lansing's opportunities. One of those development opportunities is through the redevelopment of: (a) the many city-owned lots and surface parking lots, and; (b) vacant buildings and lots like the specific Project Eligible Property Capitol Walk Apartments are working on redeveloping. Additionally, the August 1, 2023, Real Estate Analysis for the Lansing Downtown area prepared by LandUseUSA in collaboration with SmithGroup and CIB identifies the demand for rental housing in the Lansing Downtown at about 1,127 units annually without adjusting for out-migration, current vacancies, and competing developments that might be in the construction pipeline.

The Project has rental housing that meets this need.

b) Absorption data or job growth data:

Major employers in the trade area include the State of Michigan, Michigan State University, Sparrow Health (now University of Michigan- Sparrow), McLaren Health, GM's Lansing Assembly Plant, Auto-Owners Insurance Group, Jackson National Life Insurance, and Lansing Community College.

Absorption – Ingham County has a slightly higher housing absorption rate than the State of Michigan. According to the Federal Reserve Economic Data (FRED) economic data released for October 2025 (Housing Inventory: Median Days on Market, by month not seasonally adjusted), the median number of days property listings are on the market in Michigan for housing are 47 days. Ingham County, for the same period, housing median number of days property listings are on the market are 41 days.

According to one private housing site for October 2025, Redfin.com, there are approximately 31 available rental units in apartments in the Lansing-Central-Southwest market.

Job Growth – Using the most recent data, September 2, 2024, from the Research Seminar in Quantitative Economics (RSQE), RSQE predicts the number of payroll jobs in Michigan will decrease from 38,700 (this year 2025) and decrease to 13,700 next year (2026) and an additional 12,100 in 2027. RSQE is an economic forecasting and modeling group that has been a part of the University's Economics Department since 1952. They are the world's longest-running continuously operating economic forecasting group. They produce four forecasts per year of the U.S. and Michigan economies and annual forecasts of some Michigan economies. According to the Federal Reserve Economic Data (FRED) the unemployment rate, not seasonally adjusted, in Ingham County as of August 2025 was at 5.6 percent while for the same period Michigan was at 5 percent.

The Project has rental housing that meets this need.

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 Section 2 of Act 381, because they include: Department-Specific Activities; Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support; Brownfield Plan & Work Plan Implementation; Contingency; Local Application Fees; BRA Administration and/or LBRF; and MBRF.

The estimated cost of each eligible activity intended to be paid for with tax increment revenues captures from the Property are shown in the following tables (Tables 1a and 1b). Contingency is included in this Plan as identified on the tables throughout this Plan. A summary of the eligible activities that are proposed include:

<u>Department-Specific Activities</u>. Work Plan Approval Exempt Activities included are Assessments and Due Care Planning. Phase I Environmental Site Assessments (ESAs), Phase II ESA and Baseline Environmental Assessment(s) report preparation as part of All Appropriate Inquiry (AAI} standards for a land transfer, purchase, acquisition, occupancy, renovation, or redevelopment. Preparation of these reports and all costs associated with their preparation are included. Work Plan Approval Exempt Activities - Due Care Planning included are Due Care Planning, Due Care Planning Subsurface Investigations, Planning for Compliance with Due Care Plans, and Bid Coordination. Health and Safety Plan, Project Management, and Eligible Activity Compliance are included.

<u>Housing Development Activities</u>.
Demolition - Demolition activities will include select demolition of existing site improvements from the predeveloped site in preparation for the proposed redevelopment. Bid Specification Compliance, Construction Management, Project Management, Eligible Activity Compliance, and Engineering & Other Professional Fees for Demolition Activities are included.

Site Preparation - Site preparation activities include clearing & grubbing, mass grading and land balancing, , staking, temporary erosion control, temporary traffic control, temporary site control, excavation for unstable material, fill material, compaction & sub-base, special foundations, soft costs, professional fees, including but not limited to geotechnical engineering, and active utility relocation. Bid Specification Compliance, Construction Management, Project Management, Eligible Activity Compliance, and Engineering & Other Professional Fees for Site Preparation Activities are included.

Infrastructure Improvements Activities, necessary for a Housing Project – Infrastructure improvements that directly benefit the Project onsite and offsite include road repair, sidewalks, curb/gutter, approaches, storm water management, electric, sanitary sewer, gas, parking (inc. green space amenity), lighting, and landscaping & irrigation. Bid Specification Compliance, Construction Management, Project Management, Eligible Activity Compliance, and Engineering & Other Professional Fees for Infrastructure Improvements Activities are included.

Safety Improvements – Safety improvements that directly benefit the Project include electrical hazards, elevator, emergency fire exits and alarm system, fire suppression system including water connection. Construction Management, Project Management, Eligible Activity Compliance, and Engineering & Other Professional Fees for Demolition Activities are included.

Housing Financing Gap - Reimbursement provided to the Developer to fill a financing gap associated with the development of 124 housing units priced for income qualified households (affordable workforce apartments for households at or below the 120% Area Median Income (AMI)). In accordance with MSHDA's Housing Subsidy Calculation memorandum dated September 1, 2023, using the U.S. Department of Housing and Urban Development FY 2025 Fair Market Rent Documentation System for Lansing-East Lansing County, the total potential rent loss (PRL) gap cap is calculated as $21,854,880 for the Plan's reimbursement period to the Developer (30 years). The amount of Costs to Fill an Identified Housing Gap reimbursed through this Plan is $19,274,393.

<u>Brownfield Plan & Work Plan Preparation and Consulting & Support, Brownfield Plan & Work Plan Implementation</u>. Costs incurred to prepare, develop this Plan, proposed Act 381 Work Plan, and the Agreement, as well as their implementation (including Tracking, Recording and Compliance {inclusive of annual income and price monitoring associated with housing development activities}), as required per Act 381 of 1996, as amended. The reasonable costs associated with consultation, representation, and support at public meetings associated with this Plan, proposed Act 381 Work Plan, and the Agreement have been included as an eligible activity.

<u>Local Application Fee</u>. The Authority will be charging the Developer an application fee for the processing of this Plan. The Developer will seek reimbursement of this fee from local tax increment revenues.

<u>Authority Administration</u>. Plan includes, as allowed by the statute, the capture of tax increment revenues for the costs of the Authority for the administration of this Plan over the Plan's duration.

<u>Authority Local Brownfield Revolving Fund (LBRF)</u>. Plan includes, as allowed by the statute, the capture tax increment revenues for deposit into Authority's LBRF over the Plans duration.

<u>State of Michigan Brownfield Redevelopment Fund (MBRF)</u>. As required in Act 381, the Authority shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax act, including 50% of that portion of specific taxes attributable to, but not levied under, the state education tax act, that are captured under this Plan. Payments to the MBRF are estimated at up to twenty-five (25) years starting in Year 1 through Year 25 of this Plan.

The Eligible Activities projected in this Plan 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 adjustments stay within the Department-Specific Activities category and the Housing Development Activities category because this Plan contemplates capture of state revenues.

For Department-Specific Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan 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 an Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

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

The Developer 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 into 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 Plan (including Plan Amendments), if those costs and the Eligible Property are subsequently included in an approved Plan or Plan Amendment. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the MSHDA for the use of state tax increment revenues. The MSHDA may adjust specific eligible activities amongst Department-Specific Activities and Housing Development Activities in accordance with state policy and guidance. Changes made between Department-Specific Activities and Housing Development Activities will be reflected in the Act 381 Work Plan. These adjustments made by the state are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceeded. If MSHDA approves an Act 381 Work Plan with less state tax capture than what was in this Plan approved by the City, the not to exceed amount of local capture in this Plan will automatically be adjusted by the Authority to maintain the current state to local capture ratio.

In accordance with this Plan and the associated Agreement with the Authority, the amount advanced by the Developer will be repaid by the Authority, solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues generated by this Project will be governed by the Agreement. Local and state school tax capture were assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

Tax increment revenues will be used to pay or reimburse the following obligations based upon the proposed Waterfall Structure for use of tax increment revenues. This Waterfall Structure may be amended in the Agreement between the Authority, City, and the Developer:

1. 10% Pass-through/Tax Sharing with all Taxing Jurisdictions. An estimate of this tax sharing with all taxing jurisdictions in which the Eligible Property is located is provided in Table 3 and Table 4f2 of this Plan;

2. City/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses and/or Local Brownfield Revolving Fund (LBRF): Funded from Local Tax Capture is provided at 10% of tax increment revenues in this Plan;

3. State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages, 50% of the Captured SET for 25 years, is provided in this Plan; and

4. Developer Reimbursement for Eligible Activity costs and other eligible costs identified in this Plan.

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 that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Total Plan eligible activity costs identified shall not exceed $26,613,199, 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 35-year capture period, because the Plan only estimates $26,341,246 in potential tax capture. If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture may be lower or if the Taxable Value is higher than estimated eligible costs may be fully reimbursed.

To summarize, if the Plan is adopted as proposed, Developer reimbursement shall be capped at an amount not to exceed $24,000,002 on the actual costs of the following Eligible Activities incurred by the Developer: Department-Specific Activities; MSHDA Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support, Brownfield Plan & Work Plan Implementation; Contingency; and Local Application Fees. The maximum capture for BRA Administration Fees and/or LBRF shall be $1,778,470 of Local Tax Capture. The maximum capture for MBRF shall be $834,728 of State Tax Capture. However, if the actual costs of eligible activities are lower than estimated, the amount reimbursed to the Developer, or paid for BRA Administration Fees and/or LBRF, and MBRF may be lower.

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
		67.52%	32.48%	100.00%	100.00%
EGLE Eligible Activities					
Department-Specific Activities					
Work Plan Approval Exempt Activities - Assessments	$ 30,000	$ 20,255	$ 9,745	$ -	$ -
Work Plan Approval Exempt Activities - Due Care Planning	$ -	$ -	$ -	$ -	$ -
Due Care Activities	$ -	$ -	$ -	$ -	$ -
EGLE Environmental Eligible Activities Total	**$ 30,000**	**$ 20,255**	**$ 9,745**	**$ -**	**$ -**
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) ELIGIBLE ACTIVITIES					
HOUSING DEVELOPMENT ACTIVITIES					
Demolition Activities	$ 33,750	$ 22,787	$ 10,963	$ -	$ -
Renovation of Existing Buildings Activities	$ -	$ -	$ -	$ -	$ -
Lead, Asbestos and Mold Abatement Activities	$ -	$ -	$ -	$ -	$ -
Infrastructure Improvements Activities, necessary for a Housing Project	$ 2,497,088	$ 1,685,947	$ 811,141	$ -	$ -
Safety Improvements Activities	$ 1,047,413	$ 707,177	$ 340,236	$ -	$ -
Site Preparation Activities	$ 278,800	$ 188,236	$ 90,564	$ -	$ -
Housing Financing Gap	$ 19,274,393	$ 13,013,402	$ 6,260,991	$ -	$ -
MSHDA Housing Development Eligible Activities Total	**$ 23,131,444**	**$ 15,617,549**	**$ 7,513,895**	**$ -**	**$ -**
EGLE & MSHDA Contingency and Interest					
Contingency: EGLE Environmental (0%)	$ -	$ -	$ -	$ -	$ -
Contingency: MSHDA Eligible Activites (15%) (Not on Housing Financing Gap)	$ 578,558	$ 390,622	$ 187,936	$ -	$ -
Sub Total: Contingencies	$ 578,558	$ 390,622	$ 187,936	$ -	$ -
Interest: EGLE Environmental (Simple Interest: 0%)	$ -	$ -	$ -	$ -	$ -
Interest MSHDA Housing Development (Simple Interest: 0%)	$ -	$ -	$ -	$ -	$ -
Sub Total: Interest	$ -	$ -	$ -	$ -	$ -
Sub Total: EAs + Contingencies + Interest	***$ 23,740,002***	***$ 16,028,426***	***$ 7,711,575***	***$ -***	***$ -***
Brownfield Plan & Work Plan Preparation and Consulting & Support (to Developer)	$ 80,000	$ 54,013	$ 25,987	$ -	$ -
Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance (inclusive of annual income and price monitoring associated with housing development activities)	$ 175,000	$ 118,154	$ 56,846	$ -	$ -
Local Application Fees (to Developer)	$ 5,000	$ -	$ -	$ 5,000	$ -
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation + Application Fees	**$ 260,000**	**$ 172,167**	**$ 82,833**	**$ 5,000**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration	***$ 24,000,002***	***$ 16,200,593***	***$ 7,794,408***	***$ 5,000***	***$ -***
Brownfield Redevelopment Authority (BRA) Administration and/or Local Brownfield Revolving Fund (LBRF) (10%)	$ 1,778,470	$ -	$ -	$ 1,778,470	$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ -	$ -	$ -	$ -	$ -
Total BRA : BRA Administration + LBRF + BRA Brownfield Plan & Work Plan Implementation	**$ 1,778,470**	**$ -**	**$ -**	**$ 1,778,470**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA	***$ 25,778,471***	***$ 16,200,593***	***$ 7,794,408***	***$ 1,783,470***	***$ -***
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 834,728	$ -	$ -	$ -	$ 834,728
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF *	**$ 26,613,199**	**$ 16,200,593**	**$ 7,794,408**	**$ 1,783,470**	**$ 834,728**

* Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in this Brownfield Plan totaling $26,613,199 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 the tax increment revenue projections estimate a deficiency/shortfall in potential tax capture of up to $271,953.

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	$ 16,205,593
Total Local Tax Capture for Eligible Activities, Contingency and Interest	**$ 16,205,593**
Total Local Taxes to BRA Administration and/or Local Brownfield Revolving Fund (LBRF)	$ 1,778,470
Total Local Tax Capture to BRA	**$ 1,778,470**
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	$ 7,794,408
Total School Tax Capture for Eligible Activities, Contingency and Interest	**$ 7,794,408**
Total School Taxes to BRA Administration	$ -
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	$ -
Total School Tax Capture to BRA	**$ -**
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 834,728
Total School Tax Capture to BRA & MBRF	**$ 834,728**
Total Capture by Brownfield Redevelopment Authority (BRA)	**$ 1,778,470**
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	**$ 834,728**
Total Capture for Developer**	**$ 24,000,002**
GRAND TOTAL*	**$ 26,613,199**

* Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in this Brownfield Plan totaling $26,613,199 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 the tax increment revenue projections estimate a deficiency/shortfall in potential tax capture of up to $271,953.

**To meet Developer obligations.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2026 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2027. Estimates project that the Authority is expected to capture the tax increment revenues through 2056, which will be generated by the increase in taxable value. 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 are attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates.

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 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 $26,613,199 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 35-year capture period, because the Plan only estimates $26,341,246 in potential tax capture. After tax capture payments to other obligations identified in this Plan (BRA Administration and/or LBRF, and MBRF), the resultant shortfall to Developer is estimated at $271,953. 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	$26,613,199
Estimated Potential Tax Capture	$26,341,246
Estimated Deficiency/Shortfall (this deficiency/shortfall may be captured if Taxable Values increases)	$271,953

Table 2 - Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	**Captured Incremental Taxable Values**	**Tax Increment Revenues Captured**
2027 - Start of Tax Capture	$ 5,168,295	$ 335,760
2028	$ 8,762,495	$ 569,259
2029	$ 9,032,095	$ 586,774
2030	$ 9,309,795	$ 604,815
2031	$ 9,595,795	$ 623,395
2032	$ 9,890,395	$ 642,534
2033	$ 10,193,795	$ 662,244
2034	$ 10,506,295	$ 682,546
2035	$ 10,828,195	$ 703,458
2036	$ 11,159,695	$ 724,994
2037	$ 11,501,195	$ 747,180
2038	$ 11,852,895	$ 770,028
2039	$ 12,215,195	$ 793,565
2040	$ 12,588,295	$ 817,804
2041	$ 12,972,595	$ 842,770
2042	$ 13,368,495	$ 868,490
2043	$ 13,776,195	$ 894,976
2044	$ 14,196,195	$ 922,262
2045	$ 14,628,795	$ 950,366
2046	$ 15,074,395	$ 979,314
2047	$ 15,533,295	$ 1,009,127
2048	$ 16,005,995	$ 1,039,836
2049	$ 16,492,895	$ 1,071,468
2050	$ 16,994,395	$ 1,104,048
2051	$ 17,510,895	$ 1,137,603
2052	$ 18,042,895	$ 1,172,164
2053	$ 18,590,895	$ 1,207,765
2054	$ 19,155,295	$ 1,244,432
2055	$ 19,959,600	$ 1,296,684
2056	$ 20,558,400	$ 1,335,585
Total Estimated Tax Increment Revenues Captured		**$ 26,341,246**

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

Eligible activities are planned to be financed by the Developer and City. Total capital investment is approximately $38.8 million, which will be financed by the Developer.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the:

- $24,000,002 capped amount for Developer costs in this Plan, so long as there are available tax increment revenue captures;
- $834,728 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF}); and
- $1,778,470 (10% from local-only tax revenues, see Table 1a) for BRA Administration Fees and/or LBRF in accordance with Act 381.

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

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

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

The Authority will not incur a note or bonded indebtedness for the Brownfield project under this Plan.

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 2027 or the immediate following year—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 Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Department-Specific Activities; Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support, Brownfield Plan & Work Plan Implementation; Local Application Fees; BRA Administration and/or LBRF; and MBRF capture is estimated at 30 years (2027-2056). This Plan's capture of tax increment revenues shall not exceed 35 years, unless amended.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the Eligible Property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

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) over a 30-year capture period. The impact to each individual taxing jurisdiction may be as much as their proportionate share of $26,341,246. Table 1a identifies the total amount required for the Project's eligible activities and if sufficient tax increment revenue captures become available for capture the impact to each individual taxing jurisdiction could become as much as their proportionate share of $26,613,199. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Exhibit C.

Table 3: Impact to Taxing Jurisdictions: Tax Increment Paid, Captured, and Returned to Taxing Jurisdictions

Taxing Unit/ Entity	Incremental Taxes Paid [1]	Tax Impact/ Capture [2]	Taxes Returned to Taxing Jurisdiction: Tax Capture Not Allowed [3]	Taxes Returned to Taxing Jurisdiction: 10% Pass-Through/ Tax Sharing [4]
CITY OF LANSING				
City Operating - Lansing	$ 7,882,252	$ 7,094,027	$ -	$ 788,225
Storm/ Montgomery Drain	$ 105,421	$ -	$ 105,421	$ -
Public Safety	$ 1,419,130	$ -	$ 1,419,130	$ -
Subtotal of Local Government Unit (LGU): Annual	*$ 9,406,803*	*$ 7,094,027*	*$ 1,524,551*	*$ 788,225*
INGHAM COUNTY				
Ingham County	$ 5,024,571	$ 4,522,114	$ -	$ 502,457
Capital Region Airport Authority - CRAA	$ 283,420	$ 255,078	$ -	$ 28,342
Capital Area Transportation Authority - CATA	$ 1,212,140	$ 1,090,926	$ -	$ 121,214
LIBRARY				
Capital Area District Libraries - CADL	$ 632,121	$ 568,909	$ -	$ 63,212
INTERMEDIATE SCHOOL DISTRICTS (ISD)				
ISD Operating & Special Education	$ 2,002,108	$ 1,801,897	$ -	$ 200,211
COMMUNITY COLLEGE				
Lansing Community College - LCC	$ 1,524,997	$ 1,372,497	$ -	$ 152,500
LOCAL SCHOOL MILLAGES: excludes State School millages				
Lansing School District Debt (District #33020)	$ 1,662,409	$ -	$ 1,662,409	$ -
Lansing School District Sinking Fund	$ 1,199,165	$ 1,079,248	$ -	$ 119,916
Subtotal of Non-LGU Local: Annual	*$ 13,540,931*	*$ 10,690,670*	*$ 1,662,409*	*$ 1,187,852*
STATE SCHOOL MILLAGES: excludes Local School millages				
State Education Tax - SET	$ 2,432,794	$ 2,189,515	$ -	$ 243,279
Local School Operating - LSO	$ 7,074,484	$ 6,367,035	$ -	$ 707,448
Total State & Local School: Annual	$ 9,507,278	$ 8,556,550	$ -	$ 950,728
Total	**$ 32,455,012**	**$ 26,341,246**	**$ 3,186,960**	**$ 2,926,805**

Notes:

1. Tax amount paid on incremental taxable value during Plan tax capture period (excludes tax amount paid on Base Year Taxable Value, if any).
2. The Plan may only capture millages allowed for tax capture.
3. Tax amount returned on incremental taxable value (excludes tax amount paid on Base Year Taxable Value, if any) during Plan tax capture period because millages are not allowed for tax capture by the BRA.
4. Tax amount returned on incremental taxable value (excludes tax amount paid on Base Year Taxable Value, if any) during Plan tax capture period because of 10% Pass-through/Tax Sharing with Taxing Jurisdiction.

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

There are no persons or businesses residing on the Property, and no occupied residences are designated for acquisition and clearance by the Authority; therefore, there will be no displacement or relocation of persons or businesses under this Plan. Therefore, no relocation assistance strategy for compliance with Michigan's Relocation Assistance Law is needed in this Plan.

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. 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 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. 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 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 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 $834,728.

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

Brownfield Plan Amendments

The Authority and the City, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein in the event an amendment is deemed necessary for the completion of the Project and to meet the objectives of the Plan under Act 381.

Explanation of Millages Captured

A. All millages allowed will be captured by the BRA as allowed pursuant to Act 381 of the Public Acts of 1996, as amended, for use in this Plan after a 10% Pass-through/Tax Sharing with all Taxing Jurisdictions. Based on the above, and as required under Act 381, an estimate of the impact of tax increment financing on the revenues and tax sharing of all taxing jurisdictions in which the Eligible Property is located is provided in Table 3 and Table 4f2 of this Plan.

B. Capture of School Millages, the Local School Operating (LSO) millage and the State Education Tax (SET) millage, by the Authority are allowed for EGLE-Environmental Eligible Activities of Exempt Activities – Assessments and Exempt Activities – Due Care Planning ("EGLE Exempt Activities"). EGLE Exempt Activities are not subject to approval of an Act 381 Environmental Work Plan by EGLE.

C. Debt millages in this Plan – Act 381 does not allow capture of certain Ad Valorem millages and in the case of this Project's Plan, Ad Valorem debt millages are not allowed for capture, see Table 4f1.

Explanation on Proportionality of Eligible Activity Costs

Based upon the assumptions made in this Plan, the state and local breakdown of tax capture millage percentages anticipated to be used for reimbursement of eligible costs through this Plan are summarized below.

EGLE and MSHDA Eligible Activities	Local Capture Proportionality	State Capture Proportionality
Local to State Tax Capture Revenue Percentages on EGLE and MSHDA amounts	*67.52%*	*32.48%*

This Project to the City establishes a large residential development tax base on underutilized property that currently generates a total tax revenue of $17,850 per year. The Project provides a means for job creation and a new injection of capital into our economy. Additionally, the Developer has committed to a leasing schedule, leasing no less than 100 percent of the 124 units at or below 120 percent of the Area Median Income (AMI) based upon the published MSHDA Income and Rent Limits as adjusted annually and their affordability period will be for the period of reimbursement to the Developer under this Plan. These affordable workforce housing units will be an added benefit to the City's residents and Project.

