

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

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

**August 26, 2024 at 7:00 PM**



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

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

**Roll Call**

**Meditation And Pledge Of Allegiance**

**Approval Of Printed Council Proceedings**

1. July 22, 2024

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

**Tabled Items**

**Special Ceremonies And Presentations**

**Comments By Council Members And City Clerk**

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

**Speaker Registration For Public Comment On Legislative Matters**

2. Virtual Participation is available for Public Comment on Legislative Matters. Legislative Matters consist of the following items on the agenda: Public Hearings (other than show cause hearings), Consent Agenda Items, Resolutions, Ordinances for Introduction, and Ordinances for Passage. Sign up by 3 p.m. on Council Meeting days using the following link:  
<https://events.gcc.teams.microsoft.com/event/3fdedc81-189e-4ee8-8b9a-2bf9f663c18c@87509dee-095b-4ff8-ba5a-0035cdfc715d>

**Mayor's Comments**

**Show Cause Hearings**

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

Speakers must sign up on BLUE form.)

**Scheduled Public Hearings**

3. Lansing Gateway Corridor Improvement Authority, Development & Tax Increment Finance Plan (PEND-3737)
4. Payment in Lieu of Taxes (PILOT); Genesee Senior Apartments, 835 W. Genesee St. (PEND-3753)
5. Brownfield Plan #81 Amendment No.1; Neogen Expansion, 720 E. Shiawassee St. and 703 E. Michigan Ave. (PEND-3758)

## **Council Consideration Of Legislative Matters**

### **Referral Of Public Hearings**

#### **Consent Agenda**

6. Appointment; Hannah Jones-Nelson as the 2nd Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2026 (PEND-3755)
7. Appointment; Charles Paul Calati Jr. as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2028 (PEND-3728)
8. Liquor License; Irish House Company, 1910 W. Saginaw St. (PEND-3762)
9. Non-Profit Recognition, Lansing Promise (PEND-3763)
10. Fees: Building Safety Office (PEND-3748)
11. Grant Acceptance; Office of Financial Empowerment grant from the National League of Cities to advance economic mobility (PEND-3764)
12. Grant Acceptance; Project Safe Neighborhoods (PSN) Federal Award for the Police Department (PEND-3773)
13. Collective Bargaining Agreement; Capitol City Labor Program (CCLP) Non-Supervisory Unit Contract (PEND-3785)

#### **Resolutions For Action**

14. Orders to Make Safe or Demolish to the owners of 1342 N. Walnut St. (PEND-3741)
15. Budget Amendment; Executive Reorganization, Office of Financial Empowerment moved to the Department of Economic Development and Planning (PEND-3787)

### **Reports From Council Committees**

#### **Ordinances For Introduction And Setting Of Public Hearings**

#### **Ordinances For Passage**

#### **Speaker Registration For Public Comment On City Government Related Matters**

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

#### **Item(s) from the City Clerk re:**

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



17. Executive Order 2024-01; Transfer of the Office of Financial Empowerment (OFE) to the Department of Economic Development and Planning

**Item(s) from the Mayor re:**

18. Z-1-2024; 3724 Pleasant Grove Road, Rezoning from "R-3" Suburban Residential to "MFR" Multi Family Residential District (PEND-3772)
19. Setting a Public Hearing on Z-1-2024; 3724 Pleasant Grove Road, Rezoning from "R-3" Suburban Residential to "MFR" Multi Family Residential District (PEND-3771)
20. Payment in Lieu of Taxes (PILOT); Riverview 220 Apartments, 220 E. Kalamazoo St. (PEND-3789)
21. Setting a Public Hearing on Payment in Lieu of Taxes (PILOT); Riverview 220 Apartments, 220 E. Kalamazoo St. (PEND-3788)
22. Payment in Lieu of Taxes (PILOT); Grand Vista Place, 500 block of S. Grand Ave. (PEND-3791)
23. Setting a Public Hearing on Payment in Lieu of Taxes (PILOT); Grand Vista Place, 500 block of S. Grand Ave. (PEND-3790)
24. Act-4-2024, Purchase of Property, 2300 S. Washington Ave. (PEND-3770)
25. Orders to Make Safe or Demolish to the owners of 1044 Ontario St. (PEND-3776)
26. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1044 Ontario St. (PEND-3775)
27. Grant Acceptance; Michigan Department of Labor & Economic Opportunity Firefighter Turnout Gear Grant (PEND-3774)
28. Grant Acceptance; Cities for Financial Empowerment Fund (PEND-3777)
29. Grant Acceptance; Michigan Department of Environment, Great Lakes, and Energy Community Energy Management Grant (PEND-3778)
30. Collective Bargaining Agreement; Capitol City Labor Program (CCLP) Non-Supervisory Unit Contract (PEND-3785)
31. Budget Amendment; Executive Reorganization, Office of Financial Empowerment moved to the Department of Economic Development and Planning (PEND-3787)

**Communications and Petitions**

32. Claim Appeal; Claim #2061, Eddie Nuno for \$565 in trash fees at 330 N. Walnut St. (PEND-3793)
33. Claim Appeal; Claim #2042, James Williams Jr. for \$2,375 in trash fees at 1705 N. Martin Luther King Jr. Blvd. (PEND-3794)
34. Claim Appeal; Claim #2066, Dave Mann for \$565 in trash fees at 1123 Hapeman St. (PEND-3795)
35. Communication from General Manager Dick Peffley regarding the Board of Water and Light's Energy Planning

36. Communications from eight individuals opposing the Board of Water and Light rate increases
37. Notice from the Michigan Liquor Control Commission; Eshaan 1111 Inc request for transfer ownership of a 2024 SDM license issued under MCL 436.1533(5); new Sunday Sales Permit (AM/PM), Mixed Spirit Drink Permit at 618 E Kalamazoo St. (RID #2408-09560)

**Motion Of Excused Absence**

**Remarks By Council Members**

**Remarks By The Mayor Or Executive Assistant**

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

**Adjournment**



**CHRIS SWOPE, CITY CLERK**

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

# LANSING CITY COUNCIL MEETING

DATE & TIME: 8/26/2024 7:00 PM

Starting Time\_\_\_\_\_

REGULAR MEETING: X

SPECIAL MEETING:

## ATTENDANCE

| COUNCIL MEMBER | PRESENT                             | ABSENT                              | ARRIVED |
|----------------|-------------------------------------|-------------------------------------|---------|
| BROWN          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____   |
| CARTER         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | _____   |
| GARZA          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | _____   |
| HUSSAIN        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____   |
| JACKSON        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____   |
| KOST           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____   |
| PEHLIVANOGLU   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____   |
| SPADAFORE      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____   |

MEDITATION IN MEMORY OF: \_\_\_\_\_

PLEDGE LED BY: \_\_\_\_\_

Adjournment Time\_\_\_\_\_

**CHRIS SWOPE**  
**LANSING CITY CLERK**

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**Official Proceedings of the City Council  
City of Lansing  
July 22, 2024**

Tony Benavides Lansing City Council Chambers  
Lansing, Michigan

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

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

ABSENT: None

A quorum was present.