EXHIBITS

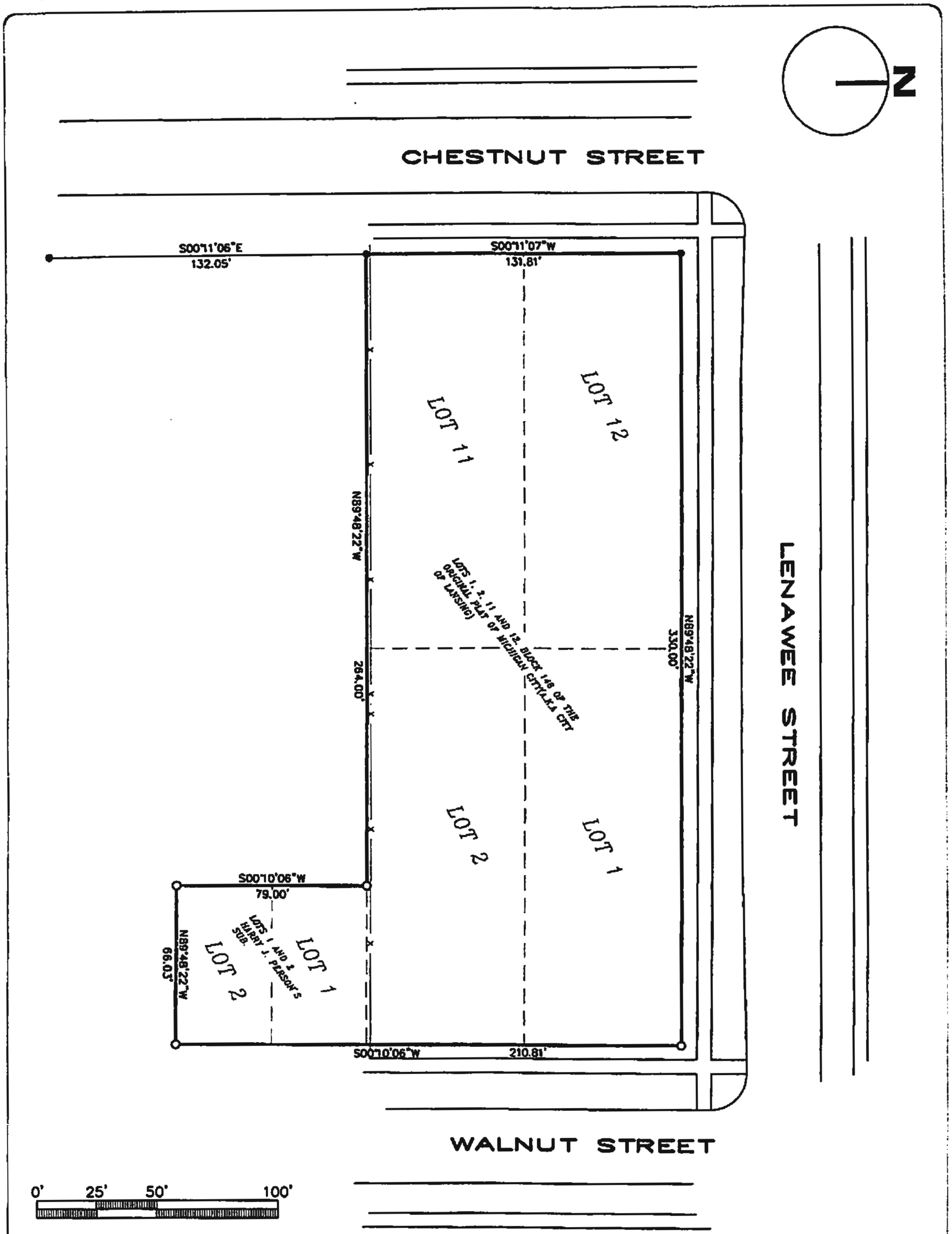
EXHIBIT A

Certificate of Survey with Legal Description

Eligible Property*		
Address (if known)	**Tax ID**	**Basis of Eligibility**
0 S. Chestnut Street	33-01-01-16-358-002	Housing Property

*See Certificate of Survey with Legal Description for Eligible Property on next page

CERTIFICATE OF SURVEY



SCALE 1"=50'

Irons found at all points marked thus "●"
Irons set at all points marked thus "O"
The ratio of closure on the unadjusted field observations of this survey was 1/5,000.

CLIENT:	PROFESSIONAL APPRAISAL
JOB NO.	3711
DATE:	06-14-14
REV.:	X
OFFICE:	CC
FIELD:	CC
SHEET:	1 OF 1

DESCRIPTION: LOTS 1 AND 2, HARRY J. PERSONS SUB.
ALSO LOTS 1, 2, 11 AND 12 BLOCK 146
ORIGINAL PLAT OF CITY OF LANSING

COTTER LAND SURVEYS
BOUNDARY SURVEYS, MORTGAGE REPORTS
ENGINEERING SURVEYS

400 W. GRAND RIVER, #27
WEBBERVILLE MI 48892
(P)517-404-6591
(F)517-545-4146

STATE OF MICHIGAN
CHRISTOPHER T. COTTER
PROFESSIONAL SURVEYOR
No. 41097
LICENSED PROFESSIONAL SURVEYOR

Christopher T. Cotter
P.S. No. 41097

EXHIBIT B

Basis of Eligibility

Exhibit B-1: MSHDAs Partnership I (South Central) - Data Document 2022

(A table with market names is on the next page)

Market	Name	Market	Name
55	Charlotte	212	Lansing-Southeast
100	Dewitt	214	Leslie
106	East Lansing	255	Okemos-Haslett
107	East Lansing-South, MSU	256	Olivet
177	Holt	328	St. Johns
208	Lansing-Central-North	351	Wacousta
209	Lansing-Central-Southwest	358	Waverly
210	Lansing-East	371	Williamston
211	Lansing-Outer-West		

Project Location

The South Central Michigan Housing Partnership includes three counties (Clinton, Eaton and Ingham) as well as 17 Statewide Housing Needs Assessment markets. An analysis of the latest-available Census data, as well as changes in housing prices and availability since 2016, shows that these markets fall into eight broad categories.

- The first group is comprised of markets in northern Clinton, central Clinton, and northwestern Ingham counties. Housing demand indicators in these areas are near statewide averages. The housing supply in these areas is predominately made up of single-family detached homes, with a slightly elevated proportion of mobile homes as well. Units here tend to be slightly larger than in other markets, and the percentage of new-build units is relatively low. Seasonal housing vacancies are low here, as are market vacancies. "Other" vacancies are higher than average, however. Both housing values and housing costs tend to be low; that coupled with moderate income tends to keep the incidence of shelter overburden relatively low. This pattern is likely to continue into the short term, at least, since housing costs and home values have decreased or remained steady since 2016.
- The second market type incorporates territory in western and southwestern Eaton County and southeastern Ingham County. Housing demand indicators in these markets is positive, as incomes are slightly higher than statewide averages, and unemployment rates tend to be lower. Workers tend to have longer commutes in these markets. On the supply side, older, single-family homes tend to dominate the landscape. Homes tend to be larger among members of this group, and homeownership rates are significantly higher than statewide. Markets in this group tend to have a more stable household base, since they have relatively fewer new in-movers, and a significant proportion of households residing in their neighborhoods since before 1990. Rents and homeowner costs are lower than statewide, as is the percentage of households experiencing shelter overburden. Vacancy tends to be very low in this market group. Despite a sharp drop in market vacancies over the last five years, housing costs for residents have remained mostly stable.
- The third market group includes neighborhoods in central and southwestern Lansing. Housing demand indicators in these markets are relatively low; household income tends to be significantly lower than the statewide average, and unemployment is strongly higher. Housing supply indicators imply markets where single-family detached structures are very common, with some presence of denser housing types such as duplexes and small-scale multifamily structures. The stock tends to be quite old, with few units built after 2010 and nearly a quarter dating back to 1939 or earlier. Overcrowded conditions are more common in these places than in other markets around the state. Home values and shelter costs are much lower in these areas; this is likely due to the age of the stock among other factors. Despite this, overburden is a large issue for many households here. Five-year trends in housing costs (both owner and renter) show decreases, even in the face of a decrease in the stock available for sale or rent.
- Another group of markets with similar market dynamics is the eastern part of the City of Lansing and its near southern and western suburbs. The residents in this group tend to be younger on average, with moderately high incomes and low levels of unemployment. They also tend to be well-educated, with a higher-than-average proportion of persons with bachelors degrees.

Housing here tends to have more diversity in terms of both tenure and construction type; a majority is still single-family detached, but with higher levels of more-dense housing alternatives. Similarly, renters are more common in these markets, but most households own their homes. More of its stock tends to date back to the 1970s and 1980s, but some recent development has occurred as well. Housing quality is relatively high, since the percentage of units built before 1940 is low, as is the percentage of households that experience overcrowding. Housing values and cost tend to be moderately high in these markets, as is the overburdened percentage. Housing vacancy is not a large issue in these markets, as both the renter and owner vacancy rates are low, and there is not a large amount of seasonal or "other" vacancy either. Changes between 2016 and 2021 may indicate higher housing costs in the future, since the number of market vacancies has decreased significantly during that time. This seems to have increased housing costs and home values for current residents, especially renters.

- The next market type takes in the southeastern corner of Clinton County as well as the northwestern portion of Ingham County. Housing demand indicators for this group are very strong, led by incomes that are significantly higher, and unemployment rates significantly lower, than statewide averages. Median age tends to be higher in these areas, as does educational attainment. The housing supply in this group is dominated by owner-occupied, larger, single-family detached structures, with little diversity in offerings outside of a slightly elevated presence of mobile homes. Housing values and costs for both owners and renters are high in these markets as well; however, higher incomes keep the overburden rate relatively low. Vacancies are a smaller portion of the total housing stock than in other places as well. The five-year trends show that market vacancies have increased in these areas, along with housing costs for both tenure types.

- Southeastern Clinton County is included in the next housing market type. Housing demand indicators are strong here, performing better than the Michigan average. The housing supply in these markets, while not new, is of relatively recent vintage and corresponds to the push towards the exurban fringe, distant from more-established population centers. Units here tend to be larger and more expensive than average. Housing costs for owners and renters are higher than statewide, but due to higher income levels, shelter overburdened households are less common here than in other market types. Housing vacancies are low as well, which likely maintains higher housing values and rents. The five-year trend indicates that these patterns could extend into the future, since market vacancies declined strongly and costs for non-mortgaged homeowners and renters increased significantly as well.

- Housing demand in the Okemos-Haslett area is high, as incomes are significantly above the state average, and employment levels are strong. Educational attainment is also much higher than in other market groups. The group's housing supply displays some diversity, as single-family detached dwellings are only a bare majority in most areas in this group. Duplexes, triplexes and other denser small-scale multifamily structures are more common here as well, as is new construction. Homeownership rates are just under the state average, but homeowners still make up most households in most markets here. These markets also tend to have a higher degree of recent movers than statewide. Housing costs and home values are significantly higher here than in the rest of the state, but the higher incomes common to households in this group tends to keep the overburden rate slightly lower than the Michigan average. Vacancies in the homeownership market are quite low, and rental vacancies are lower than statewide as well. Five-year trends in vacancy and costs show that even with a hefty increase in stock available for sale or rent in these markets, housing costs rose dramatically, especially for renters. Home values also rose strongly during this period.

- Neighborhoods in East Lansing and southeastern Lansing are included in the last market group. Housing demand indicators in these markets is relatively soft, with low household incomes; however, the unemployment rate is closer to the state average. Residents of these markets tend to be younger, with higher levels of educational attainment. The housing supply displays great diversity; on average, single-family detached units account for less than a third of all homes here. Smaller units are common, and newer construction is more common here than the state in general. These markets tend to have a greater amount of resident turnover, as about a quarter of their households moved to their current residences within the last three years. Housing costs for mortgaged homeowners and renters are higher than state averages, and median home values are higher as well. This market type tends to have more homes available overall, and a low percentage of "other" vacancies. The five-year trend in vacancies shows that the number of homes for sale or lease has increased significantly in these areas. Costs for owners tended to decrease, while renters saw their shelter costs increase significantly. Home values were also up strongly, but less than the statewide average.

- Given local market conditions, certain tools or practices can be more effective than others. This data review uses two sources to generate possible policies to investigate for use regionally. The first is a product of researchers at Brookings and the Aspen Institute, who used local trends in housing data to determine logical tools and practices that could be used to help solve housing issues. They derived a set of market types, and policy responses tailored to conditions within these groups. Their work is at https://www.brookings.edu/essay/introducing-the-housing-policy-matchmaker-a-diagnostic-tool-for-local-officials/. The other is derived from the National Community of Practice on Local Housing Policy, which is a joint project of the Furman Center at New York University and Abt Associates. Their work was funded by the Ford Foundation, the John D. and Catherine T. MacArthur Foundation, the Kresge Foundation and the JPMorgan Chase Foundation. They have assembled a large list of tools that are keyed to what they term strong and soft markets, which are detailed at https://localhousingsolutions.org/housing-policy-framework/. Each tool entry is hyperlinked to its description on the Local Housing Solutions website. These policies are not presented as prescriptions to meet local goals, since conditions outside the scope of this analysis could impact their appropriateness. Instead, they are a way to start thinking about what might work given a general sense of local market context.

Lansing-Central-Southwest

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
42,193	18,325	$47,355	$61,042	$28,592

Housing Costs

Owner Units

Home Value	$105,296	**2016 Value**	$89,709
Cost M/NM	$1060/$485	**Value ▲**	17.4%

$35,099 **To afford median home**

Renter Units

Gross Rent	$799	**2016 Rent**	$790
		Rent ▲	1.1%

$31,960 **To afford median gross rent**

Affordability Gap

Monthly Costs: Owners and Renters

Cost-Burdened Households

Housing and Development Conditions

Housing Stock

Units	20,145	**Owner HH**	57%	**Renter HH**	43%
Median Year Built	1961	**% Built Pre-1970**	66.5%		
Median Move Year	2013	**% Built After 2010**	0.6%		
Median Rooms	5.2	**SF%** 66.8%	**MM%** 18.4%	**MF%**	13.9%

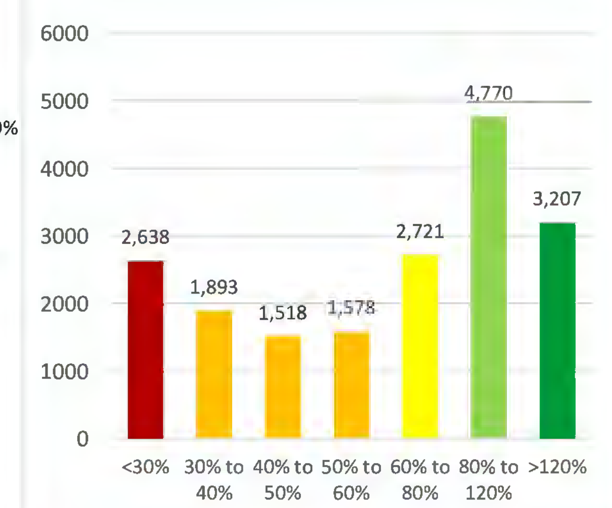
Vacancy Rates

Total	9%	**Owner**	0%	**Renter**	0.1%		
Seasonal	0.0%	**Other**	4.3%	**# V Rent**	577	**#V Owner**	280

Homeownership Rate by Race/Ethnicity

Black	39.6%	**White**	67.3%
Asian	58.5%	**Other or Multiracial**	29.8%
Am. Indian	13.5%	**Hispanic**	53.7%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Lansing-Central-Southwest

Housing Policy Indicators

Household Count and Growth	Market	Partnership
Household Change, 2016 to 2021	1.8%	3.5%
Household Count, 2021	18,325	190,462

	Market			Partnership		
Housing Affordability	**Number**	**%**	**% Change**	**Number**	**%**	**% Change**
Home value / partnership income	1.63	--	--	--	--	--
Median Income, 2021	$47,355	--	13.4%	$64,417	--	13.0%
Median owner income, 2021	$61,042	--	7.3%	$83,145	--	11.8%
Median renter income, 2021	$28,592	--	9.5%	$35,865	--	13.3%
Median home value	$105,296	--	17.4%	$166,411	--	14.3%
Median gross rent	$799	--	1.1%	$941	--	6.1%
Income needed for median rent	$31,960	--	--	$37,633	--	--
Income needed for median value	$35,099	--	--	$55,470	--	--
Overburdened households	5,794	32%	-14.2%	50,213	26.4%	-11.5%

	Market			Partnership		
Housing Quality and Vacancy	**Number**	**%**	**% Change**	**Number**	**%**	**% Change**
"Other" vacancy	859	4.3%	-14.4%	6,898	3.4%	0.6%
Seasonal vacancy	8	0.0%	-93.5%	683	0.3%	-43.1%
For-Sale vacancy	280	1.4%	12.9%	1,376	0.7%	-30.3%
For-Rent vacancy	577	2.9%	-44.6%	3,822	1.9%	-12.6%
Homes built pre-1940	3,746	18.6%	--	33,490	16.7%	--
Homes built post-1990	1,815	9.0%	--	56,930	28.5%	--

Other Market Indicators	
Housing Policy Matchmaker Type*	**Low Cost and Growing**
Strength and Need Type**	**Low Strength and High Need (Type II)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	367	503	869
Market supply (vacant on market, adjusted for age)	220	295	516
5 year Market production goals (based on 75K units)	141	200	341
1 year Market production goals (based on 15K units)	28	40	68
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Lansing-Central-Southwest

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	853	Total Amt/App	$126,747	% Approved	75.3%
Total Conventional Apps	527	Conventional Amt/App	$126,860	% Conv Apprved	77.6%
Total Assisted Apps	326	Assisted Amt/App	$126,564	% Asst Apprvd	71.5%
Applications by Race: White					
Total Apps	566	Total Amt/App	$125,477	% Positive	77.9%
Total Conventional Apps	379	Conventional Amt/App	$127,243	% Conv Positive	78.6%
Total Assisted Apps	187	Assisted Amt/App	$121,898	% Asst Positive	76.5%
Applications by Race: Black					
Total Apps	154	Total Amt/App	$128,377	% Positive	68%
Total Conventional Apps	70	Conventional Amt/App	$120,143	% Conv Positive	68.6%
Total Assisted Apps	84	Assisted Amt/App	$135,238	% Asst Positive	67.9%
Applications by Race: Asian					
Total Apps	21	Total Amt/App	$136,429	% Positive	71.4%
Total Conventional Apps	17	Conventional Amt/App	$137,353	% Conv Positive	64.7%
Total Assisted Apps	4	Assisted Amt/App	$132,500	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	7	Total Amt/App	$96,429	% Positive	71.4%
Total Conventional Apps	4	Conventional Amt/App	$92,500	% Conv Positive	75.0%
Total Assisted Apps	3	Assisted Amt/App	$101,667	% Asst Positive	66.7%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	93	Total Amt/App	$125,323	% Positive	71.0%
Total Conventional Apps	50	Conventional Amt/App	$127,000	% Conv Positive	88.0%
Total Assisted Apps	43	Assisted Amt/App	$123,372	% Asst Positive	51.2%
Applications by Ethnicity: Hispanic					
Total Apps	51	Total Amt/App	$117,745	% Positive	66.7%
Total Conventional Apps	27	Conventional Amt/App	$116,481	% Conv Positive	66.7%
Total Assisted Apps	24	Assisted Amt/App	$119,167	% Asst Positive	66.7%

Market Conditions According to Household Growth and Housing Cost/Value

Strong Markets:
DeWitt
East Lansing
Holt
Lansing-Central-North
Lansing-Central-Southwest
Lansing-East
Lansing-Outer-West
Leslie
Okemos-Haslett
Wacousta
Waverly
Williamston

Soft Markets:
Charlotte
East Lansing-South, MSU
Lansing-Southeast
Olivet
St. Johns

Housing Policy Toolbox

I. Create and preserve dedicated affordable housing units

	Suggested Market Type
Establishing incentives or requirements for affordable housing	
Expedited permitting for qualifying projects	Soft, Strong
Reduced or waived fees for qualifying projects	Soft, Strong
Reduced parking requirements for qualifying developments	Soft, Strong
Tax abatements or exemptions	Soft, Strong
Density bonuses	Strong
Inclusionary zoning	Strong
Generating revenue for affordable housing	
Dedicated revenue sources	Soft, Strong
Employer-assisted housing programs	Soft, Strong
State tax credits for affordable housing	Soft, Strong
Tax increment financing	Soft, Strong
General obligation bonds for affordable housing	Soft, Strong
Housing trust funds	Soft, Strong
Increased use of multifamily private activity bonds to draw down 4 percent Low Income Housing Tax Credits	Soft, Strong
Activation of housing finance agency reserves	Soft, Strong
Demolition taxes and condominium conversion fees	Strong
Linkage fees/affordable housing impact fees	Strong
Transfers of development rights	Strong
Supporting affordable housing through subsidies	
Below-market financing of affordable housing development	Soft, Strong
Low income housing tax credit	Soft, Strong
Project-basing of housing choice vouchers	Soft, Strong
Acquisition and operation of moderate-cost rental units	Strong
Capital subsidies for building affordable housing developments	Strong
Operating subsidies for affordable housing developments	Strong
Preserving existing affordable housing	
The Rental Assistance Demonstration (RAD)	Soft, Strong
Preservation inventories	Strong
Rights of first refusal	Strong

Exhibit B-2: August 1, 2023, Real Estate Analysis for Downtown Lansing

Downtown

EXECUTIVE SUMMARY

. . .

Downtown Lansing

. . .

Lansing, Michigan

August 1, 2023
Prepared by:

LandUseUSA
UrbanStrategies

In Collaboration with:

SMITHGROUP

CIB

Acknowledgements

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Principal and Creative Director, Redhead Creative Consultancy

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Development Director, State Land Bank Authority

Julie Reinhardt, Director, Community Development, Downtown Lansing, Inc

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Founder & CEO, Michigan Premier Events (Corp, Assoc, Gov't Event Management)

DOWNTOWN
LANSING INC.

Old Town
Commercial Association

REO TOWN

Downtown Lansing Retail Summary

Retail Potential – There is an opportunity to lease up to 60,000 square feet (sf) of existing and new commercial space in Downtown Lansing within the next five years. New retail tenants should be concentrated in the heart of the downtown, primarily north and south along Washington Square, short cross streets (Allegan, Washtenaw, and Kalamazoo streets), and South Grand Avenue. The space could be allocated among 27 establishments with considerable flexibility in aggregate square feet (sf). New buildings could include up to 6 levels of lofts; and a small number of live-work units also could be tested cautiously.

The recommendations have been carefully customized to leverage the Downtown Lansing's existing strengths while also filling clear gaps and opportunities. Traditional merchants and discovery types of retailers, restaurants, and entertainment venues should be concentrated together in the downtown core, whereas non-retail services and overnight accommodations should be located at the periphery or along perpendicular side streets.

- 8,000 sf | A small pharmacy with vitamins and supplements and small grocer with take-away meals should be located anywhere along Washington Square.
- 3,500 sf | A family apparel store and a specialty store with party dresses and bridal should be located near the established Kositchek's Menswear department store.
- 17,500 sf | Discovery types of merchants offering easy-to-assemble furniture, sporting goods, collectibles (similar to a Hallmark), vintage five-and-dime, kitchen and restaurant supplies, Made-in-Michigan novelty gifts, party supplies, and art supplies should be located anywhere along Washington Square and in the Downtown Core.
- 6,000 sf | A small hardware store like True Value or Do-It Center should be located where it can serve not only the residents of Downtown Lansing, but also the Old Town district to the north. A location along Saginaw St or Oakland Ave would be ideal.
- 7,500 sf | Hardline categories like an automotive parts and supplies; and home improvement support services like interior design and remodeling, plumbing and electrical contractors, and paint supply should be in peripheral locations near the new hardware store, along perpendicular or side streets, or along South Grand Avenue.
- 5,000 sf | An entertainment venue such as a comedy club, dueling piano bar, or perhaps a modern dance club with live music and/or DJs could be located near the core and ideally near one or two late night eateries.
- 12,500 sf | A convenience store plus non-retail services like a laundromat, printing and shipping, recording studio, health club / gym, yoga studio, commercial cleaning services, and photography studio should be located along the side streets or South Grand Avenue.

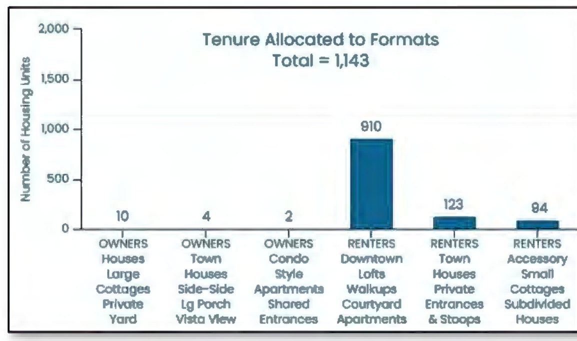
Retail Gaps and Opportunities
Downtown Lansing - Core and Periphery

Count	General Retail Category	General Retail Category	Sq. Ft.
1	Apparel - Family	Trendy fashion outlet for entire family	2,000
2	Apparel - Bridal, Infants	Party dresses, bridal, tuxedo rental	1,500
3	Sporting Goods	Bicycles, skateboards, and repair svcs	1,500
4	Greeting Cards, Other Collectibles	Replacement Hallmark store or similar	1,500
5	General Merchandise, Variety	Vintage style five-and-dime store	2,000
6	Home Furnishings	Kitchen, restaurant supply and novelty	2,000
7	Arts, Gifts, Novelty	Made and Grown in Michigan	1,500
8	Florists with some gifts	Edible arrangements, party supplies	1,500
9	Gallery, Framing, Photography	Photo studio, event photographer	1,500
10	Art Supply Store	Reopen the Grand Art Supply store	2,000
11	Furniture - General	Furniture showroom, ready-to-assemble	4,000
12	Home Improve - Materials	Nbhd hardware store near Old Town	6,000
13	Grocery - Neighborhood Specialty	Healthy choices with take-away meals	4,000
14	Pharmacy - Neighborhood	Central Pharmacy or similar brand	3,500
15	Vitamins and Supplements	Include within the nbhd pharmacy	500
		Subtotal Downtown Core	35,000
17	Convenience w/out Gas	Wine + Cheese cellar, beer cave, deli	2,000
18	Laundry and Dry Cleaning	Modern laundromat, not dry cleaning	2,000
19	Auto Parts, Supplies	Auto parts, supplies, plus stereos	2,000
20	Office Supplies	UPS, FedEx, printing, shipping svcs	2,000
21	Marketing - Recording Studio	Recording studio, karaoke bar, DJ svc	1,500
22	Home Improve - Interior Design	Interior designers and remodelers	1,500
23	Home Improve - Plumbing, Electric	Plumbing, electrical svc contractors	1,500
24	Home Improve - Paint	Paint supply store, most likely a chain	1,500
25	Home Improve - Cleaning	Cleaning services, offices included	1,000
16	Entertain - Comedy, Piano, Dance	Comedy, piano duel, and/or dance club	5,000
26	Overnight Accommodations	Boutique style hotel, no meeting facility	.
27	Fitness Centers, Health Clubs, Gyms	Health club, gym, spin class, yoga studio	5,000
		Subtotal Downtown Periphery	25,000
		Total Estimated Square Feet	60,000

Source: Based on a Comprehensive Market Analysis and retail study prepared by LandUseUSA | Urban Strategies; 2023.

Downtown Lansing Residential Summary

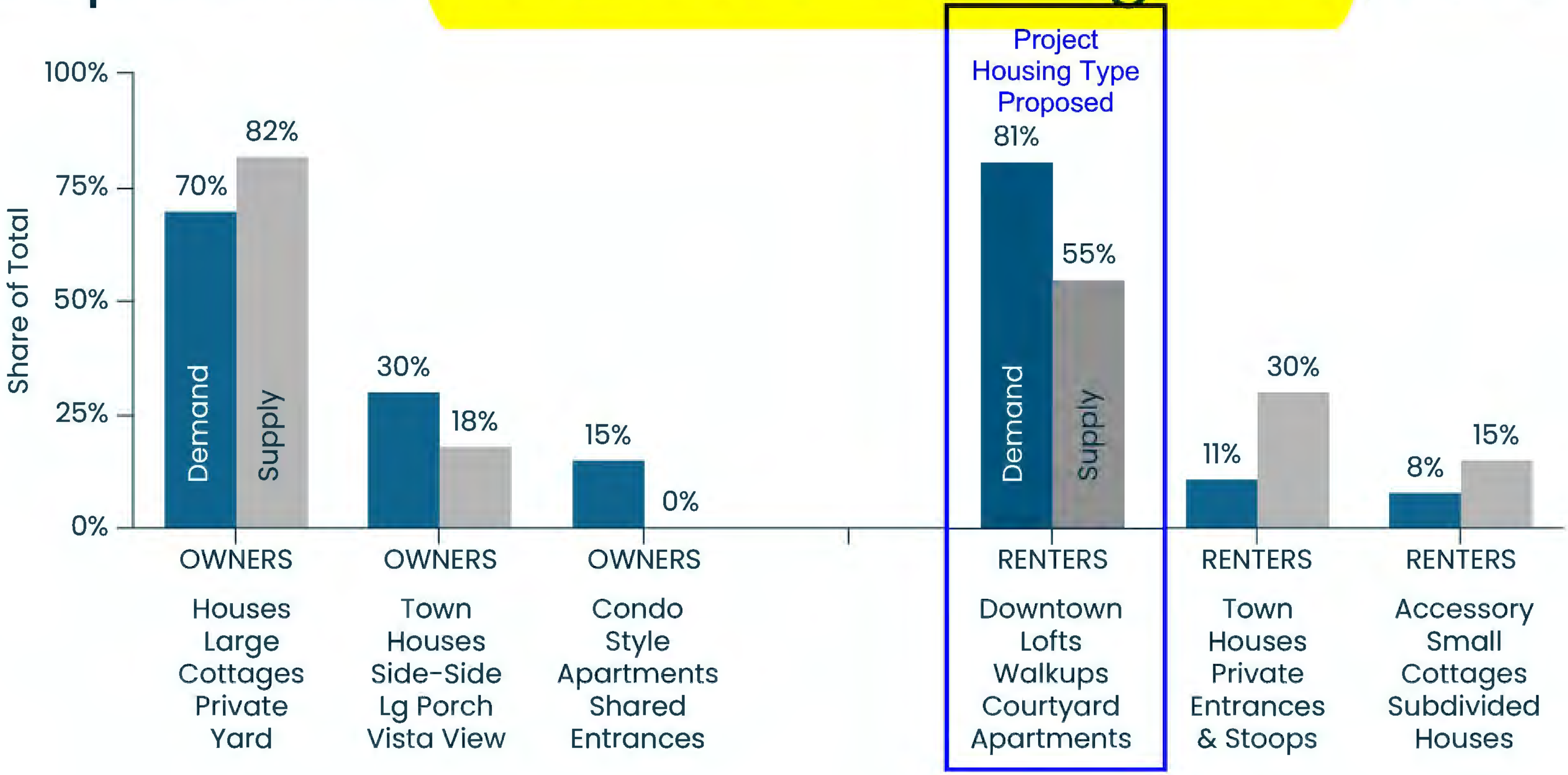
Owner Potential – Avoid over-building new detached houses for owners and explore alternative formats like side-by-side duplexes and townhouses. Build no more than ten (10) detached houses for owners each year. Also strive to build six (6) townhouses with private entrances and porches, or a few condo style apartments with shared entrances. Attached units should have vista views of the Grand River, State Capitol, and/or retail core; and townhouses should have private porches.



Renter Potential – For renters, focus on the development of up to 1,127 new units throughout the downtown each year, including 910 lofts, walkups, and courtyard apartments. Diversify the choices with 123 new for-lease townhouses with private entrances and stoops; and 94 accessory dwellings, small cottages, and units in small apartment houses.

Additional Notes – About 85% of the new renters will be "Colleges and Cafes" and "Striving Singles" target markets with exceptionally high movership rates. They tend to turn-over the housing stock quickly and removing them from the analysis reduces the renter market potential to about 170 units annually. For every new residential unit that is constructed, at least one existing unit should be rehabilitated, renovated, remodeled. Some optimal Step Building © formats are shown below and would be ideal for sites located adjacent to Downtown Lansing's retail core.

The Housing Mismatch | Lansing Downtown Capture with New Builds v. Existing Units | 2025

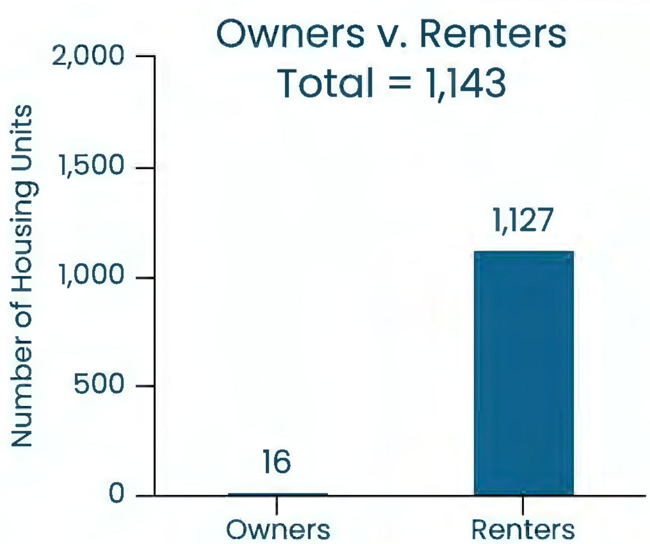


Supply represents all existing housing units as reported by the American Community Survey with one-year and five-year estimates through 2021. Demand is based on the number of new households migrating into the Downtown Lansing study area each year. All figures are unadjusted for out-migration; internal movership among existing households; vacancies; and new projects that might be in pipeline for future development.

LandUseUSA
UrbanStrategies

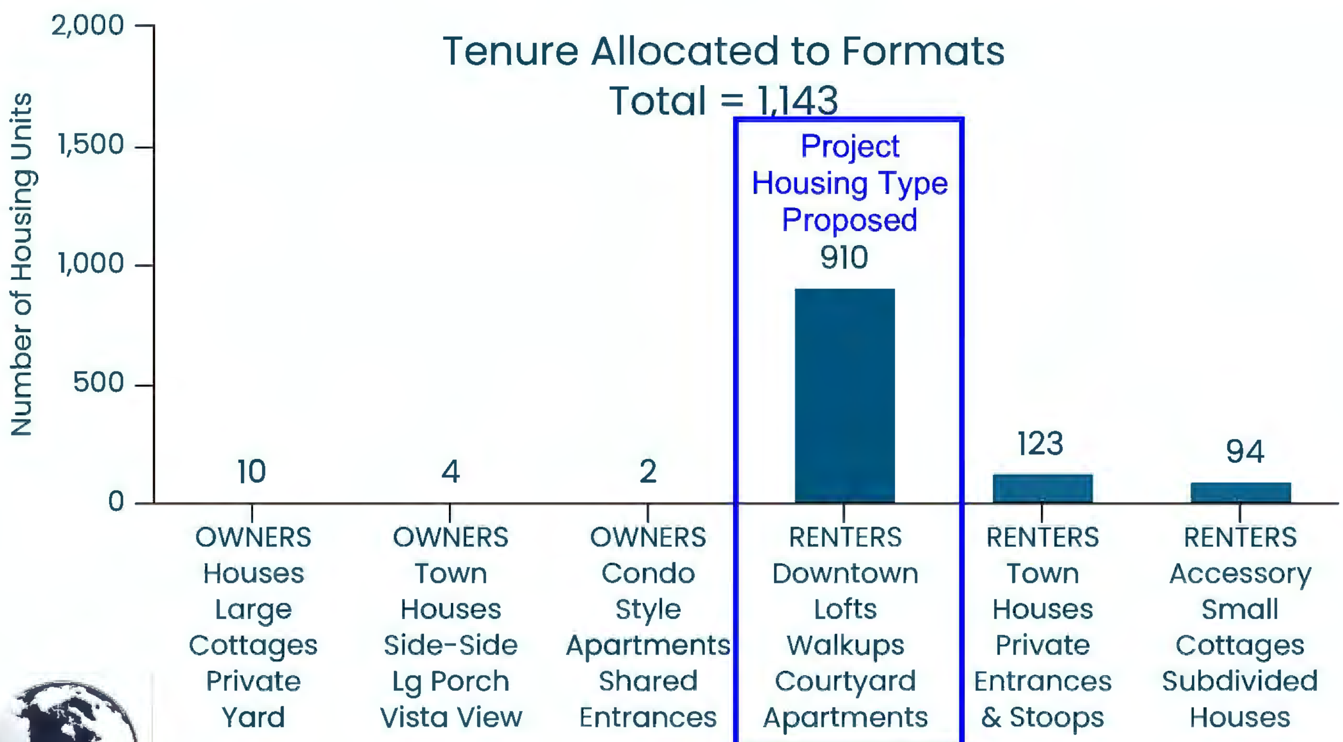
Based on the results of a comprehensive Residential Target Market Analysis and analysis prepared by LandUseUSA | Urban Strategies; 2022-2023.

Annual Market Potential | Lansing Downtown Capture with New Builds | Year 2025



Note: Includes about 956 in-migrating students (i.e., the Colleges & Cafes and Striving Singles lifestyle clusters) who tend to seek out student housing choices.

All charts represent the minimum and conservative market potential based on in-migration only, and excluding internal movership. There is a need to CAPTURE these new households that are moving into Downtown Lansing by building new units every year. All figures are unadjusted for out-migration, current vacancies, and competing developments that might be in the construction pipeline.



LandUseUSA
UrbanStrategies

Source: Target market analysis and exhibit prepared by LandUseUSA | Urban Strategies on behalf of Downtown Lansing, Inc.; 2022.

Annual Market Potential | Downtown Capture of New Owners | Year 2025

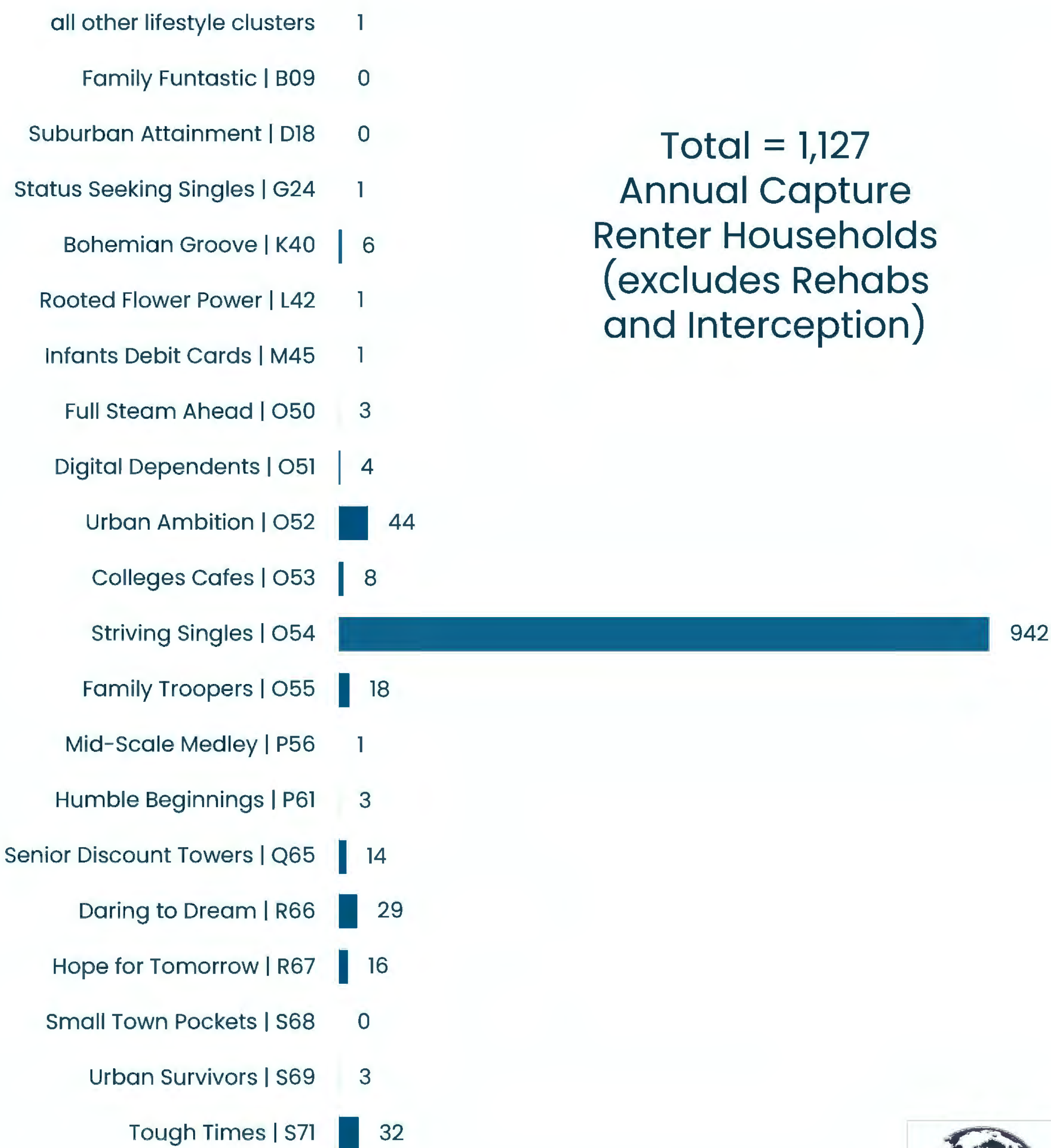
all other lifestyle clusters	
Family Funtastic | B09	
Suburban Attainment | D18	1
Status Seeking Singles | G24	1
Bohemian Groove | K40	
Rooted Flower Power | L42	1
Infants Debit Cards | M45	1
Full Steam Ahead | O50	
Digital Dependents | O51	1
Urban Ambition | O52	1
Colleges Cafes | O53	1
Striving Singles | O54	4
Family Troopers | O55	
Mid-Scale Medley | P56	1
Humble Beginnings | P61	
Senior Discount Towers | Q65	2
Daring to Dream | R66	
Hope for Tomorrow | R67	
Small Town Pockets | S68	
Urban Survivors | S69	1
Tough Times | S71	1

Total = 16
Annual Capture
Owner Households
(excludes Rehabs
and Interception)

Underlying Mosaic Lifestyle Clusters provided by Experian Decision Analytics through 2021, and with forecasts through 2025. Analysis & exhibit prepared by LandUseUSA on behalf of Downtown Lansing, Inc.; 2022 - 2023.

LandUseUSA
UrbanStrategies

Annual Market Potential | Downtown Capture of New Renters | Year 2025

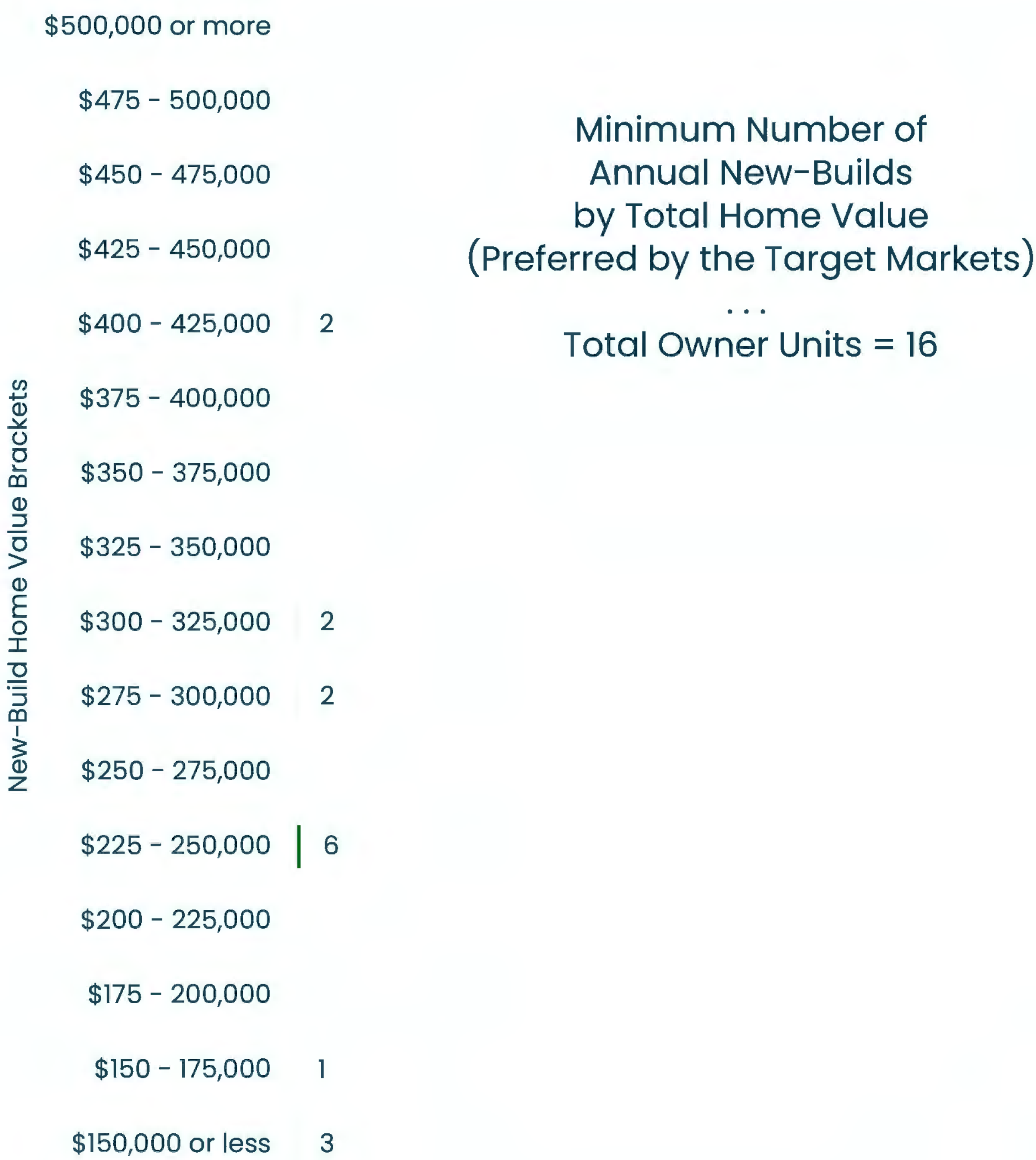


Total = 1,127
Annual Capture
Renter Households
(excludes Rehabs
and Interception)

Underlying Mosaic Lifestyle Clusters provided by Experian Decision Analytics through 2021, and with forecasts through 2025. Analysis & exhibit prepared by LandUseUSA on behalf of Downtown Lansing, Inc.; 2022 - 2023.