The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Garza.

**Approval of Printed Council Proceedings**

By Council Member Kost

To approve the printed Council Proceedings of July 8, 2024

Motion Carried

**Special Ceremonies and Presentations**

Lansing Gateway Corridor Improvement Authority, Development & Tax Increment Finance Plan

Vice President Hussain recognized Kahleea Washington who spoke during the presentation.

**Comments by Council Members and the City Clerk**

Vice President Hussain spoke about the Joint South Lansing Constituent Contact meeting and about the Rejuvenating South Lansing meeting.

City Clerk Swope recognized intern Tyren Flowers for her service for the summer semester and spoke about the upcoming elections and early voting.

**Community Event Announcements**

Nicklas Zande announced the Old Everett Neighborhood meeting.

Jay West announced the Churchill Downs Foot Derby.

Lisa Benjamin announced Pilgrim Rest Baptist Church's free clothes and shoes giveaway.

Vivian Robinson announced Pilgrim Rest Baptist Church's blood drive.

**Speaker Registration for Public Comment on Legislative Matters**

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

**Mayor's Comments**

Mayor Schor recognized U.S. Navy Secretary Del Toro and Governor Gretchen Whitmer of naming U.S. Naval Transport. He congratulated Saint Andrew Dung-Lac on their 15<sup>th</sup> Annual Festival and Lansing 501 Dam Jam. He spoke about Concerts in the Park event and the Westside Neighborhood Association Picnic.

**Public Comment on Legislative Matters**

Legislative Matters included the following public hearings:

Substantial Amendment, FY 2020-2021 Annual Action Plan to include HOME-ARP Allocation Plan

Council Member Hussain gave an overview of the public hearings.

Public Comment on Legislative Matters:

Susan Cancro spoke in support of HOME-ARP Allocation Plan.

Tim Hovey spoke in support of HOME-ARP Allocation Plan.

Nicklas Zande spoke about various Legislative Matters.

Loretta Stanaway spoke about the sale of City Hall.

**Legislative Matters****Referral of Public Hearings**

Substantial Amendment, FY 2020-2021 Annual Action Plan to include HOME-ARP Allocation Plan  
Referred to the Committee on Development and Planning

**Consent Agenda**

By Vice President Hussain to approve all items on the Consent Agenda

Motion Carried

**Resolution #2024-158**

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1342 N WALNUT ST. 33-01-01-09-180-011 S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 3/06/2014 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MAY 23, 2024, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by 6/27/2024; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, August 12, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1342 N WALNUT ST., as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

Adopted as part of the Consent Agenda

**Resolution #2024-159**

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

A RESOLUTION TO SET A PUBLIC HEARING ON THE DEVELOPMENT  
AND TAX INCREMENT FINANCE PLAN OF  
THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY OF  
THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2019-333, passed on December 16, 2019, authorized the creation of the Lansing Gateway Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (the "Plan") on June 25<sup>th</sup>, 2024 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must hold a public hearing and receive written and spoken comments from members of the public on all aspects of the Plan, in compliance with Section 622 of the Act; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must also provide reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body, and allow those taxing jurisdictions to present their recommendations at the public hearing on the Plan, in compliance with Section 618 of the Act.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be set for August 26<sup>th</sup>, 2024, at 7:00 P.M. in the City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comment from all members of the public and taxing jurisdictions specified herein, on all aspects of the Plan.

BE IT FURTHER RESOLVED that the Lansing City Clerk shall ensure that:

- notice of the time and place of the hearing to be given by publication twice in a newspaper of general circulation, the first of which shall be not less than 20 days before the date set for the hearing; and
- notice of the hearing to be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing; and
- notice to also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing; and
- notice to also be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

BE IT FURTHER RESOLVED that the notice of hearing shall contain all the following:

- a description of the proposed development area in relation to highways, streets, streams, or otherwise; and
- a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, and online at the City of Lansing's website; and
- a statement that all aspects of the development plan will be open for discussion at the public hearing.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing will make and preserve a record of the public hearing, including all data presented at the hearing.

Adopted as part of the Consent Agenda

**Resolution #2024-160**

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

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

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

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

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

WHEREAS, the City of Lansing received a request from M&S1, LLC. DBA, JOLLOF AFRO CARIBBEAN LOUNGE ("Applicant") regarding its intention to apply to the Michigan Liquor Control Commission for a new Class C Development District or Area Liquor License for its business located at 221 S. Washington Square, Lansing, MI 48933 ("Proposed Licensed Premises") which is located within the Lansing Principal Shopping District; and

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

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

WHEREAS, the Committee on City Operations met on July 17, 2024, to review the request with affirmative action taken;



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

NOW, THEREFORE, BE IT RESOLVED, that City Council recommend for the reasons stated above that the Michigan Liquor Control Commission consider the request from M&S1, LLC. DBA, JOLLOF AFRO CARIBBEAN LOUNGE, for a new Class C License issued under the provisions of MCL 436.1521a(1)(b) for its business located at 221 S. Washington Square, Lansing, MI 48933.

BE IT FURTHER RESOLVED, the City Council affirms that the Proposed Licensed Premises, 221 S. Washington Square, Lansing, MI 48933 is within the established boundaries of the Lansing Principal Shopping District; and

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

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

BE IT FINALLY RESOLVED, the City Council directs the City Clerk to complete the Local Governmental Unit Approval Form (LCC-106) for the specific license approval of a New Class C license issued under MCL 436.1521a(1)(b) and to forward a copy of the certified form and this resolution to M&S1, LLC. DBA, JOLLOF AFRO CARIBBEAN LOUNGE, and the Michigan Liquor Control Commission.

Adopted as part of the Consent Agenda

**Resolution #2024-161**

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

WHEREAS, the City of Lansing submitted a grant proposal on March 11, 2024, to request funding in the amount of \$60,000.00 to support the Financial Empowerment Center (FEC) program; and

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is as of July 1, 2024 part of the Department of Economic Development and Planning, will be receiving said funding from Jackson National Charitable Foundation (JNCF) for the purposes of increasing the capacity of the Financial Empowerment Center in the 2024-2025 fiscal year; and

WHEREAS, this funding was the result of a competitive proposal process; and

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

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Financial Empowerment Center funding in the total amount of \$60,000.00 for the period beginning on the date of council approval for the City of Lansing and ending on June 30, 2025.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.

Adopted as part of the Consent Agenda

**Resolution #2024-162**

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

WHEREAS, the Ingham County Board of Commissioners under Resolution #24-178 approved reallocation of funding from TR028/TR071 Bear Lake Pathway/US127 Pathway to #TR133 Corporate Research Park Pathway in the amount of \$283,067.99 toward the projected project and #TR041 Fenner Pathway in the amount of \$173,935.75 for a total project amount of \$629,185.75; and

WHEREAS, the Ingham County Board of Commissioners under Resolution #24-178 approved to extend the expiration date of projects #TR040 (Bridge #CL-21-LTE-RC Removal and Replacement), #TR072 (CL-26-LT-GR Bridge Rehabilitation), TR073 (CL-25-LT-GR Bridge Rehabilitation), #TR076 (CL-11-LTE-RC Bridge Rehabilitation), #TR077 (CL-28-LT-GR Bridge Rehabilitation), and #TR109 (River Trail Overband and Crack Sealing) to December 31, 2024; and

WHEREAS, the Parks and Recreation Department is requesting acceptance of the Ingham County trails and parks millage re-allocation funding and extensions; and

WHEREAS, the City of Lansing recognizes the importance of the continued maintenance of these and other enhancements and has committed to implementing a maintenance plan/program over the design life of the facilities and has budgeted specific monies to ensure the continued maintenance of the enhancements; and

WHEREAS, the Administration and the City Council recognize the importance and need for safe recreation and non-motorized transportation facilities.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves acceptance of the Ingham County parks and trails millage re-allocation funding and contract extensions.

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

Adopted as part of the Consent Agenda

### Resolutions

#### Resolution #2024-163

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

WHEREAS, the Mayor has made the recommendation for appointment of Byron Haskins as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2027; and

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

WHEREAS, the Committee on Equity Diversity & Inclusion met on July 10, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Byron Haskins as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2027.

By Council Member Jackson

Motion Carried

#### Resolution #2024-164

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

WHEREAS, the Mayor has made the appointment of Terrence Lanier Frazier as the 1<sup>st</sup> Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2025; 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 Equity Diversity and Inclusion met on July 10<sup>th</sup>, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Terrence Lanier Frazier as the 1<sup>st</sup> Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2025.

By Council Member Jackson

Motion Carried

#### Resolution #2024-165

By Council Members Carter, Jackson, Pehlivanoglu  
Resolved by the City Council of the City of Lansing

WHEREAS, Disability Pride Month is an annual observance celebrated in July to honor the history, achievements, experiences, and struggles of the disability community; and

Whereas, the historic Capitol Crawl protest of March 12, 1990, where dozens of disability rights activists abandoned their wheelchairs and mobility aids to crawl up the steps of the U.S. Capitol, drew national attention to the barriers faced by people with disabilities and significantly contributed to the passage of the Americans with Disabilities Act (ADA) which provides legal protection and advocates for the rights of individuals with disabilities; and

WHEREAS, the first Disability Pride Day was held in Boston in July 1990, coinciding with the signing of the Americans with Disabilities Act on July 26, 1990, and has since grown into a month-long celebration and recognition of the disability community's culture, history, and contributions; and

WHEREAS, recognizing July as Disability Pride Month encourages public awareness, education, and dialogue about disability issues, promoting a more inclusive and equitable society for all, while also providing an opportunity to reflect on the progress made in advancing disability rights, while acknowledging the ongoing work needed to eliminate barriers and ensure full participation in all aspects of life; and

WHEREAS, the Disability Pride Flag, designed by Ann Magill in 2019 and later revised to be more visually accessible, features a black background with diagonal stripes of red, yellow, white, blue, and green, symbolizing the disability community's resilience, diversity, and intersectionality.

NOW THEREFORE BE IT RESOLVED, that the City of Lansing hereby recognizes July as Disability Pride Month, and calls upon all citizens to observe this month with appropriate programs, activities, and events that honor the disability community and promote understanding, inclusion, and accessibility.

BE IT FURTHER RESOLVED, that the City of Lansing encourages the display of the Disability Pride Flag during the month of July as a symbol of solidarity



and celebration of the disability community.

BE IT FURTHER RESOLVED, that the City of Lansing reaffirms its commitment to upholding the rights of individuals with disabilities and to working towards a society that values and embraces diversity in all its forms.

By Council Member Jackson

Motion Carried

**Resolution #2024-166**

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

WHEREAS the City of Lansing has installed publicly available electric vehicle charging stations at a number of locations within the City; and

WHEREAS the City intends to charge users to cover the costs incurred to operate and maintain a public available charging network, including electricity, capital replacement and network expansion costs; and

WHEREAS the user charge may be per minute, per kilowatt hour of electricity used, or a combination of the two.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves maximum user fee of up to \$.10 per minute and \$.30 per kilowatt hour (Kwh) for Level 2 chargers.

BE IT FURTHER RESOLVED that these fees will be reviewed at least annually to ensure they are covering all costs associated with these charging stations and that appropriate fees will be established for Level 3 chargers if they are installed.