LandUseUSA
UrbanStrategies

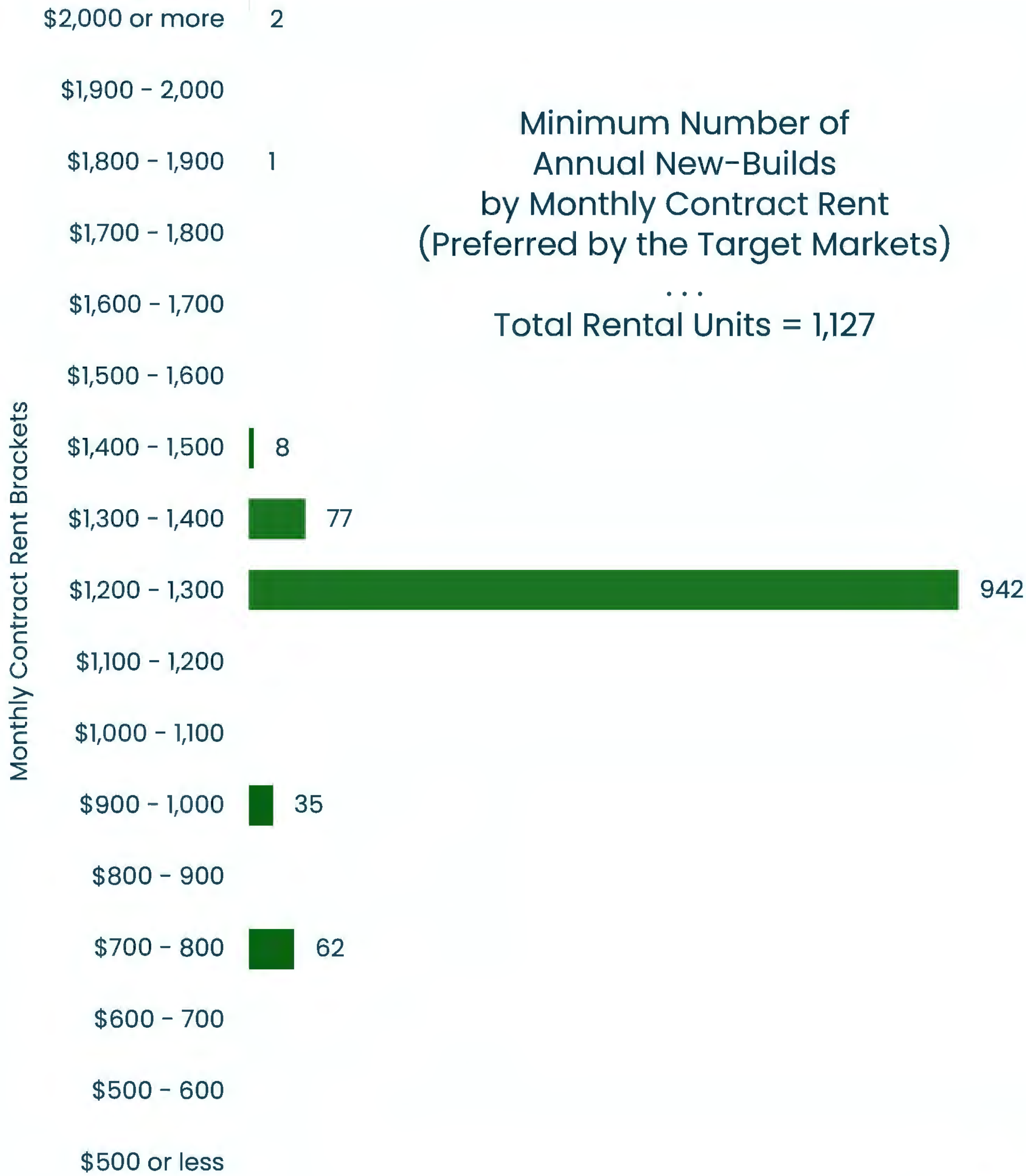
Preferred Home Values | Downtown Capture with New-Builds | Year 2025



Based on the results of a Target Market Analysis and study of households moving into the local market. Analysis & exhibit prepared by LandUseUSA | Urban Strategies on behalf of Downtown Lansing, Inc.; 2022 - 2023.

LandUseUSA
UrbanStrategies

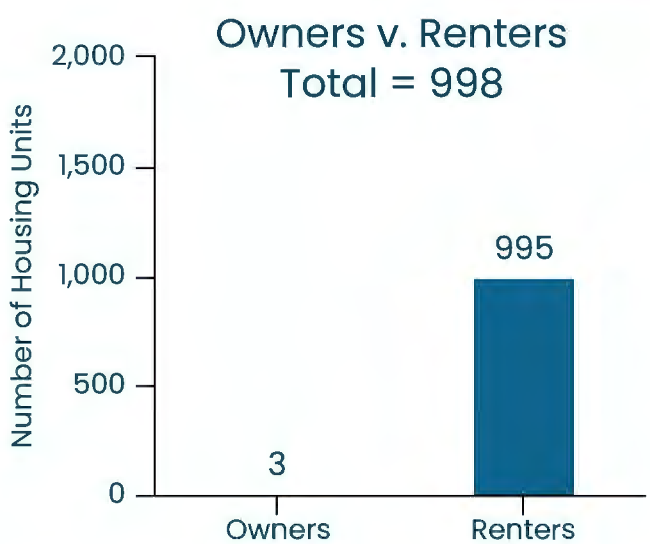
Preferred Contract Rents | Downtown Capture with New Builds | Year 2025



Based on the results of a Target Market Analysis and study of households moving into the local market. Analysis & exhibit prepared by LandUseUSA | Urban Strategies on behalf of Housing Lenawee; 2022 - 2023.

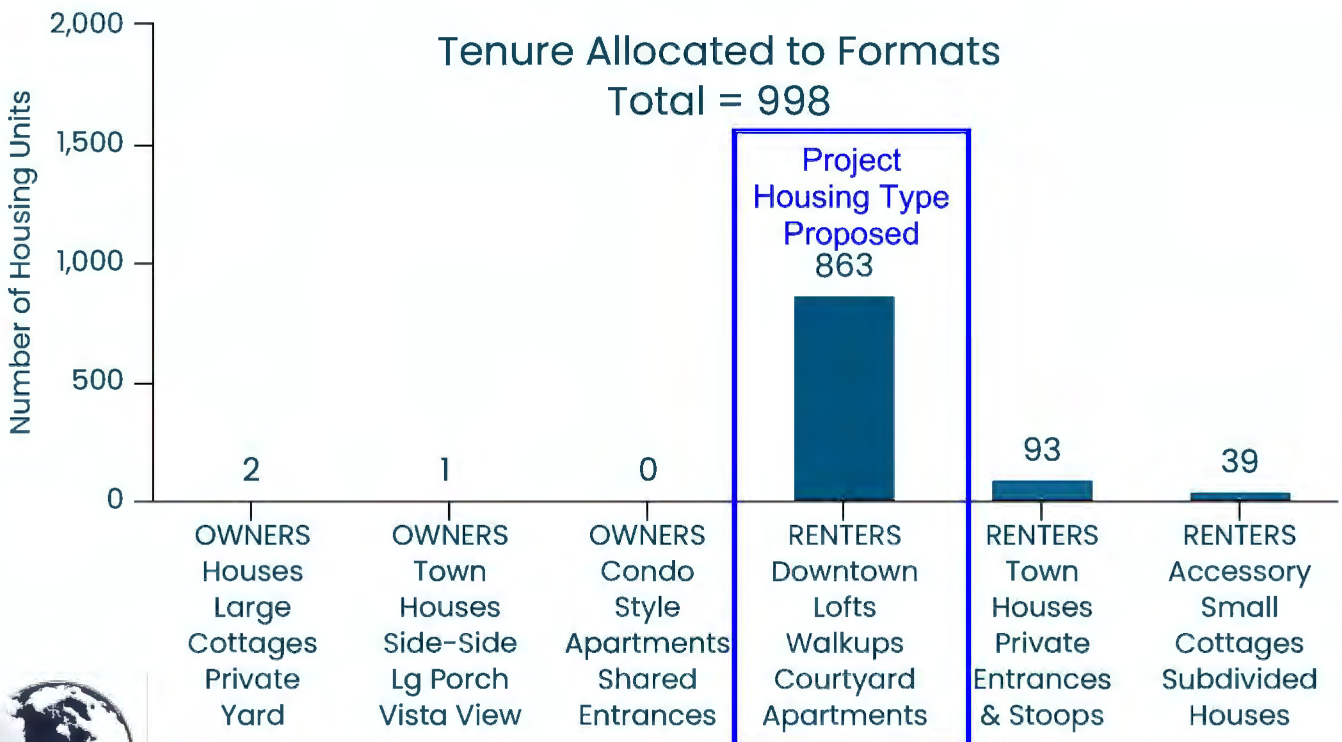
LandUseUSA
UrbanStrategies

Annual Market Potential | Lansing Downtown Intercept with New Builds | Year 2025



Note: Includes about 947 students (i.e., the Colleges & Cafes and Striving Singles lifestyle clusters) who are on the move but currently bypassing Downtown Lansing each year.

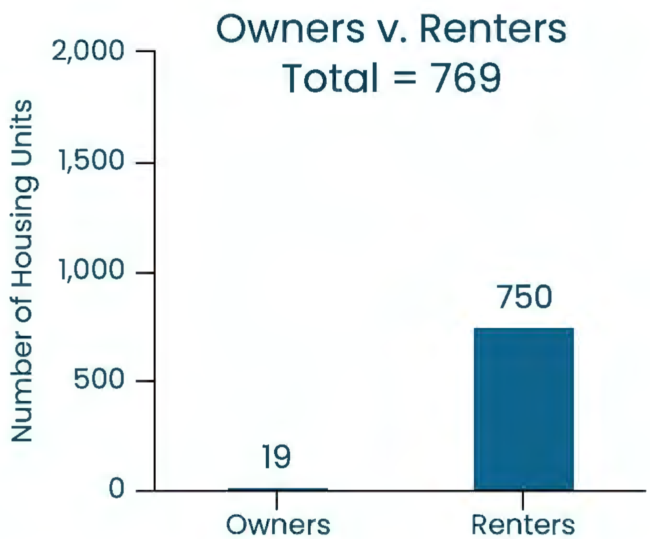
Both charts are based on the history of in-migration for Downtown Lansing over the past five years, and excluding internal movership. There is an upside opportunity to <u>INTERCEPT</u> these households that are on the move but currently bypassing the Downtown. All figures are unadjusted for out-migration, current vacancies, and competing developments that might be in the construction pipeline.



LandUseUSA UrbanStrategies

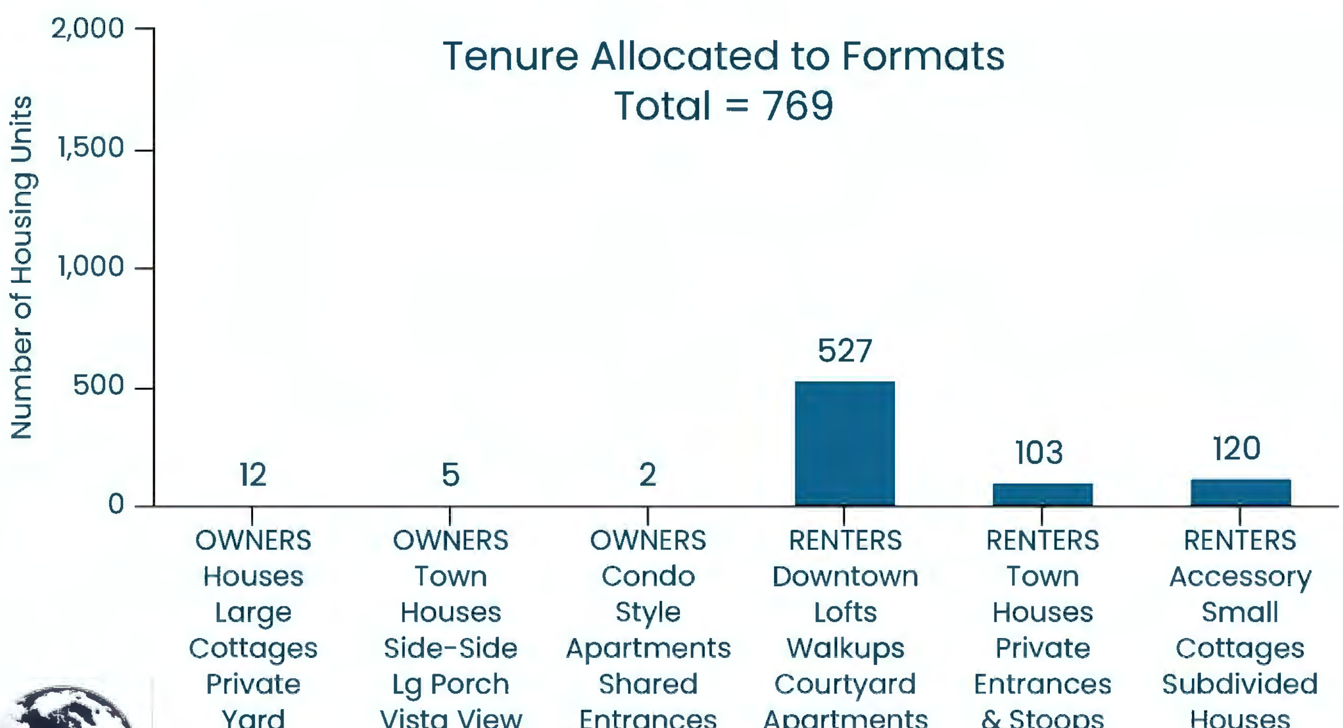
Source: Target market analysis and exhibit prepared by LandUseUSA | Urban Strategies on behalf of Downtown Lansing, Inc.; 2022.

Annual Market Potential | Lansing Downtown Retain with Rehabs | Year 2025



Note: Includes about 500 existing students (i.e., the Colleges & Cafes and Striving Singles lifestyle clusters) who are swapping addresses within Downtown Lansing each year.

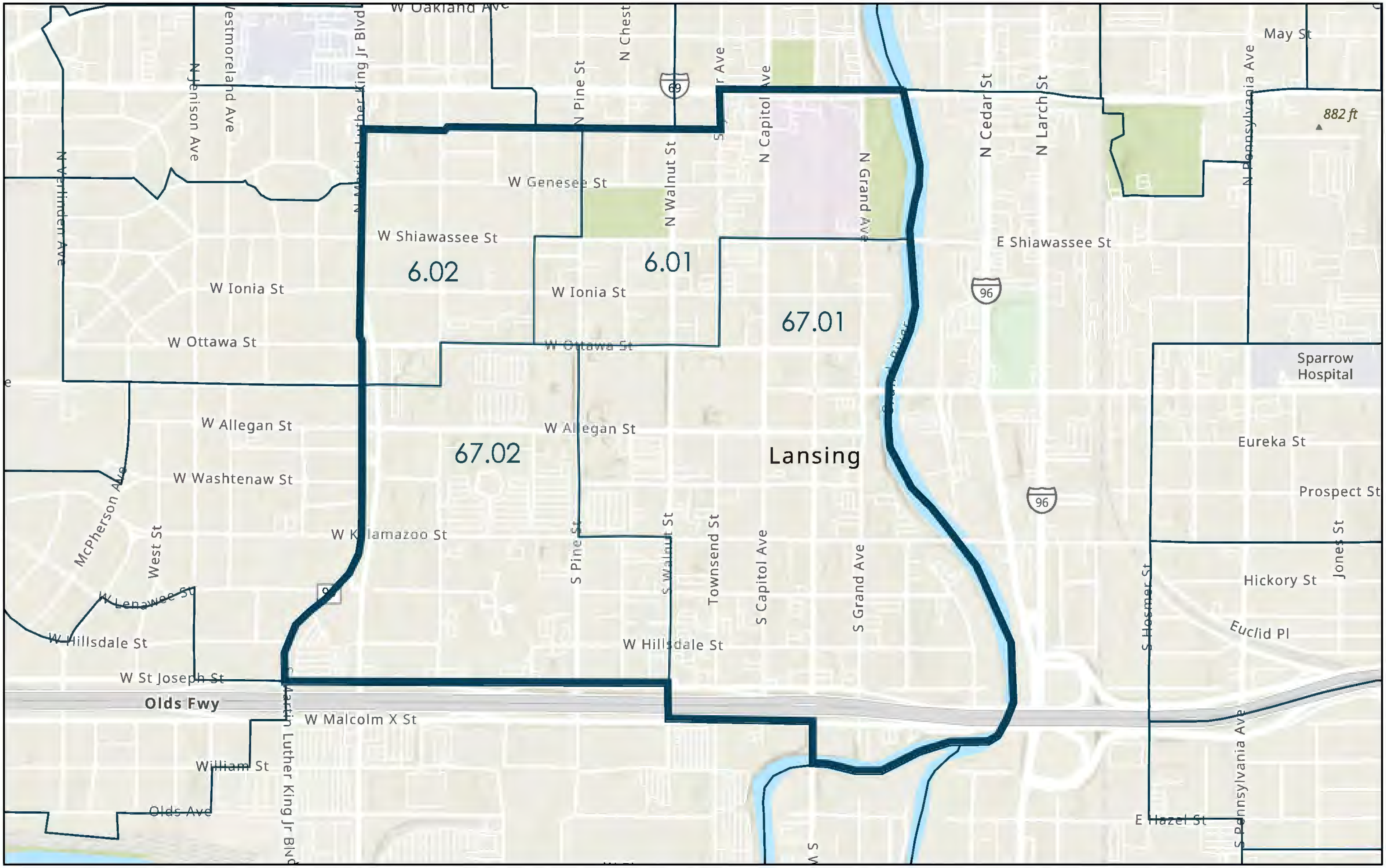
Both charts represent a conservative market potential based on internal movership only, and excluding in-migration. There is a need to RETAIN these existing households that are moving within Downtown Lansing by rehabbing outdated units every year. All figures are unadjusted for out-migration, current vacancies, and competing developments that might be in the construction pipeline.



LandUseUSA UrbanStrategies

Source: Target market analysis and exhibit prepared by LandUseUSA | Urban Strategies on behalf of Downtown Lansing, Inc.; 2022.

Block Groups | Residential CMA
Downtown Study Area | 2020 Census



4/7/2023

1:20,000

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Esri, NASA, NGA, USGS, FEMA, Michigan State University, Province of Ontario, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

EXHIBIT C

Table 4 – Tax Increment Financing Estimates

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

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

Table 4b - Estimated Future Taxable Value (FTV) Information

Table 4c - Total Tax Increment Revenue Capture Estimate

Table 4d - Tax Increment Revenue Reimbursement Allocation Table

Table 4e – Total Taxes Paid to All Taxing Jurisdiction on the Total Captured Value (excludes any Base Year/ITV) During Brownfield Plan Tax Capture Period

Table 4f1 – Tax Capture Not Allowed by BRA

Table 4f2 – 10% of Tax Capture Passed-Through/Shared with Taxing Jurisdiction

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

0 S Chestnut Street, Lansing MI 48933 (33-01-01-16-358-002)

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

Property Identification		**Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification**						**Notes**
Address	Tax Parcel Number	Land*	Land Improve-ments	Building	**Real Property Subtotal**	Personal Property	**Total**	**BASE YEAR = 2026**
0 S Chestnut Street, Lansing MI 48933	33-01-01-16-358-002	$ 223,005	$ -	$ -	**$ 223,005**	$ -	**$ 223,005**	
	Totals	$ 223,005	$ -	$ -	**$ 223,005**	$ -	**$ 223,005**	-

* Estimated with 2025 values increased with State of Michigan "Inflation Rate Multiplier" for 2026 (3.00%

Last revised: 11/3/2025

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

0 S Chestnut Street, Lansing MI 48933 (33-01-01-16-358-002)

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

		Real Property		
		Buildings, Improvements to Land & Land		
	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	**Millage Rate Paid**	**Calendar/ Tax Year**	**2026**
-	**CITY OF LANSING**	-	-	-
-	City Operating - Lansing	19.4400		$ 4,335
-	Storm/ Montgomery Drain	0.2600		$ 58
-	Public Safety	3.5000		$ 781
-	*Subtotal of Local Government Unit (LGU): Annual*	*23.2000*		*$ 5,174*
-	**INGHAM COUNTY**	-	-	-
-	Ingham County	12.3921		$ 2,764
-	**Capital Region Airport Authority - CRAA**	0.6990		$ 156
-	**Capital Area Transportation Authority - CATA**	2.9895		$ 667
-	**LIBRARY**	-	-	-
-	Capital Area District Libraries - CADL	1.5590		$ 348
-	**INTERMEDIATE SCHOOL DISTRICTS (ISD)**	-	-	-
-	ISD Operating & Special Education	4.9378		$ 1,101
-	**COMMUNITY COLLEGE**	-	-	-
-	Lansing Community College - LCC	3.7611		$ 839
-	**LOCAL SCHOOL MILLAGES: excludes State School millages**	-	-	-
-	Lansing School District Debt (District #33020)	4.1000		$ 914
-	Lansing School District Sinking Fund	2.9575		$ 660
-	*Subtotal of Non-LGU Local: Annual*	*33.3960*		*$ 7,447*
-	**Total Local Tax Capture: Annual**	**56.5960**		**$ 12,621**
-	**STATE SCHOOL MILLAGES: excludes Local School millages**	**Millage Rate Paid**	-	-
-	State Education Tax - SET	6.0000		$ 1,338
-	Local School Operating - LSO	17.4478		$ 3,891
-	**Total State & Local School: Annual**	**23.4478**		**$ 5,229**
-	**TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL**	**80.0438**		**$ 17,850**

Notes:

1 The most current available millage rates are utilized (Summer 2025 and Winter 2024).

Last revised: 11/3/2025

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

0 S Chestnut Street, Lansing MI 48933 (33-01-01-16-358-002)

Table 4b - Estimated Future Taxable Value (FTV) Information [1, 2]

FIRST YEAR OF TAX CAPTURE (2027)