By Council Member Spadafore to place an affirmative roll on the Resolution

Council Member Spadafore moved to adopt a substitute for the Resolution

Motion Carried

The question being adoption of the Resolution as substituted

Motion Carried

**Resolution #2024-167**

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

WHEREAS, the City of Lansing proposes to sell and the Beitler Real Estate Services, LLC, (Beitler) has offered to purchase a parcel of land located 124 W. Michigan Ave., Lansing, MI 48933, commonly known as the David C. Hollister Lansing City Hall, more specifically described herein (the Property); and

WHEREAS, the Property was appraised by Valbridge Property Advisors on March 7, 2023 at \$2,780,000.00; and

WHEREAS, Beitler has offered to purchase the Property at the appraised price, as is, and will not seek public financial incentives for its redevelopment; and

WHEREAS, the Redevelopment Agreement detailing the sale and redevelopment of the property into a hotel was placed on file with the City Clerk on June 3, 2024; and

WHEREAS, the City Council held a public hearing on July 8, 2024 in consideration of the sale and redevelopment; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the Redevelopment Agreement placed on file with the City Clerk on June 3, 2024, and sale of the Property, legally described as:

LOTS 6 & 7, W 50 FT LOT 8, LOTS 4 & 5 EXC N 105 FT, ALSO COM 16 FT W OF SE COR LOT 3, TH N 25 FT, W 24 FT, N 6 FT, W 26 FT, S 31.12 FT TO SW COR LOT 3, E 50 FT TO BEG; BLOCK 101 ORIG PLAT

Parcel No.: 33-01-01-16-183-009

For the sum of \$2,780,000.00.

BE IT FURTHER RESOLVED, that the City Council finds the Property no longer necessary for public purposes, after all operations currently at the Property have relocated, as described in the Redevelopment Agreement.

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

By Vice President Hussain

Motion Carried

### Ordinances for Passage

#### Passage of Ordinance

An Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the City of Lansing was read a second time by its title and adopted by the following roll call vote:

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

Nays: None

#### **Ordinance #1322**

**An Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the City of Lansing.**

THE CITY OF LANSING ORDAINS:

SECTION 1. That the Code of Ordinances of the City of Lansing, Michigan, as amended and republished by municipal code corporation through Supplement 61, and all general and permanent legislation of the City from the date of entry through December 31, 2023, except any ordinance repealed as provided by law, as revised, codified, arranged, numbered, edited, and consolidated into component codes, titles, chapters, and sections are hereby approved and readopted as the Codified Ordinances of Lansing, Michigan 2023, complete to December 31, 2023.

SECTION 2. The readoption of Codified Ordinances shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such readoption or an action or proceeding for the enforcement of such right or liability. Such readoption shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution thereof. For such purposes, any such legislative provision shall continue in full force notwithstanding its repeal for the purpose of revision and codification.

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

Section 4. All ordinance or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

Section 5. This ordinance shall take effect on the 30<sup>th</sup> day after enactment unless given immediate effect by City Council and shall expire December 31, 2033.

### **Speaker Registration for Public Comment on City Government Related Matters**

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

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

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

Grant Acceptance; 2023 Municipal Facilities Infrastructure Election Grant  
Referred to the Committee on Ways and Means

Grant Acceptance; 2024 Enhancement Grant for Facilities the support Election Administration  
Referred to the Committee on Ways and Means

Board of Water and Light proposed Electric, Water, Steam and Chilled Water Rate Changes  
Referred to the Committee of the Whole

Item(s) from the Mayor re:

Appointment; Hannah Jones-Nelson as the 2<sup>nd</sup> Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2026

Referred to the Committee on Equity Diversity and Inclusion

Payment in Lieu of Taxes (PILOT); Genesee Senior Apartments, 835 W Genesee St

Referred to the Committee on Development and Planning

Setting a Public Hearing on Payment in Lieu of Taxes (PILOT); Genesee Senior Apartments, 835 W Genesee St.

Referred to the Committee on Development and Planning

Grant Acceptance; HUD Community Project sponsored by U.S. Rep. Elissa Slotkin to support the development of a new publicly owned music and arts venue

Referred to the Committee on Ways and Means

Traffic Control Order Nos. 24-01 and 24-02; parking prohibition between 2 a.m. and 5 a.m. on Westchester Rd. and East Westchester Rd.

Referred to the Committee on City Operations

Board of Water and Light Return on Equity Agreement, Amendment #7

Referred to the Committee of the Whole

Brownfield Plan #81 Amendment No. 1; NEOGEN Expansion, 720 E. Shiawassee St. and 703 E. Michigan Ave,

Referred to the Committee on Development and Planning

Setting a Public Hearing on Brownfield Plan #81 Amendment No. 1; NEOGEN Expansion, 720 E. Shiawassee St. and 703 E. Michigan Ave.

Referred to the Committee on Development and Planning

• Communications and Petitions, and Other City Related Matters:

Notice from the Michigan Liquor Control Commission; Parinaaz, Inc. request for transfer ownership 2024 SDD and SDM licensed business; New Sunday Sales permit (AM); New Sunday Sales permit (PM) for SDM license – Mixed Spirit Drink; New Sunday Sales permit (PM) for SDD license – Spirits at 200 S Martin Luther King Jr Blvd (RID # (RQ-2407-08299))

Referred to the Committee on City Operations

Communication from David Ellis in objection to the Michigan Avenue redesign

Referred to the Committee on Public Safety

Communication from 20 people in support of “quality-of-life policing”

Referred to the Committee on Public Safety and Placed on File

Update from State Representative Kara Hope about the recent approved State Budget funding for Lansing area projects

Placed on File

**Remarks by the Mayor Or Executive Assistant**

Mayor Schor spoke about the Grand Opening of the Salt Rock Pub, the unveiling of the 'Welcome to Lansing' sign on Jolly, and thanked City Council for their support for the sale of City Hall.

**Public Comment on City Government Related Matters**

Loretta Stanaway spoke about four individuals involved in gun violence.

Jody Washington spoke about Eastern High School and the proposed University of Michigan psychiatric facility.

Nicklas Zande spoke about various City matters.

David Ellis spoke about pedestrian and bicyclist safety.

Thomas Kweku of East Lansing spoke about various City matters.