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land (excludes any Personal Property)							
			Tax Year =	2026	2027	2028	2029
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	FTV	TCV	Notes	% Completed by 12/31/25	% Completed by 12/31/26	% Completed by 12/31/27	% Completed by 12/31/28
Multi-Family Residential Apartment Units	$ 8,985,500	$ 17,971,013	Includes AV/FTV of Land upon 100% completion.	0%	60%	100%	100%
Total	**$ 8,985,500**	**$ 17,971,013**	-	-	-	-	-

Tax Year = Calendar/ Tax Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
FYE	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
BP Capture Year	1	2	3	4	5	6	7	8	9	10
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land (excludes any Personal Property)	0.00%	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Apartment Units	5,391,300	8,985,500	9,255,100	9,532,800	9,818,800	10,113,400	10,416,800	10,729,300	11,051,200	11,382,700
Total	**5,391,300**	**8,985,500**	**9,255,100**	**9,532,800**	**9,818,800**	**10,113,400**	**10,416,800**	**10,729,300**	**11,051,200**	**11,382,700**
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)	5,391,300	8,985,500	9,255,100	9,532,800	9,818,800	10,113,400	10,416,800	10,729,300	11,051,200	11,382,700
Base Year/ Initial Taxable Value (ITV) of Building(s) and Land Improvements	-	-	-	-	-	-	-	-	-	-
Base Year/ Initial Taxable Value (ITV) of Land	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005
Total Base Year/ Initial Taxable Value (ITV)	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ ITV)	**$ 5,168,295**	**$ 8,762,495**	**$ 9,032,095**	**$ 9,309,795**	**$ 9,595,795**	**$ 9,890,395**	**$ 10,193,795**	**$ 10,506,295**	**$ 10,828,195**	**$ 11,159,695**

Tax Year = Calendar/ Tax Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
FYE	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
BP Capture Year	11	12	13	14	15	16	17	18	19	20
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land (excludes any Personal Property)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Apartment Units	11,724,200	12,075,900	12,438,200	12,811,300	13,195,600	13,591,500	13,999,200	14,419,200	14,851,800	15,297,400
Total	**11,724,200**	**12,075,900**	**12,438,200**	**12,811,300**	**13,195,600**	**13,591,500**	**13,999,200**	**14,419,200**	**14,851,800**	**15,297,400**
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)	11,724,200	12,075,900	12,438,200	12,811,300	13,195,600	13,591,500	13,999,200	14,419,200	14,851,800	15,297,400
Base Year/ Initial Taxable Value (ITV) of Building(s) and Land Improvements	-	-	-	-	-	-	-	-	-	-
Base Year/ Initial Taxable Value (ITV) of Land	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005
Total Base Year/ Initial Taxable Value (ITV)	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ ITV)	**$ 11,501,195**	**$ 11,852,895**	**$ 12,215,195**	**$ 12,588,295**	**$ 12,972,595**	**$ 13,368,495**	**$ 13,776,195**	**$ 14,196,195**	**$ 14,628,795**	**$ 15,074,395**

Tax Year = Calendar/ Tax Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
FYE	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057
BP Capture Year	21	22	23	24	25	26	27	28	29	30
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land (excludes any Personal Property)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential Apartment Units	15,756,300	16,229,000	16,715,900	17,217,400	17,733,900	18,265,900	18,813,900	19,378,300	19,959,600	20,558,400
Total	**15,756,300**	**16,229,000**	**16,715,900**	**17,217,400**	**17,733,900**	**18,265,900**	**18,813,900**	**19,378,300**	**19,959,600**	**20,558,400**
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)	15,756,300	16,229,000	16,715,900	17,217,400	17,733,900	18,265,900	18,813,900	19,378,300	19,959,600	20,558,400
Base Year/ Initial Taxable Value (ITV) of Building(s) and Land Improvements	-	-	-	-	-	-	-	-	-	-
Base Year/ Initial Taxable Value (ITV) of Land	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005
Total Base Year/ Initial Taxable Value (ITV)	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ ITV)	**$ 15,533,295**	**$ 16,005,995**	**$ 16,492,895**	**$ 16,994,395**	**$ 17,510,895**	**$ 18,042,895**	**$ 18,590,895**	**$ 19,155,295**	**$ 19,959,600**	**$ 20,558,400**

Notes:

1 All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

2 The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than $180,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

Table 4c - Total Tax Increment Revenue Capture Estimate
BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT
0 S Chestnut Street (33-01-01-16-358-002), Lansing MI 48933
11/3/2025

Multi-Family Residential Apartment Units	Millage Rate																
Estimated Percentage (%) Change In Taxable Values (TV)		0.00%	0.00%	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Brownfield Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Brownfield Plan Capture Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Base Year Taxable Value		$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005
Estimated New TV: Residential Apartments		$ -	$ 5,391,300	$ 8,985,500	$ 9,255,100	$ 9,532,800	$ 9,818,800	$ 10,113,400	$ 10,416,800	$ 10,729,300	$ 11,051,200	$ 11,382,700	$ 11,724,200	$ 12,075,900	$ 12,438,200	$ 12,811,300	$ 13,195,600
Incremental Difference (New TV - Base TV)		**$ -**	**$ 5,168,295**	**$ 8,762,495**	**$ 9,032,095**	**$ 9,309,795**	**$ 9,595,795**	**$ 9,890,395**	**$ 10,193,795**	**$ 10,506,295**	**$ 10,828,195**	**$ 11,159,695**	**$ 11,501,195**	**$ 11,852,895**	**$ 12,215,195**	**$ 12,588,295**	**$ 12,972,595**
School Capture	**Millage Rate Captured**																
State Education Tax - SET	6.0000	$ -	$ 27,909	$ 47,317	$ 48,773	$ 50,273	$ 51,817	$ 53,408	$ 55,046	$ 56,734	$ 58,472	$ 60,262	$ 62,106	$ 64,006	$ 65,962	$ 67,977	$ 70,052
Local School Operating - LSO	17.4478	$ -	$ 81,158	$ 137,598	$ 141,831	$ 146,192	$ 150,683	$ 155,309	$ 160,073	$ 164,981	$ 170,035	$ 175,241	$ 180,603	$ 186,126	$ 191,815	$ 197,674	$ 203,709
School Total	**23.4478**	**$ -**	**$ 109,067**	**$ 184,915**	**$ 190,604**	**$ 196,465**	**$ 202,500**	**$ 208,717**	**$ 215,120**	**$ 221,715**	**$ 228,508**	**$ 235,503**	**$ 242,710**	**$ 250,132**	**$ 257,777**	**$ 265,651**	**$ 273,761**
Local Capture	**Millage Rate Captured**																
City Operating - Lansing	19.4400	$ -	$ 90,424	$ 153,309	$ 158,026	$ 162,884	$ 167,888	$ 173,042	$ 178,351	$ 183,818	$ 189,450	$ 195,250	$ 201,225	$ 207,378	$ 213,717	$ 220,245	$ 226,969
Ingham County	12.3921	$ -	$ 57,641	$ 97,727	$ 100,734	$ 103,831	$ 107,021	$ 110,306	$ 113,690	$ 117,176	$ 120,766	$ 124,463	$ 128,272	$ 132,194	$ 136,235	$ 140,396	$ 144,682
Capital Region Airport Authority - CRAA	0.6990	$ -	$ 3,251	$ 5,512	$ 5,682	$ 5,857	$ 6,037	$ 6,222	$ 6,413	$ 6,610	$ 6,812	$ 7,021	$ 7,235	$ 7,457	$ 7,685	$ 7,919	$ 8,161
Capital Area Transportation Authority - CATA	2.9895	$ -	$ 13,906	$ 23,576	$ 24,301	$ 25,048	$ 25,818	$ 26,611	$ 27,427	$ 28,268	$ 29,134	$ 30,026	$ 30,945	$ 31,891	$ 32,866	$ 33,869	$ 34,903
Capital Area District Libraries - CADL	1.5590	$ -	$ 7,252	$ 12,295	$ 12,673	$ 13,063	$ 13,464	$ 13,877	$ 14,303	$ 14,741	$ 15,193	$ 15,658	$ 16,137	$ 16,631	$ 17,139	$ 17,663	$ 18,202
ISD Operating & Special Education	4.9378	$ -	$ 22,968	$ 38,941	$ 40,139	$ 41,373	$ 42,644	$ 43,953	$ 45,301	$ 46,690	$ 48,121	$ 49,594	$ 51,112	$ 52,675	$ 54,285	$ 55,943	$ 57,650
Lansing Community College - LCC	3.7611	$ -	$ 17,495	$ 29,661	$ 30,574	$ 31,514	$ 32,482	$ 33,479	$ 34,506	$ 35,564	$ 36,653	$ 37,775	$ 38,931	$ 40,122	$ 41,348	$ 42,611	$ 43,912
Lansing School District Sinking Fund	2.9575	$ -	$ 13,757	$ 23,324	$ 24,041	$ 24,780	$ 25,542	$ 26,326	$ 27,133	$ 27,965	$ 28,822	$ 29,704	$ 30,613	$ 31,549	$ 32,514	$ 33,507	$ 34,530
Local Total	**48.7360**	**$ -**	**$ 226,694**	**$ 384,344**	**$ 396,169**	**$ 408,350**	**$ 420,895**	**$ 433,816**	**$ 447,124**	**$ 460,831**	**$ 474,951**	**$ 489,491**	**$ 504,470**	**$ 519,896**	**$ 535,788**	**$ 552,153**	**$ 569,009**
Non-Capturable Millages	**Millage Rate Paid**																
Public Safety	3.5000	$ -	$ 18,089	$ 30,669	$ 31,612	$ 32,584	$ 33,585	$ 34,616	$ 35,678	$ 36,772	$ 37,899	$ 39,059	$ 40,254	$ 41,485	$ 42,753	$ 44,059	$ 45,404
Storm/ Montgomery Drain	0.2600	$ -	$ 1,344	$ 2,278	$ 2,348	$ 2,421	$ 2,495	$ 2,572	$ 2,650	$ 2,732	$ 2,815	$ 2,902	$ 2,990	$ 3,082	$ 3,176	$ 3,273	$ 3,373
Lansing School District Debt (District #33020)	4.1000	$ -	$ 21,190	$ 35,926	$ 37,032	$ 38,170	$ 39,343	$ 40,551	$ 41,795	$ 43,076	$ 44,396	$ 45,755	$ 47,155	$ 48,597	$ 50,082	$ 51,612	$ 53,188
Total Non-Capturable Taxes	**7.8600**	**$ -**	**$ 40,623**	**$ 68,873**	**$ 70,992**	**$ 73,175**	**$ 75,423**	**$ 77,739**	**$ 80,123**	**$ 82,579**	**$ 85,110**	**$ 87,715**	**$ 90,399**	**$ 93,164**	**$ 96,011**	**$ 98,944**	**$ 101,965**
Total Annual Tax Increment Revenue (TIR) Available for Capture		**$ -**	**$ 335,760**	**$ 569,259**	**$ 586,774**	**$ 604,815**	**$ 623,395**	**$ 642,534**	**$ 662,244**	**$ 682,546**	**$ 703,458**	**$ 724,994**	**$ 747,180**	**$ 770,028**	**$ 793,565**	**$ 817,804**	**$ 842,770**
umulative Tax Increment Revenue (TIR) Available for Capture		$ -	$ 335,760	$ 905,020	$ 1,491,793	$ 2,096,608	$ 2,720,003	$ 3,362,537	$ 4,024,781	$ 4,707,327	$ 5,410,785	$ 6,135,779	$ 6,882,959	$ 7,652,987	$ 8,446,553	$ 9,264,356	$ 10,107,126

Estimated Percentage (%) Change In Taxable Values (TV)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Brownfield Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	**TOTAL**
Brownfield Plan Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Base Year Taxable Value	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	$ 223,005	-
Estimated New TV: Residential Apartments	$ 13,591,500	$ 13,999,200	$ 14,419,200	$ 14,851,800	$ 15,297,400	$ 15,756,300	$ 16,229,000	$ 16,715,900	$ 17,217,400	$ 17,733,900	$ 18,265,900	$ 18,813,900	$ 19,378,300	$ 19,959,600	$ 20,558,400	-
Incremental Difference (New TV - Base TV)	**$ 13,368,495**	**$ 13,776,195**	**$ 14,196,195**	**$ 14,628,795**	**$ 15,074,395**	**$ 15,533,295**	**$ 16,005,995**	**$ 16,492,895**	**$ 16,994,395**	**$ 17,510,895**	**$ 18,042,895**	**$ 18,590,895**	**$ 19,155,295**	**$ 19,736,595**	**$ 20,335,395**	-
School Capture																
State Education Tax - SET	$ 72,190	$ 74,391	$ 76,659	$ 78,995	$ 81,402	$ 83,880	$ 86,432	$ 89,062	$ 91,770	$ 94,559	$ 97,432	$ 100,391	$ 103,439	$ 107,782	$ 111,015	$ 2,189,515
Local School Operating - LSO	$ 209,926	$ 216,328	$ 222,923	$ 229,716	$ 236,714	$ 243,920	$ 251,342	$ 258,988	$ 266,863	$ 274,974	$ 283,328	$ 291,933	$ 300,796	$ 313,426	$ 322,829	$ 6,367,035
School Total	**$ 282,116**	**$ 290,719**	**$ 299,583**	**$ 308,712**	**$ 318,115**	**$ 327,799**	**$ 337,775**	**$ 348,050**	**$ 358,633**	**$ 369,533**	**$ 380,760**	**$ 392,324**	**$ 404,235**	**$ 421,208**	**$ 433,844**	**$ 8,556,550**
Local Capture																
City Operating - Lansing	$ 233,895	$ 241,028	$ 248,377	$ 255,945	$ 263,742	$ 271,771	$ 280,041	$ 288,560	$ 297,334	$ 306,371	$ 315,678	$ 325,266	$ 335,141	$ 349,213	$ 359,690	$ 7,094,027
Ingham County	$ 149,097	$ 153,644	$ 158,329	$ 163,153	$ 168,123	$ 173,241	$ 178,513	$ 183,943	$ 189,537	$ 195,297	$ 201,230	$ 207,342	$ 213,637	$ 222,607	$ 229,286	$ 4,522,114
Capital Region Airport Authority - CRAA	$ 8,410	$ 8,667	$ 8,931	$ 9,203	$ 9,483	$ 9,772	$ 10,069	$ 10,376	$ 10,691	$ 11,016	$ 11,351	$ 11,696	$ 12,051	$ 12,557	$ 12,933	$ 255,078
Capital Area Transportation Authority - CATA	$ 35,969	$ 37,066	$ 38,196	$ 39,360	$ 40,558	$ 41,793	$ 43,065	$ 44,375	$ 45,724	$ 47,114	$ 48,545	$ 50,020	$ 51,538	$ 53,702	$ 55,313	$ 1,090,926
Capital Area District Libraries - CADL	$ 18,757	$ 19,329	$ 19,919	$ 20,526	$ 21,151	$ 21,795	$ 22,458	$ 23,141	$ 23,845	$ 24,570	$ 25,316	$ 26,085	$ 26,877	$ 28,005	$ 28,845	$ 568,909
ISD Operating & Special Education	$ 59,410	$ 61,222	$ 63,088	$ 65,011	$ 66,991	$ 69,030	$ 71,131	$ 73,295	$ 75,523	$ 77,819	$ 80,183	$ 82,618	$ 85,127	$ 88,701	$ 91,362	$ 1,801,897
Lansing Community College - LCC	$ 45,252	$ 46,632	$ 48,054	$ 49,518	$ 51,027	$ 52,580	$ 54,180	$ 55,828	$ 57,526	$ 59,274	$ 61,075	$ 62,930	$ 64,840	$ 67,563	$ 69,590	$ 1,372,497
Lansing School District Sinking Fund	$ 35,584	$ 36,669	$ 37,787	$ 38,938	$ 40,124	$ 41,346	$ 42,604	$ 43,900	$ 45,235	$ 46,610	$ 48,026	$ 49,484	$ 50,987	$ 53,127	$ 54,721	$ 1,079,248
Local Total	**$ 586,374**	**$ 604,257**	**$ 622,679**	**$ 641,654**	**$ 661,199**	**$ 681,328**	**$ 702,061**	**$ 723,418**	**$ 745,415**	**$ 768,070**	**$ 791,405**	**$ 815,441**	**$ 840,197**	**$ 875,476**	**$ 901,741**	**$ 17,784,697**
Non-Capturable Millages																
Public Safety	$ 46,790	$ 48,217	$ 49,687	$ 51,201	$ 52,760	$ 54,367	$ 56,021	$ 57,725	$ 59,480	$ 61,288	$ 63,150	$ 65,068	$ 67,044	$ 69,859	$ 71,954	$ 1,419,130
Storm/ Montgomery Drain	$ 3,476	$ 3,582	$ 3,691	$ 3,803	$ 3,919	$ 4,039	$ 4,162	$ 4,288	$ 4,419	$ 4,553	$ 4,691	$ 4,834	$ 4,980	$ 5,189	$ 5,345	$ 105,421
Lansing School District Debt (District #33020)	$ 54,811	$ 56,482	$ 58,204	$ 59,978	$ 61,805	$ 63,687	$ 65,625	$ 67,621	$ 69,677	$ 71,795	$ 73,976	$ 76,223	$ 78,537	$ 81,834	$ 84,289	$ 1,662,409
Total Non-Capturable Taxes	**$ 105,076**	**$ 108,281**	**$ 111,582**	**$ 114,982**	**$ 118,485**	**$ 122,092**	**$ 125,807**	**$ 129,634**	**$ 133,576**	**$ 137,636**	**$ 141,817**	**$ 146,124**	**$ 150,561**	**$ 156,882**	**$ 161,589**	**$ 3,186,960**
Total Annual Tax Increment Revenue (TIR) Available for Capture	**$ 868,490**	**$ 894,976**	**$ 922,262**	**$ 950,366**	**$ 979,314**	**$ 1,009,127**	**$ 1,039,836**	**$ 1,071,468**	**$ 1,104,048**	**$ 1,137,603**	**$ 1,172,164**	**$ 1,207,765**	**$ 1,244,432**	**$ 1,296,684**	**$ 1,335,585**	**$ 26,341,246**
umulative Tax Increment Revenue (TIR) Available for Capture	$ 10,975,616	$ 11,870,593	$ 12,792,854	$ 13,743,220	$ 14,722,535	$ 15,731,662	$ 16,771,498	$ 17,842,966	$ 18,947,014	$ 20,084,616	$ 21,256,780	$ 22,464,546	$ 23,708,977	$ 25,005,661	$ 26,341,246	-

Footnotes:

The most current available millage rates are utilized (Summer 2025 & Winter 2024) and are assumed to be in effect 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.

Last revised: 11/3/2025

Table 4d - Tax Increment Revenue Reimbursement Allocation Table
BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT
0 S Chestnut Street (33-01-01-16-358-002), Lansing MI 48933
11/3/2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	School-Only Taxes	Total
State	**32.48%**	$ 7,794,408	-	$ -	**$ 7,794,408**
Local	**67.52%**	$ 16,200,593	$ 5,000	-	**$ 16,205,593**
TOTAL		**$ 23,995,002**	**$ 5,000**	**$ -**	**$ 24,000,002**
EGLE Activities	0.13%	$ 30,000			
MSHDA Activities	99.87%	$ 23,965,002			
TOTAL	100.00%	$ 23,995,002			

Estimated Reimbursement

BRA Administrative Fees and/or Local Brownfield Revolving Fund (LBRF)	$ 1,778,470
State Brownfield Redevelopment Fund - MBRF (50% of the captured SET millage)	$ 834,728
Subtotal: Non-Developer Reimbursement	*$ 2,613,198*
Developer Reimbursement	$ 24,000,002
Total	**$ 26,613,199**

Estimated Total Years of Plan	30

	Beginning Balance																
Brownfield Plan Year		**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
Brownfield Plan Capture Year		**0**	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**
Calendar Year		**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Total State Tax Incremental Revenue (TIR)		$ -	$ -	$ 109,067	$ 184,915	$ 190,604	$ 196,465	$ 202,500	$ 208,717	$ 215,120	$ 221,715	$ 228,508	$ 235,503	$ 242,710	$ 250,132	$ 257,777	$ 265,651
State Brownfield Redevelopment Fund - MBRF: 50% of the Captured SET		$ -	$ -	$ 13,954	$ 23,659	$ 24,387	$ 25,136	$ 25,909	$ 26,704	$ 27,523	$ 28,367	$ 29,236	$ 30,131	$ 31,053	$ 32,003	$ 32,981	$ 33,988
State TIR Available for Reimbursement		**$ -**	**$ -**	**$ 95,112**	**$ 161,256**	**$ 166,218**	**$ 171,328**	**$ 176,592**	**$ 182,013**	**$ 187,597**	**$ 193,348**	**$ 199,271**	**$ 205,372**	**$ 211,657**	**$ 218,129**	**$ 224,796**	**$ 231,663**
Total Local Tax Incremental Revenue (TIR)		$ -	$ -	$ 226,694	$ 384,344	$ 396,169	$ 408,350	$ 420,895	$ 433,816	$ 447,124	$ 460,831	$ 474,951	$ 489,491	$ 504,470	$ 519,896	$ 535,788	$ 552,153
BRA Administrative Fee and/or BRA Local Brownfield Revolving Fund (LBRF): 10% of Available Local TIR		$ -	$ -	$ 22,669	$ 38,434	$ 39,617	$ 40,835	$ 42,089	$ 43,382	$ 44,712	$ 46,083	$ 47,495	$ 48,949	$ 50,447	$ 51,990	$ 53,579	$ 55,215
Local TIR Available for Reimbursement		**$ -**	**$ -**	**$ 204,024**	**$ 345,910**	**$ 356,552**	**$ 367,515**	**$ 378,805**	**$ 390,435**	**$ 402,412**	**$ 414,748**	**$ 427,456**	**$ 440,542**	**$ 454,023**	**$ 467,907**	**$ 482,209**	**$ 496,938**
Total State & Local TIR Available		**$ -**	**$ -**	**$ 299,137**	**$ 507,166**	**$ 522,770**	**$ 538,843**	**$ 555,397**	**$ 572,448**	**$ 590,008**	**$ 608,096**	**$ 626,727**	**$ 645,914**	**$ 665,680**	**$ 686,036**	**$ 707,005**	**$ 728,600**
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	*$ 24,000,002*	*$ 24,000,002*	*$ 24,000,002*	*$ 23,700,865*	*$ 23,193,699*	*$ 22,670,929*	*$ 22,132,085*	*$ 21,576,689*	*$ 21,004,241*	*$ 20,414,232*	*$ 19,806,137*	*$ 19,179,410*	*$ 18,533,496*	*$ 17,867,816*	*$ 17,181,780*	*$ 16,474,775*	*$ 15,746,174*
MSHDA Housing Development Costs	*$ 23,965,002*	*$ 23,965,002*	*$ 23,965,002*	*$ 23,965,002*	*$ 23,665,865*	*$ 23,158,699*	*$ 22,635,929*	*$ 22,097,085*	*$ 21,541,689*	*$ 20,969,241*	*$ 20,379,232*	*$ 19,771,137*	*$ 19,144,410*	*$ 18,498,496*	*$ 17,832,816*	*$ 17,146,780*	*$ 16,439,775*
State Tax Reimbursement	$ 7,784,663	$ 0	$ 0	$ 95,112	$ 161,256	$ 166,218	$ 171,328	$ 176,592	$ 182,013	$ 187,597	$ 193,348	$ 199,271	$ 205,372	$ 211,657	$ 218,129	$ 224,796	$ 231,663
Reimbursement Balance		*$ 7,784,663*	*$ 7,784,663*	*$ 7,689,551*	*$ 7,528,295*	*$ 7,362,077*	*$ 7,190,748*	*$ 7,014,157*	*$ 6,832,144*	*$ 6,644,547*	*$ 6,451,199*	*$ 6,251,928*	*$ 6,046,556*	*$ 5,834,899*	*$ 5,616,770*	*$ 5,391,974*	*$ 5,160,311*
Local Tax Reimbursement	$ 16,180,339	$ 0	$ 0	$ 204,024	$ 345,910	$ 356,552	$ 367,515	$ 378,805	$ 390,435	$ 402,412	$ 414,748	$ 427,456	$ 440,542	$ 454,023	$ 467,907	$ 482,209	$ 496,938
Reimbursement Balance		*$ 16,180,339*	*$ 16,180,339*	*$ 15,976,314*	*$ 15,630,404*	*$ 15,273,852*	*$ 14,906,337*	*$ 14,527,532*	*$ 14,137,097*	*$ 13,734,685*	*$ 13,319,937*	*$ 12,892,482*	*$ 12,451,940*	*$ 11,997,917*	*$ 11,530,010*	*$ 11,047,801*	*$ 10,550,863*
Total MSHDA Reimbursement Balance		***$ 23,965,002***	***$ 23,965,002***	***$ 23,665,865***	***$ 23,158,699***	***$ 22,635,929***	***$ 22,097,085***	***$ 21,541,689***	***$ 20,969,241***	***$ 20,379,232***	***$ 19,771,137***	***$ 19,144,410***	***$ 18,498,496***	***$ 17,832,816***	***$ 17,146,780***	***$ 16,439,775***	***$ 15,711,174***
EGLE Environmental Costs	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*
State Tax Reimbursement	$ 9,745	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Reimbursement Balance		*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*
Local Tax Reimbursement	$ 20,255	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Reimbursement Balance		*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*
Total EGLE Reimbursement Balance		***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***
Local Only Costs	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*
Local Only Tax Reimbursement	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Only Reimbursement Balance		***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***
State Only Costs	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
State Only Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total State Only Reimbursement Balance		***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***
Total Annual Developer Reimbursement		***$ -***	***$ -***	***$ 299,137***	***$ 507,166***	***$ 522,770***	***$ 538,843***	***$ 555,397***	***$ 572,448***	***$ 590,008***	***$ 608,096***	***$ 626,727***	***$ 645,914***	***$ 665,680***	***$ 686,036***	***$ 707,005***	***$ 728,600***

Brownfield Plan Year	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**31**	**TOTAL**
Brownfield Plan Capture Year	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	
Calendar Year	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
Total State Tax Incremental Revenue (TIR)	$ 273,761	$ 282,116	$ 290,719	$ 299,583	$ 308,712	$ 318,115	$ 327,799	$ 337,775	$ 348,050	$ 358,633	$ 369,533	$ 380,760	$ 392,324	$ 404,235	$ 421,208	$ 433,844	$ 8,556,550
State Brownfield Redevelopment Fund - MBRF: 50% of the Captured SET	$ 35,026	$ 36,095	$ 37,196	$ 38,330	$ 39,498	$ 40,701	$ 41,940	$ 43,216	$ 44,531	$ 45,885	$ 47,279	$ -	$ -	$ -	$ -	$ -	$ 834,728
State TIR Available for Reimbursement	**$ 238,735**	**$ 246,021**	**$ 253,524**	**$ 261,253**	**$ 269,214**	**$ 277,414**	**$ 285,860**	**$ 294,559**	**$ 303,519**	**$ 312,748**	**$ 322,253**	**$ 380,760**	**$ 392,324**	**$ 404,235**	**$ 421,208**	**$ 433,844**	**$ 7,721,822**
Total Local Tax Incremental Revenue (TIR)	$ 569,009	$ 586,374	$ 604,257	$ 622,679	$ 641,654	$ 661,199	$ 681,328	$ 702,061	$ 723,418	$ 745,415	$ 768,070	$ 791,405	$ 815,441	$ 840,197	$ 875,476	$ 901,741	$ 17,784,697
BRA Administrative Fee and/or BRA Local Brownfield Revolving Fund (LBRF): 10% of Available Local TIR	$ 56,901	$ 58,637	$ 60,426	$ 62,268	$ 64,165	$ 66,120	$ 68,133	$ 70,206	$ 72,342	$ 74,541	$ 76,807	$ 79,140	$ 81,544	$ 84,020	$ 87,548	$ 90,174	$ 1,778,470
Local TIR Available for Reimbursement	**$ 512,108**	**$ 527,737**	**$ 543,831**	**$ 560,411**	**$ 577,489**	**$ 595,079**	**$ 613,195**	**$ 631,855**	**$ 651,076**	**$ 670,873**	**$ 691,263**	**$ 712,264**	**$ 733,897**	**$ 756,177**	**$ 787,928**	**$ 811,567**	**$ 16,006,227**
Total State & Local TIR Available	**$ 750,843**	**$ 773,758**	**$ 797,355**	**$ 821,664**	**$ 846,703**	**$ 872,494**	**$ 899,054**	**$ 926,414**	**$ 954,595**	**$ 983,622**	**$ 1,013,516**	**$ 1,093,024**	**$ 1,126,221**	**$ 1,160,412**	**$ 1,209,136**	**$ 1,245,411**	**$ 23,728,049**
DEVELOPER Reimbursement Balance	*$ 14,995,331*	*$ 14,221,574*	*$ 13,424,219*	*$ 12,602,555*	*$ 11,755,852*	*$ 10,883,359*	*$ 9,984,304*	*$ 9,057,890*	*$ 8,103,295*	*$ 7,119,673*	*$ 6,106,157*	*$ 5,013,134*	*$ 3,886,912*	*$ 2,726,500*	*$ 1,517,364*	*$ 271,953*	*$ 271,953*
MSHDA Housing Development Costs	*$ 15,711,174*	*$ 14,960,331*	*$ 14,186,574*	*$ 13,389,219*	*$ 12,567,555*	*$ 11,720,852*	*$ 10,848,359*	*$ 9,949,304*	*$ 9,022,890*	*$ 8,068,295*	*$ 7,084,673*	*$ 6,071,157*	*$ 4,978,134*	*$ 3,851,912*	*$ 2,691,500*	*$ 1,482,364*	
State Tax Reimbursement	$ 238,735	$ 246,021	$ 253,524	$ 261,253	$ 269,214	$ 277,414	$ 285,860	$ 294,559	$ 303,519	$ 312,748	$ 322,253	$ 380,760	$ 392,324	$ 404,235	$ 421,208	$ 433,844	
Reimbursement Balance	*$ 4,921,576*	*$ 4,675,555*	*$ 4,422,032*	*$ 4,160,779*	*$ 3,891,565*	*$ 3,614,151*	*$ 3,328,291*	*$ 3,033,732*	*$ 2,730,213*	*$ 2,417,465*	*$ 2,095,212*	*$ 1,714,452*	*$ 1,322,128*	*$ 917,894*	*$ 496,686*	*$ 62,841*	
Local Tax Reimbursement	$ 512,108	$ 527,737	$ 543,831	$ 560,411	$ 577,489	$ 595,079	$ 613,195	$ 631,855	$ 651,076	$ 670,873	$ 691,263	$ 712,264	$ 733,897	$ 756,177	$ 787,928	$ 811,567	
Reimbursement Balance	*$ 10,038,755*	*$ 9,511,018*	*$ 8,967,187*	*$ 8,406,776*	*$ 7,829,287*	*$ 7,234,208*	*$ 6,621,013*	*$ 5,989,158*	*$ 5,338,082*	*$ 4,667,208*	*$ 3,975,945*	*$ 3,263,681*	*$ 2,529,784*	*$ 1,773,607*	*$ 985,678*	*$ 174,112*	
Total MSHDA Reimbursement Balance	***$ 14,960,331***	***$ 14,186,574***	***$ 13,389,219***	***$ 12,567,555***	***$ 11,720,852***	***$ 10,848,359***	***$ 9,949,304***	***$ 9,022,890***	***$ 8,068,295***	***$ 7,084,673***	***$ 6,071,157***	***$ 4,978,134***	***$ 3,851,912***	***$ 2,691,500***	***$ 1,482,364***	***$ 236,953***	***$ 236,953***
EGLE Environmental Costs	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	*$ 30,000*	
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Reimbursement Balance	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	*$ 9,745*	
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Reimbursement Balance	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	*$ 20,255*	
Total EGLE Reimbursement Balance	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***	***$ 30,000***
Local Only Costs	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	*$ 5,000*	
Local Only Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Local Only Reimbursement Balance	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***	***$ 5,000***
State Only Costs	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
State Only Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total State Only Reimbursement Balance	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***
Total Annual Developer Reimbursement	***$ 750,843***	***$ 773,758***	***$ 797,355***	***$ 821,664***	***$ 846,703***	***$ 872,494***	***$ 899,054***	***$ 926,414***	***$ 954,595***	***$ 983,622***	***$ 1,013,516***	***$ 1,093,024***	***$ 1,126,221***	***$ 1,160,412***	***$ 1,209,136***	***$ 1,245,411***	***$ 23,728,049***

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

0 S Chestnut Street, Lansing MI 48933 (33-01-01-16-358-002)

Table 4e - Total Taxes Paid to All Taxing Jurisdictions on the Total Captured Value (excludes any Base Year/ ITV) During Brownfield Plan Tax Capture Period

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	Real Property	Commercial Personal Property	Calendar/ Tax Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
		Multi-Family Residential Apartment Units; Buildings, Improvements to Land & Land	Furniture & Fixtures, Machinery & Equipment; Other	BP Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		Millage Rate Paid	Millage Rate Paid																
		BP Years	BP Years																
		1-End	1-End																
-	**CITY OF LANSING**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		100,472	170,343	175,584	180,982	186,542	192,269	198,167	204,242	210,500	216,944	223,583	230,420	237,463	244,716	252,187
-	Storm/ Montgomery Drain	0.2600	0.2600		1,344	2,278	2,348	2,421	2,495	2,572	2,650	2,732	2,815	2,902	2,990	3,082	3,176	3,273	3,373
-	Public Safety	3.5000	3.5000		18,089	30,669	31,612	32,584	33,585	34,616	35,678	36,772	37,899	39,059	40,254	41,485	42,753	44,059	45,404
-	*Subtotal of Local Government Unit (LGU): Annual*	*23.2000*	*23.2000*		*$ 119,904*	*$ 203,290*	*$ 209,545*	*$ 215,987*	*$ 222,622*	*$ 229,457*	*$ 236,496*	*$ 243,746*	*251,214*	*258,905*	*266,828*	*274,987*	*283,393*	*292,048*	*300,964*
-	*Local Government Unit (LGU): Cumulative*				*$ 119,904*	*$ 323,194*	*$ 532,739*	*$ 748,726*	*$ 971,349*	*$ 1,200,806*	*$ 1,437,302*	*$ 1,681,048*	*1,932,262*	*2,191,167*	*2,457,995*	*2,732,982*	*3,016,374*	*3,308,423*	*3,609,387*
-	**INGHAM COUNTY**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Ingham County	12.3921	12.3921		64,046	108,586	111,927	115,368	118,912	122,563	126,323	130,195	134,184	138,292	142,524	146,882	151,372	155,995	160,758
-	**Capital Region Airport Authority - CRAA**	0.6990	0.6990		3,613	6,125	6,313	6,508	6,707	6,913	7,125	7,344	7,569	7,801	8,039	8,285	8,538	8,799	9,068
-	**Capital Area Transportation Authority - CATA**	2.9895	2.9895		15,451	26,195	27,001	27,832	28,687	29,567	30,474	31,409	32,371	33,362	34,383	35,434	36,517	37,633	38,782
-	**LIBRARY**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5590	1.5590		8,057	13,661	14,081	14,514	14,960	15,419	15,892	16,379	16,881	17,398	17,930	18,479	19,043	19,625	20,224
-	**INTERMEDIATE SCHOOL DISTRICTS (ISD)**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	ISD Operating & Special Education	4.9378	4.9378		25,520	43,267	44,599	45,970	47,382	48,837	50,335	51,878	53,467	55,104	56,791	58,527	60,316	62,158	64,056
-	**COMMUNITY COLLEGE**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.7611	3.7611		19,438	32,957	33,971	35,015	36,091	37,199	38,340	39,515	40,726	41,973	43,257	44,580	45,943	47,346	48,791
-	**LOCAL SCHOOL MILLAGES: excludes State School millages**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)	4.1000	4.1000		21,190	35,926	37,032	38,170	39,343	40,551	41,795	43,076	44,396	45,755	47,155	48,597	50,082	51,612	53,188
-	Lansing School District Sinking Fund	2.9575	2.9575		15,285	25,915	26,712	27,534	28,380	29,251	30,148	31,072	32,024	33,005	34,015	35,055	36,126	37,230	38,366
-	*Subtotal of Non-LGU Local: Annual*	*33.3960*	*33.3960*		*$ 172,600*	*$ 292,632*	*$ 301,636*	*$ 310,910*	*$ 320,461*	*$ 330,300*	*$ 340,432*	*$ 350,868*	*361,618*	*372,689*	*384,094*	*395,839*	*407,939*	*420,399*	*433,233*
-	*Non-LGU Local: Cumulative*				*$ 172,600*	*$ 465,233*	*$ 766,868*	*$ 1,077,778*	*$ 1,398,240*	*$ 1,728,539*	*$ 2,068,971*	*$ 2,419,839*	*2,781,458*	*3,154,147*	*3,538,241*	*3,934,080*	*4,342,019*	*4,762,417*	*5,195,650*
-	**Total Local Tax: Annual**	**56.5960**	**56.5960**		**$ 292,505**	**$ 495,922**	**$ 511,180**	**$ 526,897**	**$ 543,084**	**$ 559,757**	**$ 576,928**	**$ 594,614**	**612,833**	**631,594**	**650,922**	**670,826**	**691,331**	**712,447**	**734,197**
-	*Total Local Tax: Cumulative*				*$ 292,505*	*$ 788,427*	*$ 1,299,607*	*$ 1,826,505*	*$ 2,369,588*	*$ 2,929,345*	*$ 3,506,273*	*$ 4,100,887*	*4,713,720*	*5,345,314*	*5,996,235*	*6,667,062*	*7,358,393*	*8,070,840*	*8,805,037*
-	**STATE SCHOOL MILLAGES: excludes Local School millages**	Millage Rate Paid	Millage Rate Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		31,010	52,575	54,193	55,859	57,575	59,342	61,163	63,038	64,969	66,958	69,007	71,117	73,291	75,530	77,836
-	Local School Operating - LSO	17.4478	5.4478		90,175	152,886	157,590	162,435	167,426	172,566	177,859	183,312	188,928	194,712	200,671	206,807	213,128	219,638	226,343
-	**Total State & Local School: Annual**	**23.4478**	**11.4478**		**$ 121,185**	**$ 205,461**	**$ 211,783**	**$ 218,294**	**$ 225,000**	**$ 231,908**	**$ 239,022**	**$ 246,349**	**253,897**	**261,670**	**269,678**	**277,924**	**286,419**	**295,168**	**304,179**
-	***Total State & Local School: Cumulative***				***$ 121,185***	***$ 326,646***	***$ 538,429***	***$ 756,723***	***$ 981,724***	***$ 1,213,632***	***$ 1,452,654***	***$ 1,699,003***	***1,952,900***	***2,214,571***	***2,484,248***	***2,762,173***	***3,048,592***	***3,343,760***	***3,647,939***
-	**TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: ANNUAL**	**80.0438**	**68.0438**		**$ 413,690**	**$ 701,383**	**$ 722,963**	**$ 745,191**	**$ 768,084**	**$ 791,665**	**$ 815,950**	**$ 840,964**	**$ 866,730**	**$ 893,264**	**$ 920,599**	**$ 948,751**	**$ 977,751**	**$ 1,007,615**	**$ 1,038,376**
-	*TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: CUMULATIVE*				*$ 413,690*	*$ 1,115,073*	*$ 1,838,037*	*$ 2,583,228*	*$ 3,351,312*	*$ 4,142,976*	*$ 4,958,927*	*$ 5,799,890*	*$ 6,666,620*	*$ 7,559,885*	*$ 8,480,484*	*$ 9,429,235*	*$ 10,406,985*	*$ 11,414,600*	*$ 12,452,976*
	Percentage of Local Millages Paid	70.71%	83.18%		*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*
	Percentage of State & Local School Millages Paid	29.29%	16.82%		*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	Total Taxes Paid
BP Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
CITY OF LANSING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Operating - Lansing	259,884	267,809	275,974	284,384	293,046	301,967	311,157	320,622	330,371	340,412	350,754	361,407	372,379	388,015	399,655	**$ 7,882,252**
Storm/ Montgomery Drain	3,476	3,582	3,691	3,803	3,919	4,039	4,162	4,288	4,419	4,553	4,691	4,834	4,980	5,189	5,345	**$ 105,421**
Public Safety	46,790	48,217	49,687	51,201	52,760	54,367	56,021	57,725	59,480	61,288	63,150	65,068	67,044	69,859	71,954	**$ 1,419,130**
Subtotal of Local Government Unit (LGU): Annual	*310,149*	*319,608*	*329,352*	*339,388*	*349,726*	*360,372*	*371,339*	*382,635*	*394,270*	*406,253*	*418,595*	*431,309*	*444,403*	*463,063*	*476,955*	**$ 9,406,803**
Local Government Unit (LGU): Cumulative	*3,919,536*	*4,239,144*	*4,568,495*	*4,907,883*	*5,257,609*	*5,617,982*	*5,989,321*	*6,371,956*	*6,766,226*	*7,172,479*	*7,591,074*	*8,022,383*	*8,466,786*	*8,929,848*	*9,406,803*	-
INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ingham County	165,664	170,716	175,921	181,281	186,803	192,490	198,348	204,382	210,596	216,997	223,589	230,380	237,374	247,341	254,762	**$ 5,024,571**
Capital Region Airport Authority - CRAA	9,345	9,630	9,923	10,226	10,537	10,858	11,188	11,529	11,879	12,240	12,612	12,995	13,390	13,952	14,370	**$ 283,420**
Capital Area Transportation Authority - CATA	39,965	41,184	42,440	43,733	45,065	46,437	47,850	49,306	50,805	52,349	53,939	55,577	57,265	59,669	61,459	**$ 1,212,140**
LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Area District Libraries - CADL	20,841	21,477	22,132	22,806	23,501	24,216	24,953	25,712	26,494	27,299	28,129	28,983	29,863	31,117	32,051	**$ 632,121**
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ISD Operating & Special Education	66,011	68,024	70,098	72,234	74,434	76,700	79,034	81,439	83,915	86,465	89,092	91,798	94,585	98,557	101,513	**$ 2,002,108**
COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lansing Community College - LCC	50,280	51,814	53,393	55,020	56,696	58,422	60,200	62,031	63,918	65,860	67,861	69,922	72,045	75,070	77,322	**$ 1,524,997**
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lansing School District Debt (District #33020)	54,811	56,482	58,204	59,978	61,805	63,687	65,625	67,621	69,677	71,795	73,976	76,223	78,537	81,834	84,289	**$ 1,662,409**
Lansing School District Sinking Fund	39,537	40,743	41,985	43,265	44,583	45,940	47,338	48,778	50,261	51,788	53,362	54,983	56,652	59,031	60,801	**$ 1,199,165**
Subtotal of Non-LGU Local: Annual	*446,454*	*460,070*	*474,096*	*488,543*	*503,424*	*518,750*	*534,536*	*550,797*	*567,545*	*584,794*	*602,561*	*620,862*	*639,710*	*666,571*	*686,568*	**$ 13,540,931**
Non-LGU Local: Cumulative	*5,642,104*	*6,102,174*	*6,576,270*	*7,064,814*	*7,568,238*	*8,086,988*	*8,621,524*	*9,172,321*	*9,739,866*	*10,324,660*	*10,927,220*	*11,548,082*	*12,187,792*	*12,854,363*	*13,540,931*	-
Total Local Tax: Annual	**756,603**	**779,678**	**803,448**	**827,931**	**853,150**	**879,122**	**905,875**	**933,432**	**961,815**	**991,047**	**1,021,156**	**1,052,170**	**1,084,113**	**1,129,634**	**1,163,523**	**$ 22,947,734**
Total Local Tax: Cumulative	*9,561,640*	*10,341,318*	*11,144,766*	*11,972,697*	*12,825,847*	*13,704,970*	*14,610,845*	*15,544,277*	*16,506,092*	*17,497,138*	*18,518,294*	*19,570,464*	*20,654,577*	*21,784,211*	*22,947,734*	-
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Education Tax - SET	80,211	82,657	85,177	87,773	90,446	93,200	96,036	98,957	101,966	105,065	108,257	111,545	114,932	119,758	123,350	**$ 2,432,794**
Local School Operating - LSO	233,251	240,364	247,692	255,240	263,015	271,022	279,269	287,765	296,515	305,527	314,809	324,370	334,218	348,251	358,699	**$ 7,074,484**
Total State & Local School: Annual	**313,462**	**323,021**	**332,870**	**343,013**	**353,461**	**364,222**	**375,305**	**386,722**	**398,481**	**410,592**	**423,066**	**435,916**	**449,150**	**468,009**	**482,049**	**$ 9,507,278**
Total State & Local School: Cumulative	***3,961,401***	***4,284,422***	***4,617,292***	***4,960,305***	***5,313,766***	***5,677,988***	***6,053,293***	***6,440,015***	***6,838,496***	***7,249,088***	***7,672,154***	***8,108,070***	***8,557,220***	***9,025,228***	***9,507,278***	-
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: ANNUAL	**$ 1,070,065**	**$ 1,102,699**	**$ 1,136,317**	**$ 1,170,944**	**$ 1,206,612**	**$ 1,243,344**	**$ 1,281,181**	**$ 1,320,154**	**$ 1,360,296**	**$ 1,401,639**	**$ 1,444,222**	**$ 1,488,086**	**$ 1,533,263**	**$ 1,597,642**	**$ 1,645,572**	**$ 32,455,012**
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: CUMULATIVE	*$ 13,523,041*	*$ 14,625,740*	*$ 15,762,057*	*$ 16,933,002*	*$ 18,139,614*	*$ 19,382,957*	*$ 20,664,138*	*$ 21,984,292*	*$ 23,344,588*	*$ 24,746,227*	*$ 26,190,448*	*$ 27,678,534*	*$ 29,211,797*	*$ 30,809,439*	*$ 32,455,012*	-
Percentage of Local Millages Paid	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	*70.71%*	***70.71%***
Percentage of State & Local School Millages Paid	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	*29.29%*	***29.29%***

Notes:

The most current available millage rates are utilized (Summer 2025 & Winter 2024) and are assumed to be in effect for the duration of the Plan.

1 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.