**Adjourned Time 8:16 P.M.**

---

**Chris Swope, City Clerk**



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Agenda Item Number(s) or Description(s) 4-Genesee Pilot

Name (print) William Lawrence E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 731 W Genesee

Company or organization represented, etc. (if applicable) Genesee neighbors

Signature [Handwritten Signature] Pronouns he/him

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Agenda Item Number(s) or Description(s) Genesee St School

Name (print) Petra Mills E-Mail (optional) petm1489@aol.com

Address (street, city, zip) 731 W Genesee St 48915

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature [Handwritten Signature] Pronouns any

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Agenda Item Number(s) or Description(s) 6

Name (print) Luna Brown E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 1216 E Kalamazoo St

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature Luna Brown Pronouns \_\_\_\_\_

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

Name (print) Tim Daman E-Mail (optional) tdaman@lansingchamber.org

Address (street, city, zip) 500 E. Michigan Ave Lansing MI 48944

Company or organization represented, etc. (if applicable) Lansing Regional Chamber

Signature Tim Daman Pronouns \_\_\_\_\_

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Agenda Item Number(s) or Description(s) #15 NEOGEN Brownfield

Name (print) Amy ROCKLIN E-Mail (optional) arocklin@neogen.com

Address (street, city, zip) 5305 N DIXBORO Rd Ann Arbor MI 48108

Company or organization represented, etc. (if applicable) NEOGEN CORPORATION

Signature [Signature] Pronouns SHE

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Agenda Item Number(s) or Description(s) #4

Name (print) Alicia Maida E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 720 W Shiawassee St

Company or organization represented, etc. (if applicable) none

Signature Alicia Maida Pronouns She

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Agenda Item Number(s) or Description(s) \_\_\_\_\_

Name (print) Lauren Delcamp E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 734 1/2 W. Genesee St.

Company or organization represented, etc. (if applicable) Concerned resident

Signature Lauren Delcamp Pronouns she/her

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Agenda Item Number(s) or Description(s) Genesee St. School

Name (print) ASHLEY STEINER E-Mail (optional) KeepCity

Address (street, city, zip) 731 W Genesee Street 48915

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature ASHLEY STEINER Pronouns She-Her

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Agenda Item Number(s) or Description(s) 4 Genesee

Name (print) Marshall Clabeaux E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 731 W Genesee St. Lansing 48918

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature [Handwritten Signature] Pronouns \_\_\_\_\_

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## Swope, Chris

---

**From:** Hussain, Adam  
**Sent:** Thursday, August 22, 2024 4:50 PM  
**To:** Swope, Chris  
**Subject:** Fw: [EXTERNAL] Petition signatures opposed to Genesee school PILOT  
**Attachments:** PXL\_20240816\_131712863.jpg; PXL\_20240816\_131723365.jpg; PXL\_20240816\_131735784.jpg; PXL\_20240816\_131652270.jpg

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**From:** William Lawrence <lawrence.will@gmail.com>  
**Sent:** Friday, August 16, 2024 10:01 AM  
**To:** Hussain, Adam <Adam.Hussain@lansingmi.gov>  
**Subject:** [EXTERNAL] Petition signatures opposed to Genesee school PILOT

Good morning Vice President Hussain,

Good chatting with you briefly at Council on Monday. Please see attached: 43 signatures from Genesee neighborhood residents opposed to Völker's application for a 45-year PILOT for the Genesee school.

We have additional petitions being circulated by neighbors; I'm told that we are actually up to 59 total signatures so far. We will submit those names and addresses once the sheets are collected.

Please let me know if you'd like to speak with neighborhood members about this issue and get more on-the-ground information. I'm sure folks would be eager to speak with you.

These are the central concerns about the project:

- Völker Co, the project developer and manager, is **headquartered out-of-state** and doesn't have a single property in Michigan.
- **Zero consultation has taken place** with neighborhood residents.
- Völker's other school rehabs have received bad reviews for **absentee management, cheap construction, and disrespect of tenants**.
- The proposed redevelopment plan **eliminates a neighborhood park and playground in favor of a parking lot**.
- We neighbors agree that the property should be re-developed, and we support having more senior housing in the neighborhood. However, the proposal on the table is a **45-year tax break** to a developer who **cares nothing for Lansing or our neighborhood** & has a bad track record.
- We are confident that **a stronger plan can emerge soon** via neighborhood leadership, local developers, and local nonprofits
- **We ask Lansing City Council and MSHDA to deny Völker's requested tax breaks and development loans**, and give time for a better proposal to emerge with more local leadership.

Respectfully,



William Lawrence  
731 W Genesee St.  
Lansing, MI  
cell: 517-648-4558

# Genesee Neighborhood Residents are concerned about the plan to redevelop the historic Genesee school

- Völker Co, the project developer and manager, is headquartered out-of-state and doesn't have a single property in Michigan.
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- We ask Lansing City Council and MSHDA to deny Völker's requested tax breaks and development loans, and give time for a better proposal to emerge with more local leadership.

|    | Name            | Address                                |
|----|-----------------|----------------------------------------|
| 1  | Saliza Barber   | 811 W. Shiawassee St Lansing 48915     |
| 2  | Gary Washington | 811 W. Shiawassee St Lansing 48915     |
| 3  | Shawn Grompa    | 810 W. Lapeer St Lansing 48915         |
| 4  | Donna Hinton    | 738 W. Genesee Lansing 48915           |
| 5  | Heaven Hinton   | 802 W. Genesee Lansing MI 48915        |
| 6  | Nathan Hallman  | 728 W. Lapeer Lansing MI 48915         |
| 7  | Lauren Delcamp  | 734 1/2 W. Genesee St Lansing MI 48915 |
| 8  |                 |                                        |
| 9  |                 |                                        |
| 10 |                 |                                        |
| 11 |                 |                                        |
| 12 |                 |                                        |



# Genesee Neighborhood Residents are concerned about the plan to redevelop the historic Genesee school

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- We ask Lansing City Council and MSHDA to deny Völker's requested tax breaks and development loans, and give time for a better proposal to emerge with more local leadership.