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

0 S Chestnut Street, Lansing MI 48933 (33-01-01-16-358-002)

Table 4f1 - Tax Capture Not Allowed by BRA

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	Calendar/ Tax Year	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	2053	2054	2055	2056	Total
		BP Capture Year	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	
-	**CITY OF LANSING**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	Storm/ Montgomery Drain		1,344	2,278	2,348	2,421	2,495	2,572	2,650	2,732	2,815	2,902	2,990	3,082	3,176	3,273	3,373	3,476	3,582	3,691	3,803	3,919	4,039	4,162	4,288	4,419	4,553	4,691	4,834	4,980	5,189	5,345	$ 105,421
-	Public Safety		18,089	30,669	31,612	32,584	33,585	34,616	35,678	36,772	37,899	39,059	40,254	41,485	42,753	44,059	45,404	46,790	48,217	49,687	51,201	52,760	54,367	56,021	57,725	59,480	61,288	63,150	65,068	67,044	69,859	71,954	$ 1,419,130
-	*Subtotal of Local Government Unit (LGU): Annual*		*$ 19,433*	*$ 32,947*	*$ 33,961*	*$ 35,005*	*$ 36,080*	*$ 37,188*	*$ 38,329*	*$ 39,504*	*$ 40,714*	*$ 41,960*	*$ 43,244*	*$ 44,567*	*$ 45,929*	*$ 47,332*	*$ 48,777*	*$ 50,266*	*$ 51,798*	*$ 53,378*	*$ 55,004*	*$ 56,680*	*$ 58,405*	*$ 60,183*	*$ 62,013*	*$ 63,899*	*$ 65,841*	*$ 67,841*	*$ 69,902*	*$ 72,024*	*$ 75,048*	*$ 77,300*	**$ 1,524,551**
-	*Local Government Unit (LGU): Cumulative*		*$ 19,433*	*$ 52,380*	*$ 86,340*	*$ 121,345*	*$ 157,425*	*$ 194,613*	*$ 232,942*	*$ 272,446*	*$ 313,160*	*$ 355,120*	*$ 398,365*	*$ 442,932*	*$ 488,861*	*$ 536,193*	*$ 584,970*	*$ 635,235*	*$ 687,034*	*$ 740,411*	*$ 795,416*	*$ 852,095*	*$ 910,501*	*$ 970,683*	*$ 1,032,696*	*$ 1,096,595*	*$ 1,162,436*	*$ 1,230,277*	*$ 1,300,179*	*$ 1,372,203*	*$ 1,447,251*	*$ 1,524,551*	-
-	**INGHAM COUNTY**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Ingham County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	**Capital Region Airport Authority - CRAA**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	**Capital Area Transportation Authority - CATA**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	**LIBRARY**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	**INTERMEDIATE SCHOOL DISTRICTS (ISD)**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	ISD Operating & Special Education		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	**COMMUNITY COLLEGE**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	**LOCAL SCHOOL MILLAGES: excludes State School millages**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)		21,190	35,926	37,032	38,170	39,343	40,551	41,795	43,076	44,396	45,755	47,155	48,597	50,082	51,612	53,188	54,811	56,482	58,204	59,978	61,805	63,687	65,625	67,621	69,677	71,795	73,976	76,223	78,537	81,834	84,289	$ 1,662,409
-	Lansing School District Sinking Fund		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	*Subtotal of Non-LGU Local: Annual*		*$ 21,190*	*$ 35,926*	*$ 37,032*	*$ 38,170*	*$ 39,343*	*$ 40,551*	*$ 41,795*	*$ 43,076*	*$ 44,396*	*$ 45,755*	*$ 47,155*	*$ 48,597*	*$ 50,082*	*$ 51,612*	*$ 53,188*	*$ 54,811*	*$ 56,482*	*$ 58,204*	*$ 59,978*	*$ 61,805*	*$ 63,687*	*$ 65,625*	*$ 67,621*	*$ 69,677*	*$ 71,795*	*$ 73,976*	*$ 76,223*	*$ 78,537*	*$ 81,834*	*$ 84,289*	**$ 1,662,409**
-	*Non-LGU Local: Cumulative*		*$ 21,190*	*$ 57,116*	*$ 94,148*	*$ 132,318*	*$ 171,661*	*$ 212,211*	*$ 254,006*	*$ 297,082*	*$ 341,477*	*$ 387,232*	*$ 434,387*	*$ 482,984*	*$ 533,066*	*$ 584,678*	*$ 637,866*	*$ 692,677*	*$ 749,159*	*$ 807,363*	*$ 867,341*	*$ 929,146*	*$ 992,833*	*$ 1,058,458*	*$ 1,126,078*	*$ 1,195,755*	*$ 1,267,550*	*$ 1,341,526*	*$ 1,417,749*	*$ 1,496,285*	*$ 1,578,120*	*$ 1,662,409*	-
-	**Total Local Tax: Annual**		**$ 40,623**	**$ 68,873**	**$ 70,992**	**$ 73,175**	**$ 75,423**	**$ 77,739**	**$ 80,123**	**$ 82,579**	**$ 85,110**	**$ 87,715**	**$ 90,399**	**$ 93,164**	**$ 96,011**	**$ 98,944**	**$ 101,965**	**$ 105,076**	**$ 108,281**	**$ 111,582**	**$ 114,982**	**$ 118,485**	**$ 122,092**	**$ 125,807**	**$ 129,634**	**$ 133,576**	**$ 137,636**	**$ 141,817**	**$ 146,124**	**$ 150,561**	**$ 156,882**	**$ 161,589**	**$ 3,186,960**
-	*Total Local Tax: Cumulative*		*$ 40,623*	*$ 109,496*	*$ 180,488*	*$ 253,663*	*$ 329,086*	*$ 406,825*	*$ 486,948*	*$ 569,527*	*$ 654,637*	*$ 742,352*	*$ 832,752*	*$ 925,915*	*$ 1,021,927*	*$ 1,120,871*	*$ 1,222,835*	*$ 1,327,912*	*$ 1,436,193*	*$ 1,547,775*	*$ 1,662,757*	*$ 1,781,242*	*$ 1,903,333*	*$ 2,029,141*	*$ 2,158,775*	*$ 2,292,351*	*$ 2,429,986*	*$ 2,571,803*	*$ 2,717,928*	*$ 2,868,489*	*$ 3,025,371*	*$ 3,186,960*	-
-	**STATE SCHOOL MILLAGES: excludes Local School millages**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	State Education Tax - SET		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	Local School Operating - LSO		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
-	**Total State & Local School: Annual**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	***Total State & Local School: Cumulative***		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
-	**TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: ANNUAL**		**$ 40,623**	**$ 68,873**	**$ 70,992**	**$ 73,175**	**$ 75,423**	**$ 77,739**	**$ 80,123**	**$ 82,579**	**$ 85,110**	**$ 87,715**	**$ 90,399**	**$ 93,164**	**$ 96,011**	**$ 98,944**	**$ 101,965**	**$ 105,076**	**$ 108,281**	**$ 111,582**	**$ 114,982**	**$ 118,485**	**$ 122,092**	**$ 125,807**	**$ 129,634**	**$ 133,576**	**$ 137,636**	**$ 141,817**	**$ 146,124**	**$ 150,561**	**$ 156,882**	**$ 161,589**	**$ 3,186,960**
-	*TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: CUMULATIVE*		*$ 40,623*	*$ 109,496*	*$ 180,488*	*$ 253,663*	*$ 329,086*	*$ 406,825*	*$ 486,948*	*$ 569,527*	*$ 654,637*	*$ 742,352*	*$ 832,752*	*$ 925,915*	*$ 1,021,927*	*$ 1,120,871*	*$ 1,222,835*	*$ 1,327,912*	*$ 1,436,193*	*$ 1,547,775*	*$ 1,662,757*	*$ 1,781,242*	*$ 1,903,333*	*$ 2,029,141*	*$ 2,158,775*	*$ 2,292,351*	*$ 2,429,986*	*$ 2,571,803*	*$ 2,717,928*	*$ 2,868,489*	*$ 3,025,371*	*$ 3,186,960*	-

Notes:

1 The most current available millage rates are utilized (Summer 2025 & Winter 2024) and are assumed to be in effect 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.

Last revised: 11/3/2025

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

0 S Chestnut Street, Lansing MI 48933 (33-01-01-16-358-002)

Table 4f2 - 10% of Tax Capture Passed-Through/ Shared with Taxing Jurisdiction

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	Millage Rate Allowed for Capture	Percent (%) of Millage Rate Passed-Thru to Taxing Jurisdiction	Calendar/ Tax Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
				BP Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		BP Years	BP Years																
		1-End	1-30																
-	**CITY OF LANSING**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing	19.4400	10%		10,047	17,034	17,558	18,098	18,654	19,227	19,817	20,424	21,050	21,694	22,358	23,042	23,746	24,472	25,219
-	Storm/ Montgomery Drain	0.0000	0%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Public Safety	0.0000	0%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	*Subtotal of Local Government Unit (LGU): Annual*	***19.4400***			*$ 10,047*	*$ 17,034*	*$ 17,558*	*$ 18,098*	*$ 18,654*	*$ 19,227*	*$ 19,817*	*$ 20,424*	*$ 21,050*	*$ 21,694*	*$ 22,358*	*$ 23,042*	*$ 23,746*	*$ 24,472*	*$ 25,219*
-	*Local Government Unit (LGU): Cumulative*				*$ 10,047*	*$ 27,081*	*$ 44,640*	*$ 62,738*	*$ 81,392*	*$ 100,619*	*$ 120,436*	*$ 140,860*	*$ 161,910*	*$ 183,605*	*$ 205,963*	*$ 229,005*	*$ 252,751*	*$ 277,223*	*$ 302,442*
-	**INGHAM COUNTY**			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Ingham County	12.3921	10%		6,405	10,859	11,193	11,537	11,891	12,256	12,632	13,020	13,418	13,829	14,252	14,688	15,137	15,600	16,076
-	**Capital Region Airport Authority - CRAA**	0.6990	10%		361	612	631	651	671	691	713	734	757	780	804	829	854	880	907
-	**Capital Area Transportation Authority - CATA**	2.9895	10%		1,545	2,620	2,700	2,783	2,869	2,957	3,047	3,141	3,237	3,336	3,438	3,543	3,652	3,763	3,878
-	**LIBRARY**			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5590	10%		806	1,366	1,408	1,451	1,496	1,542	1,589	1,638	1,688	1,740	1,793	1,848	1,904	1,963	2,022
-	**INTERMEDIATE SCHOOL DISTRICTS (ISD)**			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	ISD Operating & Special Education	4.9378	10%		2,552	4,327	4,460	4,597	4,738	4,884	5,033	5,188	5,347	5,510	5,679	5,853	6,032	6,216	6,406
-	**COMMUNITY COLLEGE**			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.7611	10%		1,944	3,296	3,397	3,502	3,609	3,720	3,834	3,952	4,073	4,197	4,326	4,458	4,594	4,735	4,879
-	**LOCAL SCHOOL MILLAGES: excludes State School millages**			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)	0.0000	0%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Sinking Fund	2.9575	10%		1,529	2,592	2,671	2,753	2,838	2,925	3,015	3,107	3,202	3,300	3,401	3,505	3,613	3,723	3,837
-	*Subtotal of Non-LGU Local: Annual*	***29.2960***			*$ 15,141*	*$ 25,671*	*$ 26,460*	*$ 27,274*	*$ 28,112*	*$ 28,975*	*$ 29,864*	*$ 30,779*	*$ 31,722*	*$ 32,693*	*$ 33,694*	*$ 34,724*	*$ 35,786*	*$ 36,879*	*$ 38,005*
-	*Non-LGU Local: Cumulative*				*$ 15,141*	*$ 40,812*	*$ 67,272*	*$ 94,546*	*$ 122,658*	*$ 151,633*	*$ 181,497*	*$ 212,276*	*$ 243,998*	*$ 276,691*	*$ 310,385*	*$ 345,110*	*$ 380,895*	*$ 417,774*	*$ 455,778*
-	**Total Local Tax: Annual**				**$ 25,188**	**$ 42,705**	**$ 44,019**	**$ 45,372**	**$ 46,766**	**$ 48,202**	**$ 49,680**	**$ 51,203**	**$ 52,772**	**$ 54,388**	**$ 56,052**	**$ 57,766**	**$ 59,532**	**$ 61,350**	**$ 63,223**
-	*Total Local Tax: Cumulative*				*$ 25,188*	*$ 67,893*	*$ 111,912*	*$ 157,284*	*$ 204,050*	*$ 252,252*	*$ 301,932*	*$ 353,136*	*$ 405,908*	*$ 460,296*	*$ 516,348*	*$ 574,115*	*$ 633,647*	*$ 694,997*	*$ 758,220*
-	**STATE SCHOOL MILLAGES: excludes Local School millages**			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	State Education Tax - SET	6.0000	10%		3,101	5,257	5,419	5,586	5,757	5,934	6,116	6,304	6,497	6,696	6,901	7,112	7,329	7,553	7,784
-	Local School Operating - LSO	17.4478	10%		9,018	15,289	15,759	16,244	16,743	17,257	17,786	18,331	18,893	19,471	20,067	20,681	21,313	21,964	22,634
-	**Total State & Local School: Annual**	**23.4478**			**$ 12,119**	**$ 20,546**	**$ 21,178**	**$ 21,829**	**$ 22,500**	**$ 23,191**	**$ 23,902**	**$ 24,635**	**$ 25,390**	**$ 26,167**	**$ 26,968**	**$ 27,792**	**$ 28,642**	**$ 29,517**	**$ 30,418**
-	***Total State & Local School: Cumulative***				***$ 12,119***	***$ 32,665***	***$ 53,843***	***$ 75,672***	***$ 98,172***	***$ 121,363***	***$ 145,265***	***$ 169,900***	***$ 195,290***	***$ 221,457***	***$ 248,425***	***$ 276,217***	***$ 304,859***	***$ 334,376***	***$ 364,794***
-	**TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: ANNUAL**				**$ 37,307**	**$ 63,251**	**$ 65,197**	**$ 67,202**	**$ 69,266**	**$ 71,393**	**$ 73,583**	**$ 75,838**	**$ 78,162**	**$ 80,555**	**$ 83,020**	**$ 85,559**	**$ 88,174**	**$ 90,867**	**$ 93,641**
-	*TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: CUMULATIVE*				*$ 37,307*	*$ 100,558*	*$ 165,755*	*$ 232,956*	*$ 302,223*	*$ 373,615*	*$ 447,198*	*$ 523,036*	*$ 601,198*	*$ 681,753*	*$ 764,773*	*$ 850,332*	*$ 938,506*	*$ 1,029,373*	*$ 1,123,014*

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	Total
BP Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
CITY OF LANSING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Operating - Lansing	25,988	26,781	27,597	28,438	29,305	30,197	31,116	32,062	33,037	34,041	35,075	36,141	37,238	38,801	39,966	**$ 788,225**
Storm/ Montgomery Drain	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ -**
Public Safety	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ -**
Subtotal of Local Government Unit (LGU): Annual	*$ 25,988*	*$ 26,781*	*$ 27,597*	*$ 28,438*	*$ 29,305*	*$ 30,197*	*$ 31,116*	*$ 32,062*	*$ 33,037*	*$ 34,041*	*$ 35,075*	*$ 36,141*	*$ 37,238*	*$ 38,801*	*$ 39,966*	**$ 788,225**
Local Government Unit (LGU): Cumulative	*$ 328,430*	*$ 355,211*	*$ 382,808*	*$ 411,247*	*$ 440,551*	*$ 470,748*	*$ 501,864*	*$ 533,926*	*$ 566,963*	*$ 601,004*	*$ 636,080*	*$ 672,220*	*$ 709,458*	*$ 748,260*	*$ 788,225*	-
INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ingham County	16,566	17,072	17,592	18,128	18,680	19,249	19,835	20,438	21,060	21,700	22,359	23,038	23,737	24,734	25,476	**$ 502,457**
Capital Region Airport Authority - CRAA	934	963	992	1,023	1,054	1,086	1,119	1,153	1,188	1,224	1,261	1,300	1,339	1,395	1,437	**$ 28,342**
Capital Area Transportation Authority - CATA	3,997	4,118	4,244	4,373	4,506	4,644	4,785	4,931	5,080	5,235	5,394	5,558	5,726	5,967	6,146	**$ 121,214**
LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Area District Libraries - CADL	2,084	2,148	2,213	2,281	2,350	2,422	2,495	2,571	2,649	2,730	2,813	2,898	2,986	3,112	3,205	**$ 63,212**
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ISD Operating & Special Education	6,601	6,802	7,010	7,223	7,443	7,670	7,903	8,144	8,391	8,647	8,909	9,180	9,459	9,856	10,151	**$ 200,211**
COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lansing Community College - LCC	5,028	5,181	5,339	5,502	5,670	5,842	6,020	6,203	6,392	6,586	6,786	6,992	7,204	7,507	7,732	**$ 152,500**
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lansing School District Debt (District #33020)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ -**
Lansing School District Sinking Fund	3,954	4,074	4,199	4,326	4,458	4,594	4,734	4,878	5,026	5,179	5,336	5,498	5,665	5,903	6,080	**$ 119,916**
Subtotal of Non-LGU Local: Annual	*$ 39,164*	*$ 40,359*	*$ 41,589*	*$ 42,857*	*$ 44,162*	*$ 45,506*	*$ 46,891*	*$ 48,318*	*$ 49,787*	*$ 51,300*	*$ 52,858*	*$ 54,464*	*$ 56,117*	*$ 58,474*	*$ 60,228*	**$ 1,187,852**
Non-LGU Local: Cumulative	*$ 494,943*	*$ 535,302*	*$ 576,891*	*$ 619,747*	*$ 663,909*	*$ 709,415*	*$ 756,307*	*$ 804,624*	*$ 854,411*	*$ 905,711*	*$ 958,569*	*$ 1,013,033*	*$ 1,069,151*	*$ 1,127,624*	*$ 1,187,852*	-
Total Local Tax: Annual	**$ 65,153**	**$ 67,140**	**$ 69,187**	**$ 71,295**	**$ 73,467**	**$ 75,703**	**$ 78,007**	**$ 80,380**	**$ 82,824**	**$ 85,341**	**$ 87,934**	**$ 90,605**	**$ 93,355**	**$ 97,275**	**$ 100,193**	**$ 1,976,077**
Total Local Tax: Cumulative	*$ 823,373*	*$ 890,513*	*$ 959,699*	*$ 1,030,994*	*$ 1,104,461*	*$ 1,180,164*	*$ 1,258,170*	*$ 1,338,550*	*$ 1,421,374*	*$ 1,506,715*	*$ 1,594,649*	*$ 1,685,254*	*$ 1,778,609*	*$ 1,875,884*	*$ 1,976,077*	-
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Education Tax - SET	8,021	8,266	8,518	8,777	9,045	9,320	9,604	9,896	10,197	10,507	10,826	11,155	11,493	11,976	12,335	**$ 243,279**
Local School Operating - LSO	23,325	24,036	24,769	25,524	26,302	27,102	27,927	28,776	29,651	30,553	31,481	32,437	33,422	34,825	35,870	**$ 707,448**
Total State & Local School: Annual	**$ 31,346**	**$ 32,302**	**$ 33,287**	**$ 34,301**	**$ 35,346**	**$ 36,422**	**$ 37,531**	**$ 38,672**	**$ 39,848**	**$ 41,059**	**$ 42,307**	**$ 43,592**	**$ 44,915**	**$ 46,801**	**$ 48,205**	**$ 950,728**
Total State & Local School: Cumulative	***$ 396,140***	***$ 428,442***	***$ 461,729***	***$ 496,030***	***$ 531,377***	***$ 567,799***	***$ 605,329***	***$ 644,002***	***$ 683,850***	***$ 724,909***	***$ 767,215***	***$ 810,807***	***$ 855,722***	***$ 902,523***	***$ 950,728***	-
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: ANNUAL	**$ 96,499**	**$ 99,442**	**$ 102,474**	**$ 105,596**	**$ 108,813**	**$ 112,125**	**$ 115,537**	**$ 119,052**	**$ 122,672**	**$ 126,400**	**$ 130,240**	**$ 134,196**	**$ 138,270**	**$ 144,076**	**$ 148,398**	**$ 2,926,805**
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: CUMULATIVE	*$ 1,219,513*	*$ 1,318,955*	*$ 1,421,428*	*$ 1,527,024*	*$ 1,635,837*	*$ 1,747,962*	*$ 1,863,500*	*$ 1,982,552*	*$ 2,105,224*	*$ 2,231,624*	*$ 2,361,864*	*$ 2,496,061*	*$ 2,634,331*	*$ 2,778,407*	*$ 2,926,805*	-

Notes:

1 The most current available millage rates are utilized (Summer 2025 & Winter 2024) and are assumed to be in effect 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.

ATTACHMENTS

ATTACHMENT A

Brownfield Plan Resolutions and Public Hearing Notice

ATTACHMENT B

Brownfield Development and Reimbursement Agreement

CITY OF LANSING BROWNFIELD PLAN #90
CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
December 5, 2025, 8:30am	Lansing BRA	LBRA staff and developer introduce project, LBRA approves Brownfield Plan #90	YES
January 26, 2026 7:00PM	Lansing City Council	City Council receives Brownfield Plan #90 and refers it to the Committee on Development and Planning.	
TBD	Committee on Development and Planning	Presentation. The Committee approves Resolution to set Public Hearing.	YES
TBD	Lansing City Council	Setting of public hearing.	
TBD	Lansing City Council	Public hearing held at City Council. Referred back to the Committee on Development and Planning for approval.	YES
TBD	Committee on Development and Planning	Committee on Development and Planning approves resolution to approve Brownfield Plan #90.	(if requested)
TBD	Lansing City Council	Approves Brownfield Plan #90.	YES

CITY OF LANSING
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, February 23, 2026, 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 #90 – Capitol Walk Apartments Redevelopment pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 0 S. Chestnut Street located in the City of Lansing, but more particularly described as:

0 S. Chestnut Street (Tax Parcel No. 33-01-01-16-358-002):

> LOTS 1 & 2 HARRY J PERSONS SUB, ALSO LOTS 1, 2, 11 & 12 BLOCK 146 ORIG PLAT;

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

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

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

Resolution #2026-###

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 #90
CAPTIOL WALK APARTMENTS REDEVELOPMENT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 0 S. Chestnut 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, the Brownfield Plan is available for public inspection at the Lansing Economic Development Corporation, 401 S. Washington Sq., Suite 101, Lansing, MI 48933, and that all aspects of the Brownfield Plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on February 23, 2026, at 7:00 p.m. on Brownfield Plan #90 – Capitol Walk Apartments Redevelopment under the Brownfield Redevelopment Financing Act, for property more particularly described as:

0 S. Chestnut Street (Tax Parcel No. 33-01-01-16-358-002):

> LOTS 1 & 2 HARRY J PERSONS SUB, ALSO LOTS 1, 2, 11 & 12 BLOCK 146 ORIG PLAT;

and that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #90 – Capitol Walk Apartments Redevelopment and the scheduled public hearing.

Capitol Walk Apartments
Brownfield Plan #90

Lansing Economic Development Corporation

Sub'd @ Mtg 2/09

Table of Contents

1. Brownfield Program Overview
2. Housing TIF Overview
3. Introduction to Development Team
4. Project Overview
5. Site Plan
6. Public Benefits
7. Community Engagement
8. Brownfield Support
9. Tax Capture Projections
10. Impact to City of Lansing Taxes

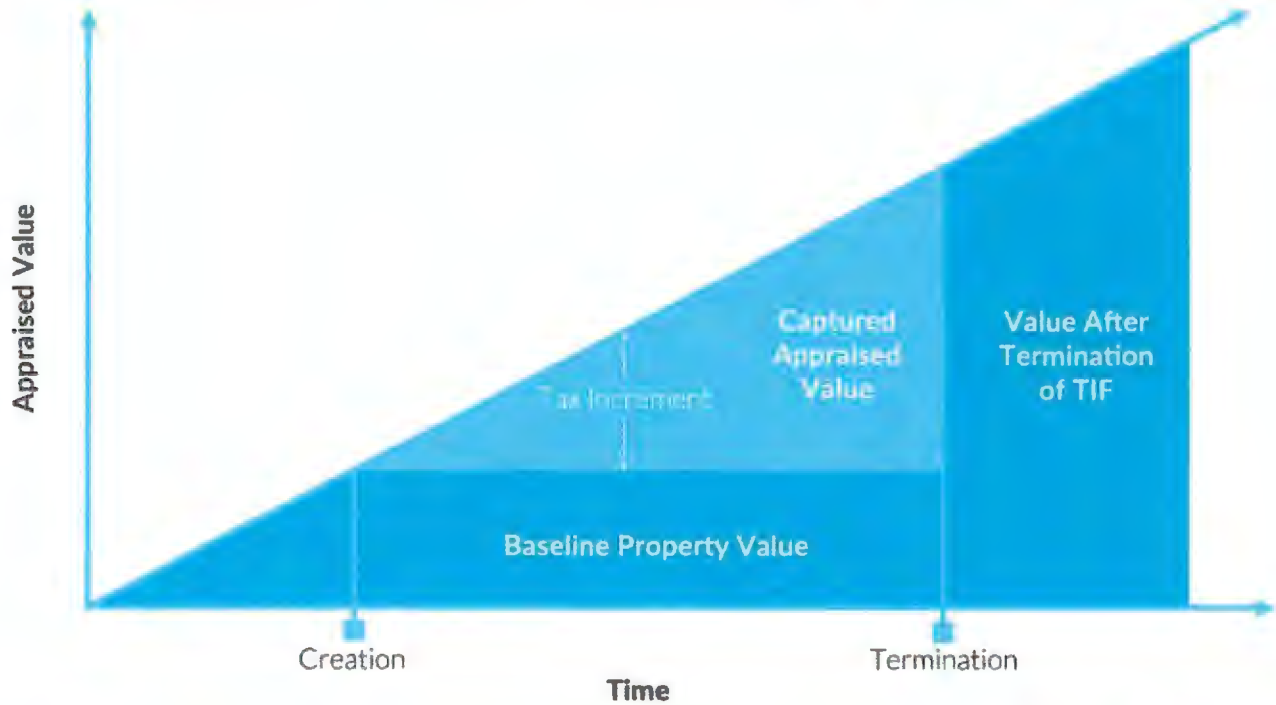
Lansing Economic Development Corporation

Brownfield Program Overview

- The Brownfield Redevelopment Financing Act, Act 381 of 1996, was created to incentivize the redevelopment of Brownfield sites. Property is considered a Brownfield site if it contaminated, blighted, functionally obsolete, tax reverted, or adjacent to a Brownfield site.
- The Brownfield Program utilizes tax increment financing (TIF) to finance Eligible Activities such as contamination remediation, vapor mitigation, public infrastructure improvements, etc.

Lansing Economic Development Corporation

Tax Increment Financing (TIF)



Lansing Economic Development Corporation

Brownfield Program Benefits

- Encourages the redevelopment of blighted and obsolete commercial properties into vibrant commercial, residential and mixed-use projects
- Over the long-run, increases tax revenue
- Reduces threats to public health through environmental contamination remediation
- Attracts additional people to the City of Lansing
- Increases adjacent property values
- Creates jobs

Lansing Economic Development Corporation

Housing TIF Overview

County: 33 Ingham				
Income	**1 Person**	**2 Person**	**3 Person**	**4 Person**
20%	14,120	16,140	18,140	20,160
25%	17,650	20,175	22,675	25,200
30%	21,180	24,210	27,210	30,240
35%	24,710	28,245	31,745	35,280
40%	28,240	32,280	36,280	40,320
45%	31,770	36,315	40,815	45,360
50%	35,300	40,350	45,350	50,400
55%	38,830	44,385	49,885	55,440
60%	42,360	48,420	54,420	60,480
70%	49,420	56,490	63,490	70,560
80%	56,480	64,560	72,560	80,640
100%	70,600	80,700	90,700	100,800
120%	84,720	96,840	108,840	120,960
125%	88,250	100,875	113,375	126,000
140%	98,840	112,980	126,980	141,120
150%	105,900	121,050	136,050	151,200

- The Brownfield Redevelopment Financing Act was amended in 2023 to expand definitions of eligible property and eligible activties for TIF reimbursement to include housing property and housing activities.

- MSHDA approves housing TIF plans that include capture of state school taxes and that request reimbursement for development activities for affordable/subsidized housing (under 120% AMI)

- Requires projects to have units priced below 120% AMI

Lansing Economic Development Corporation

Project Developer

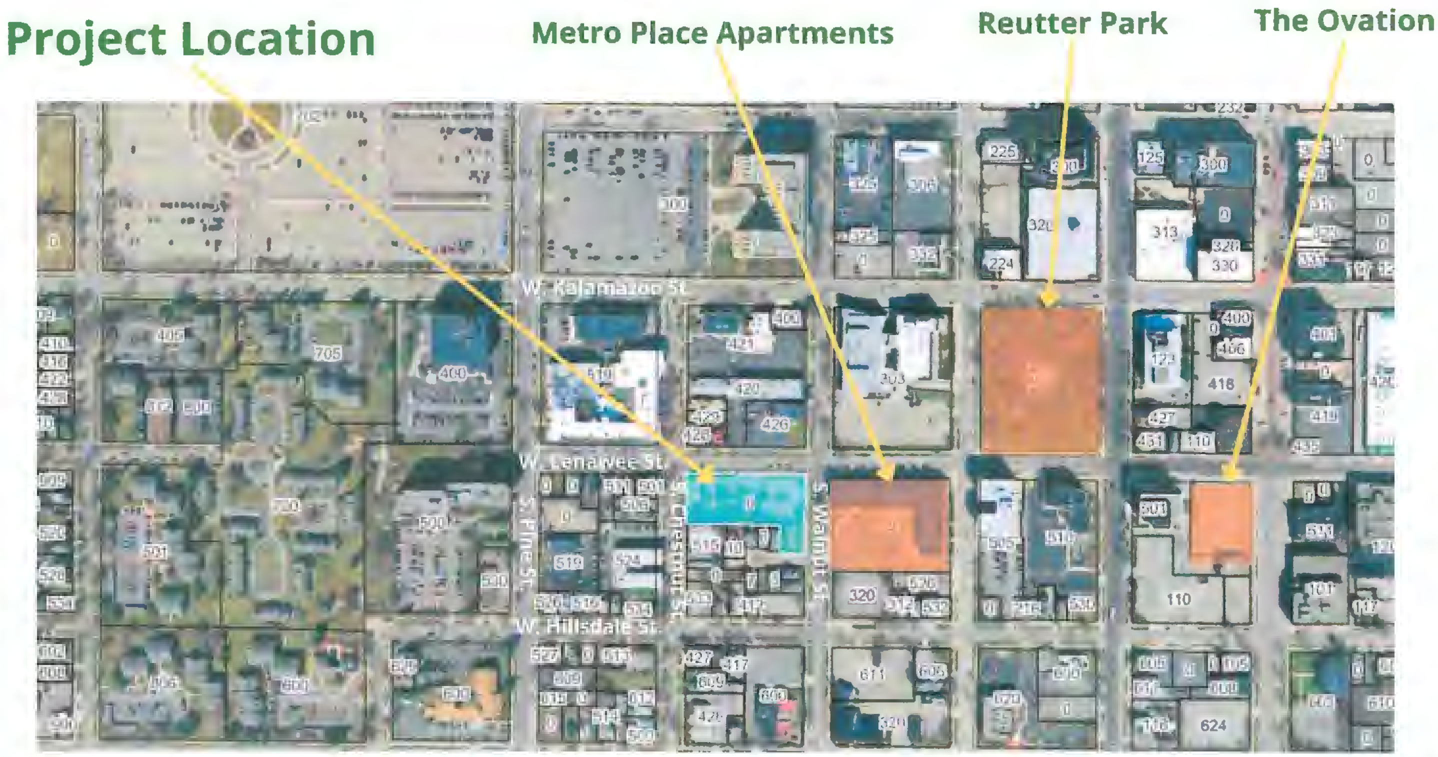
The Lawton Group, LLC

Julie Lawton-Essa

Metro Place Apartments

Lansing Economic Development Corporation

Capitol Walk Apartments



Project is located within the TIFA District Area (*not within Project/ capture Area*).

Lansing Economic Development Corporation

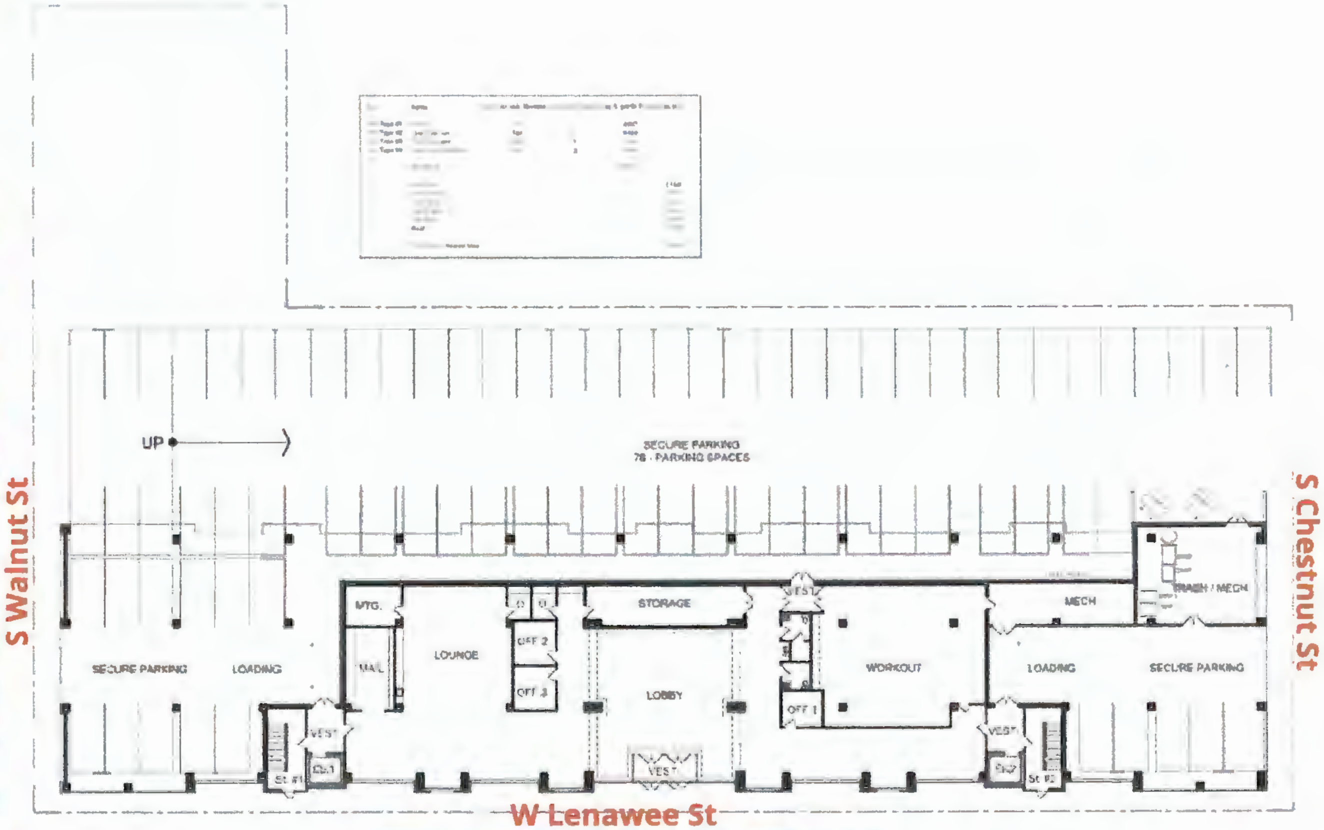
Project Overview

- **Current use:** 120 space parking lot.
- **Proposed project**: 5-story multifamily housing w/124 units:
  - Studios (44)
  - 1 bed (64)
  - 2 bed (16)
  - Rooftop amenities
- **Total investment**: $38.8M

View looking south along West Lenawee Street

Lansing Economic Development Corporation

Site Plan

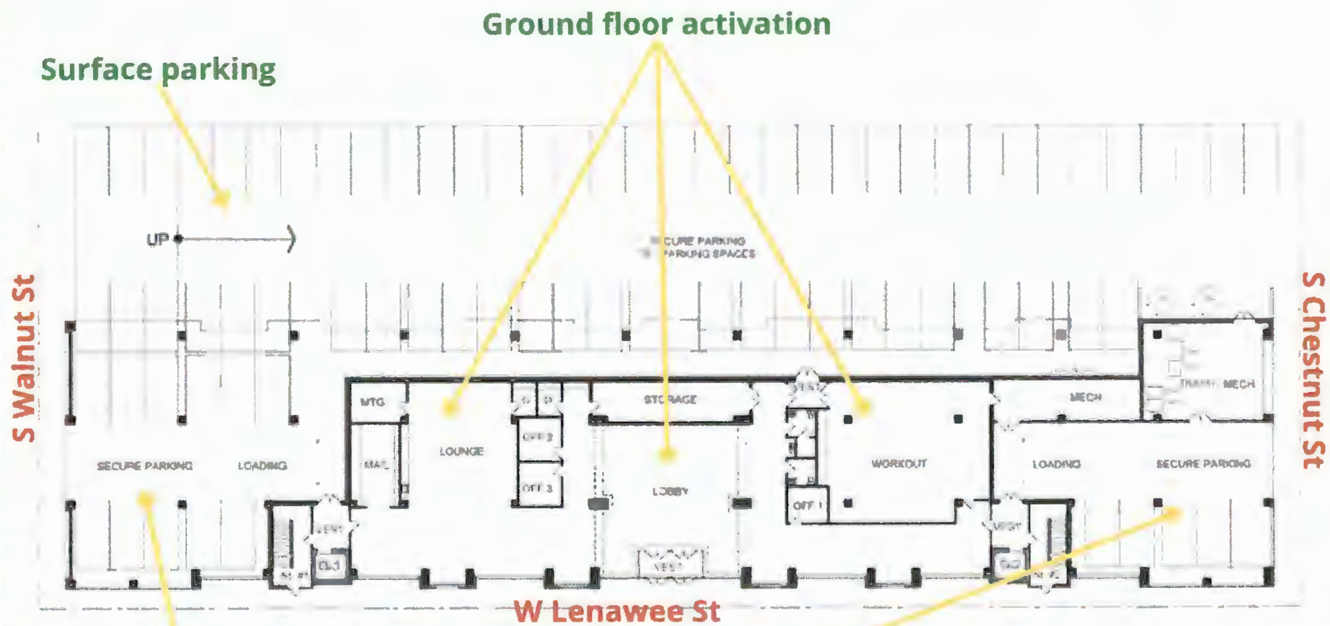


PROPOSED FIRST FLOOR / SITE PLAN

Lansing Economic Development Corporation

10

Site Plan



PROPOSED FIRST FLOOR / SITE PLAN

Lansing Economic Development Corporation

Public Benefits

- **124 workforce units (~102% AMI)**
  - Price/income restricted
  - Higher-quality units w/thoughtful layouts
- **Reducing parking spaces downtown (133 vs. 175)**
  - 78 on-site parking spaces (55 off-site)
- **Public infrastructure investment:**
  - $100K for parks improvements

City of Lansing (Dec. 2025)

- Parks Worker ($53,949)
- Utility Maintenance Worker ($54,965)
- Wastewater Maintenance Worker ($58,085)

Indeed.com (Dec. 2025)

- Commercial Leasing Agent ($60,000)
- Ingham County Specialist ($52,291)
- Human Resource Generalist ($60,000)

County: 33 Ingham

Income	1 Person	2 Person	3 Person	4 Person
20%	14,120	16,140	18,140	20,160
25%	17,650	20,175	22,675	25,200
30%	21,180	24,210	27,210	30,240
35%	24,710	28,245	31,745	35,280
40%	28,240	32,280	36,280	40,320
45%	31,770	36,315	40,815	45,360
50%	35,300	40,350	45,350	50,400
55%	38,830	44,385	49,885	55,440
60%	42,360	48,420	54,420	60,480
70%	49,420	56,490	63,490	70,560
80%	56,480	64,560	72,560	80,640
100%	70,600	80,700	90,700	100,800
120%	84,720	96,840	108,840	120,960
125%	88,250	100,875	113,375	126,000
140%	98,840	112,980	126,980	141,120
150%	105,900	121,050	136,050	151,200

Lansing Economic Development Corporation

Community Engagement

- Project presented at the January 8, 2026 Downtown Lansing, Inc. board meeting.
- Council President and Ward 4 Councilmember Peter Spadafore was in attendance at the DLi meeting.

Brownfield Request

- **Developer requested a variance from LBRA Brownfield Policy**
  - Eligibility - TIFA District, request approved by Lansing EDC Site Committee (10.17.25)
    - **30 years, 10% pass-through, 10% LBRF/admin.**

- **State/Local Housing TIF Brownfield Plan**
  - Plan duration: **30 years**
  - Developer reimbursement (max): **$24,000,002**
  - LBRF/admin. (10%): **$1,778,470**
  - State BRF: $834,728
  - New taxes to taxing units (over 30 years): **$6,113,765**
    - Pass-through (10%): **$2,926,805**
    - Debt millages (not captured): $3,186,960

Lansing Economic Development Corporation

Commitments

- **Workforce housing:**
  - 124 units (100%)
  - Price/income monitored for 30 years

- **Public Infrastructure:**
  - $100K investment by developer towards Reutter Park improvements adjacent to project property

- **Universal Development Agreement (UDA):**
  - Real Property Improvements - **$27,508,400**
  - Construction Start - **November 2026**
  - Construction End - **November 2028**

Lansing Economic Development Corporation

Tax Capture Projections

Total Taxes Captured Estimate:
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative
Estimated Tax Capture Period in Number of Years =	30
Brownfield Redevelopment Authority (BRA) Administration and/or Local Brownfield Revolving Fund (LBRF) (10%)	$ 1,778,470
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ -
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	$ 834,728
Local Taxes to Developer * (to Reimburse Eligible Activities)	$ 16,205,593
State School Taxes To Developer * (to Reimburse Eligible Activities)	$ 7,794,408
Total New Tax Capture (See Table 1a)	**$ 26,613,199**

* 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 Developer eligible costs in the Plan totaling $24,000,002 (not including captures for BRA Administration and/or 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 estimates a deficiency/shortfall in potential capture.

Lansing Economic Development Corporation

Tax Capture Projections

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

Total New Taxes Received by Taxing Units	**$ 3,186,960**
Total New Taxes Captured by BRA *	**$ 26,341,246**
Total New Taxes	**$ 29,528,206**

* The impact to each individual taxing jurisdiction may be as much as their proportionate share of $26,613,199 so long as there are available revenues. Developer Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Developer may not be fully reimbursed. Currently, as identified in Table 4d, the resultant deficiency/shortfall to the Developer is estimated at $271,953.

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Taxing Impact

Table 3: Impact to Taxing Jurisdictions: Tax Increment Paid, Captured, and Returned to Taxing Jurisdictions				
Taxing Unit/ Entity	Incremental Taxes Paid [1]	Tax Impact/ Capture [2]	Taxes Returned to Taxing Jurisdiction: Tax Capture Not Allowed [3]	Taxes Returned to Taxing Jurisdiction: 10% Pass-Through/ Tax Sharing [4]
CITY OF LANSING				
City Operating - Lansing	$ 7,882,252	$ 7,094,027	$ -	$ 788,225
Storm/ Montgomery Drain	$ 105,421	$ -	$ 105,421	$ -
Public Safety	$ 1,419,130	$ -	$ 1,419,130	$ -
Subtotal of Local Government Unit (LGU): Annual	*$ 9,406,803*	*$ 7,094,027*	*$ 1,524,551*	*$ 788,225*
INGHAM COUNTY				
Ingham County	$ 5,024,571	$ 4,522,114	$ -	$ 502,457
Capital Region Airport Authority - CRAA	$ 283,420	$ 255,078	$ -	$ 28,342
Capital Area Transportation Authority - CATA	$ 1,212,140	$ 1,090,926	$ -	$ 121,214
LIBRARY				
Capital Area District Libraries - CADL	$ 632,121	$ 568,909	$ -	$ 63,212
INTERMEDIATE SCHOOL DISTRICTS (ISD)				
ISD Operating & Special Education	$ 2,002,108	$ 1,801,897	$ -	$ 200,211
COMMUNITY COLLEGE				
Lansing Community College - LCC	$ 1,524,997	$ 1,372,497	$ -	$ 152,500
LOCAL SCHOOL MILLAGES: excludes State School millages				
Lansing School District Debt (District #33020)	$ 1,662,409	$ -	$ 1,662,409	$ -
Lansing School District Sinking Fund	$ 1,199,165	$ 1,079,248	$ -	$ 119,916
Subtotal of Non-LGU Local: Annual	*$ 13,540,931*	*$ 10,690,670*	*$ 1,662,409*	*$ 1,187,852*
STATE SCHOOL MILLAGES: excludes Local School millages				
State Education Tax - SET	$ 2,432,794	$ 2,189,515	$ -	$ 243,279
Local School Operating - LSO	$ 7,074,484	$ 6,367,035	$ -	$ 707,448
Total State & Local School: Annual	$ 9,507,278	$ 8,556,550	$ -	$ 950,728
Total	**$ 32,455,012**	**$ 26,341,246**	**$ 3,186,960**	**$ 2,926,805**

Notes:

1. Tax amount paid on incremental taxable value during Plan tax capture period (excludes tax amount paid on Base Year Taxable Value, if any)
2. The Plan may only capture millages allowed for tax capture.
3. Tax amount returned on incremental taxable value (excludes tax amount paid on Base Year Taxable Value if any) during Plan tax capture period because millages are not allowed for tax capture by the BRA.
4. Tax amount returned on incremental taxable value (excludes tax amount paid on Base Year Taxable Value, if any) during Plan tax capture period because of 10% Pass-through/Tax Sharing with Taxing Jurisdiction.

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THANK YOU

Capitol Walk Apartments
Brownfield Plan #90

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