|    | Name              | Address                                |
|----|-------------------|----------------------------------------|
| 1  | Jamonia Reason    | 425 1/2 N Butler Blvd Lansing MI 48915 |
| 2  | Florence Tello    | 407 N Butler Blvd Lansing MI 48915     |
| 3  | Heather Delfino   | 1004 Genesee St                        |
| 4  | Heather Delfino   | 1016 W Genesee 48915                   |
| 5  | Heather Delfino   | 1020 Genesee 48915                     |
| 6  | Heather Delfino   | 1020 Genesee 48915                     |
| 7  | Heather Delfino   | 925 W Genesee St 48915                 |
| 8  | Heather Delfino   | 731 W Genesee St 48915                 |
| 9  | Cody Sparks       | 723 W Genesee St 48915                 |
| 10 | Sally Chirio      | 435 N Sycamore St 48933                |
| 11 | Prece Spoa        | 425 N Sycamore St 48933                |
| 12 | Vondakay Greenlee | 423 N Sycamore St 48933                |



# Genesee Neighborhood Residents are concerned about the plan to redevelop the historic Genesee school

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|    | Name                | Address                      |
|----|---------------------|------------------------------|
| 1  | John Ireland        | 730 W Shawasssee             |
| 2  | Walter Smith        | 726 W Shawasssee             |
| 3  | William Manda Alida | 720 W Shawasssee St          |
| 4  | Edith Jesse         | 720 W Shawasssee St.         |
| 5  | Savannah Styler     | 731 W. Genesee St            |
| 6  | Michael Miller      | 423 Shawasssee St N Sycamore |
| 7  | William P. Forhart  | 408 N. Sycamore              |
| 8  | Quinta Glynn        | 416 N. Sycamore St.          |
| 9  | Kandy Dykhuis       | 418 N. Sycamore              |
| 10 | John DeLong         | 428 N Sycamore               |
| 11 | Jodi DeLong         | 428 N Sycamore               |
| 12 | Brodie Van Riper    | 733 W Shawasssee             |



UNITED STATES GOVERNMENT  
NATIONAL LABOR RELATIONS BOARD  
**NOTICE**

Case 07-CA-332596

The issuance of the notice of formal hearing in this case does not mean that the matter cannot be disposed of by agreement of the parties. On the contrary, it is the policy of this office to encourage voluntary adjustments. The examiner or attorney assigned to the case will be pleased to receive and to act promptly upon your suggestions or comments to this end.

An agreement between the parties, approved by the Regional Director, would serve to cancel the hearing. However, unless otherwise specifically ordered, the hearing will be held at the date, hour, and place indicated. Postponements ***will not be granted*** unless good and sufficient grounds are shown ***and*** the following requirements are met:

- (1) The request must be in writing. An original and two copies must be filed with the Regional Director when appropriate under 29 CFR 102.16(a) or with the Division of Judges when appropriate under 29 CFR 102.16(b).
- (2) Grounds must be set forth in ***detail***;
- (3) Alternative dates for any rescheduled hearing must be given;
- (4) The positions of all other parties must be ascertained in advance by the requesting party and set forth in the request; and
- (5) Copies must be simultaneously served on all other parties (listed below), and that fact must be noted on the request.

Except under the most extreme conditions, no request for postponement will be granted during the three days immediately preceding the date of hearing.

Julie Mann, Chief Human Resources Officer  
Neogen Corporation  
620 Leshar Place  
Lansing, MI 48912

Helen E. R. Mills, Esq.  
Fahey Schultz Burzych Rhodes PLC  
4151 Okemos Road  
Okemos, MI 48864

Tracy Stablein, Esq.  
Fahey Schultz Burzych Rhodes PLC  
4151 Okemos Road  
Okemos, MI 48864

William Black, Business Agent  
Local 243, International Brotherhood of  
Teamsters  
39420 Schoolcraft  
Plymouth Township, MI 48170

Scott Soldon, Esq.  
Soldon McCoy Law Firm  
3934 North Harcourt Place  
Shorewood, WI 53211

Kyle A. McCoy, ESQ.  
Soldon McCoy  
5502 Upland Trail  
Middleton, WI 53562

4. At all material times, the following individuals held the positions set forth opposite their respective names and have been supervisors of Respondent within the meaning of Section 2(11) of the Act and agents within the meaning of Section 2(13) of the Act.

|                 |                                                    |
|-----------------|----------------------------------------------------|
| John Adent      | Chief Executive Officer and President              |
| Robert Donofrio | Chief Scientific Officer                           |
| Doug Jones      | Chief Operating Officer                            |
| Jason Lilly     | Vice President, Americas and Australia/New Zealand |
| David Naemura   | Chief Financial Officer                            |
| Amy Rocklin     | Chief Legal and Compliance Officer                 |
| Ray Bigelow     | Operations Manager                                 |
| Jerome Hagadorn | Vice President of Operations                       |
| Julie Mann      | Chief Human Resources Officer                      |
| Kendra Wilson   | Organizational Development Manager                 |

5. About November 20, 2023, Respondent, by its representative unknown to the General Counsel but well known to Respondent, at its Lansing facilities, threatened employees with closure and loss of flexibility if they selected the Charging Party as their collective-bargaining representative.

6. About November 21, 2023, Respondent, by its representative unknown to the General Counsel but well known to Respondent, at its Lansing facilities, threatened employees with loss of benefits, such as cookout events, PTO giveaways and other gifts, if they selected the Charging Party as their collective-bargaining representative.

7. About November 22, 2023, Respondent, by Julie Mann, at its Lansing facilities:

(a) threatened employees with loss of benefits, including scheduling flexibility, if they chose to be represented by the Charging Party;

(b) threatened employees with the loss of access to direct communication with supervisors if they chose to be represented by the Charging Party.

(c) threatened employees with loss of benefits, including feeling comfortable and safely discussing problems, issues and questions with company leadership, if they selected the Charging Party as their bargaining representative.

8. About November 29, 2023, Respondent by its representative unknown to the General Counsel, but well known to Respondent, at its Lansing facilities, without specifying any difference between economic or unfair labor practice strike, threatened employees with permanent replacement in the event of a strike if they chose to be represented by a union.

9. About December 1, 2023, Respondent, at its Lansing facilities:



to discuss working conditions if they chose the Charging Party as their collective-bargaining representative.

11. About December 11, 2023, Respondent, at its Lansing facilities:

(a) by its representative unknown to the General Counsel but well known to Respondent, threatened employees with a loss of access to supervision to discuss working conditions if they chose the Charging Party as their collective-bargaining representative.

(b) by Ray Bigelow, threatened employees with loss of workplace flexibilities if they chose the Charging party as their collective-bargaining representative.

12. (a) The following employees of Respondent (the Unit) constitute a unit appropriate for the purposes of collective bargaining within the meaning of Section 9(b) of the Act:

All full-time and regular part-time shipping clerks and material handlers employed by the Employer at or out of its facilities located at 301 N. Hosmer Street, 717 E. Shiawassee Street, 740 E. Shiawassee Street, and 720 E. Shiawassee Street, Lansing, Michigan; but excluding all temporary employees, team leads, office clerical employees, managers and guards and supervisors as defined in the Act.

(b) About November 1, 2023, a majority of the Unit designated the Charging Party as their exclusive collective-bargaining representative.

(c) About November 1, 2023, the Charging Party by letter requested that Respondent recognize it as the exclusive collective-bargaining representative of the Unit and bargain collectively with the Charging Party as the exclusive collective-bargaining representative of the Unit.

(d) About November 7, 2023, the Charging Party filed a Certification of Representative Petition (Petition) in Case 07-RC-329663, which included language stating that the Charging Party was requesting Respondent recognize the Charging Party as the exclusive collective-bargaining representative of the Unit.

(e) On December 13, 2023, an election was held pursuant to the Petition filed in paragraph 12(d).

(f) On December 13, 2023, the tally of ballots prepared at the conclusion of the election showed that, of approximately 30 eligible voters, 10 votes were cast for and 17 votes were cast against the Charging Party, with no challenged ballots. Accordingly, a majority of employees in the Unit described above in paragraph 12(a) did not select the Charging Party as their exclusive collective-bargaining representative.

(g) The serious and substantial unfair labor practice conduct described above in paragraphs 5 through 11 is such that it undermined the validity of the election process conducted pursuant to the Petition described in paragraph 12(d). Therefore, on balance, the employees'

14. By the conduct described above in paragraph 12, Respondent has been failing and refusing to bargain collectively with the exclusive collective-bargaining representative of its employees in violations of Sections 8(a)(1) and (5) of the Act.

15. The unfair labor practices of Respondent described above affect commerce within the meaning of Sections 2(6) and (7) of the Act.

**WHEREFORE**, it is prayed that Respondent be ordered to:

1. Cease and desist from:

(a) engaging in the conduct described in paragraphs 5 through 11 or in any like or related manner interfering with, restraining, or coercing its employees in the exercise of the rights guaranteed in Section 7 of the Act.

(b) engaging in the conduct described in paragraph 12 or in any like or related manner failing or refusing to bargain collectively and in good faith with the Charging Party as the exclusive collective-bargaining representative of the Unit.

2. Take the following affirmative actions.

(a) notify the Charging Party of any changes made to wages, hours or other terms and conditions of employment of unit employees at any time since November 1, 2023, and on request, bargain with the Charging Party as the exclusive collective-bargaining representative of the Unit employees about said changes, and on request, rescind any changes to Unit employees' terms and conditions of employment made since November 1, 2023, restore the status quo ante with respect to such changes and make whole any employees who were adversely affected by such changes.

(b) Upon request, and pursuant to *Cemex Construction Materials Pacific, LLC*, 372 NLRB No. 130 (2023), meet and bargain in good faith with the Charging Party at reasonable, mutually agreed-upon times and locations with respect to an initial collective-bargaining agreement. If an understanding for a collective-bargaining agreement is reached, Respondent will embody such understanding in a signed, written agreement.

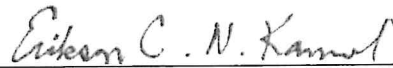
(c) Hold a meeting or meetings during worktime, scheduled to ensure the widest possible attendance of employees, at which a responsible management official of Respondent will read the Notice to Employees and the Board's Explanation of Rights to all attendees in the presence of a Board Agent and a representative of the Charging Party. Distribute a copy of the Notice to Employees and the Board's Explanation of Rights to each employee present at the opening of the meeting and before the Notice and Explanation of Rights are read aloud.

(d) Physically post, and electronically distribute, including by e-mail, any text-based mobile messaging platform, social media websites, internal apps, and any other means by which Respondent communicate with their employees a copy of the signed the Notice and



any other party to this proceeding have the right to appear and present testimony regarding the allegations in this complaint. The procedures to be followed at the hearing are described in the attached Form NLRB-4668. The procedure to request a postponement of the hearing is described in the attached Form NLRB-4338.

Dated: August 2, 2024

A handwritten signature in cursive script, reading "Erikson C. N. Karmol", positioned above a horizontal line.

Erikson C.N. Karmol, Acting Regional Director  
National Labor Relations Board, Region 07  
Patrick V. McNamara Federal Building  
477 Michigan Avenue, Room 05-200  
Detroit, MI 48226

Attachments

**in evidence.** If a copy of any exhibit is not available when the original is received, it will be the responsibility of the party offering such exhibit to submit the copy to the ALJ before the close of hearing. If a copy is not submitted, and the filing has not been waived by the ALJ, any ruling receiving the exhibit may be rescinded and the exhibit rejected.

- **Transcripts:** An official court reporter will make the only official transcript of the proceedings, and all citations in briefs and arguments must refer to the official record. The Board will not certify any transcript other than the official transcript for use in any court litigation. Proposed corrections of the transcript should be submitted, either by way of stipulation or motion, to the ALJ for approval. Everything said at the hearing while the hearing is in session will be recorded by the official reporter unless the ALJ specifically directs off-the-record discussion. If any party wishes to make off-the-record statements, a request to go off the record should be directed to the ALJ.
- **Oral Argument:** You are entitled, on request, to a reasonable period of time at the close of the hearing for oral argument, which shall be included in the transcript of the hearing. Alternatively, the ALJ may ask for oral argument if, at the close of the hearing, if it is believed that such argument would be beneficial to the understanding of the contentions of the parties and the factual issues involved.
- **Date for Filing Post-Hearing Brief:** Before the hearing closes, you may request to file a written brief or proposed findings and conclusions, or both, with the ALJ. The ALJ has the discretion to grant this request and to will set a deadline for filing, up to 35 days.

### III. AFTER THE HEARING

The Rules pertaining to filing post-hearing briefs and the procedures after the ALJ issues a decision are found at Sections 102.42 through 102.48 of the Board's Rules and Regulations. Please note in particular the following:

- **Extension of Time for Filing Brief with the ALJ:** If you need an extension of time to file a post-hearing brief, you must follow Section 102.42 of the Board's Rules and Regulations, which requires you to file a request with the appropriate chief or associate chief administrative law judge, depending on where the trial occurred. You must immediately serve a copy of any request for an extension of time on all other parties and furnish proof of that service with your request. You are encouraged to seek the agreement of the other parties and state their positions in your request.
- **ALJ's Decision:** In due course, the ALJ will prepare and file with the Board a decision in this matter. Upon receipt of this decision, the Board will enter an order transferring the case to the Board and specifying when exceptions are due to the ALJ's decision. The Board will serve copies of that order and the ALJ's decision on all parties.
- **Exceptions to the ALJ's Decision:** The procedure to be followed with respect to appealing all or any part of the ALJ's decision (by filing exceptions with the Board), submitting briefs, requests for oral argument before the Board, and related matters is set forth in the Board's Rules and Regulations, particularly in Section 102.46 and following sections. A summary of the more pertinent of these provisions will be provided to the parties with the order transferring the matter to the Board.



August 26, 2024

Lansing City Council  
124 W. Michigan Ave.  
10<sup>th</sup> Floor City Hall  
Lansing, MI 48933

RE: Brownfield Plan #81 Amendment No. 1; Neogen Expansion, 720 E. Shaiwassee St. and 703 E. Michigan Ave.

Lansing City Council,

Since 1901, the Lansing Regional Chamber of Commerce (LRCC) has served as a transformational leader and trusted voice of the region's business community. As the Lansing region continues to grow and evolve, the LRCC only continues to strengthen our efforts to ensure that all businesses connect, grow, and thrive. Our strategic efforts are supported by four key pillars: excellent operations, business value, policy influence, and regional leadership.

Neogen Corporation embodies these pillars and has been a leader within the Mid-Michigan community for more than 40 years. As a global company with its corporate headquarters in downtown Lansing, Neogen has been an exemplary employer and advocate for the growth of our community. Since its founding, Neogen has continually invested in the city, transforming tired buildings into modern office and manufacturing spaces, creating jobs for both Neogen and contractors within the area.

The company's current project, the expansion of its Shiawassee Street facility into a high-tech manufacturing, lab, and research facility, is no exception. The project has transformed a former train site into a facility that will create more than 100 new skilled jobs and generate \$45 million in new property taxes over the next 20 years. In the construction of this facility, Neogen has proudly utilized union labor. The company respects the rights of workers, and it continues to work collaboratively with unions within the region to ensure that all parties are treated fairly.

Neogen is a key community partner, investing in the people and companies who call Lansing home, evidenced by their recent receipt of an employee-led collaborative grant from the State of Michigan. The application process brought together multiple employers within the Lansing area to formulate training and educational solutions to help fill talent gaps within the workforce.

In 2023, we recognized Neogen's co-founder and former CEO Jim Herbert with the LRCC Community Service Award, for his work to revitalize urban neighborhoods in the Lansing region and his monetary donations to the UM Health-Sparrow Herbert Herman Cancer Center and UM-Sparrow Health System.



The company is truly committed to the betterment and growth of our region, and we are proud to offer them our support. On behalf of the Lansing Regional Chamber of Commerce, we encourage you to approve Neogen's proposed amendment to its current Brownfield tax credit for its ongoing expansion project within the City of Lansing.

Sincerely,

A handwritten signature in black ink that reads "Tim Daman".

Tim Daman  
President & CEO  
Lansing Regional Chamber of Commerce



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



## Public Comment on Legislative Matters Registration

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

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

Agenda Item Number(s) or Description(s) #5 Public Hearing Scheduled Public - Brownfield 81- Dragen

Name (print) Keith Wasilowski E-Mail (optional) KWasilowski@Neogen.com

Address (street, city, zip) 11882 Schudel Ridge Dr. Byron MI 48408

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

Signature [Handwritten Signature] Pronouns He - Him

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

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

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

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

## CITY OF LANSING NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held on **August 26** at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI, on the proposed Lansing Gateway Corridor Improvement Authority Development and Finance Plan in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act) and as defined by Public Act 57 of 2018 as:

In 2019 the City of Lansing used the adopted State Law (Act 280 of 2005) to create what is known as the Lansing Gateway Corridor Improvement Authority (LGCIA) and established a District with eligible property within 500 feet of the centerline of North Grand River, east on Franette Road to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard.

The purpose of the Corridor Improvement Authority Act is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development and redevelopment of this area. The types of improvements could include sidewalks/pathways, streetlights, streetscape enhancements, façade improvements, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this district. The CIA's first task to be able to fund these improvements is to create a Development and Tax Increment Financing Plan. This plan describes the types of activities that the CIA can participate in as well as how those activities are financed. The plan covers a 15-year period and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. **It is important to note that TIF is not a new tax nor does it raise property owner's taxes.**

City Council will hear comments from citizens, taxpayers and property owners, officials from any affected taxing jurisdiction and any other interested persons. All aspects of the Plan will be open for discussion at the public hearing. Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, 124 W Michigan Avenue, 9th Floor of City Hall, Lansing, MI 48933. The Development and Finance Plan can be found on the Lansing Economic Development website: [Lan Gateway Com Corridor | Lansing Economic Development Corp. \(lansingedc.com\).](http://Lan Gateway Com Corridor | Lansing Economic Development Corp. (lansingedc.com).)

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](mailto:city.clerk@lansingmi.gov).





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# Chris Swope

## Lansing City Clerk

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August 23, 2024

LIEBLER CONSTRUCTION  
2715 N GRAND RIVER AVE  
LANSING, MI 48906

**From:** Chris Swope, Lansing City Clerk

**Subject:** Notice of Public Hearing regarding proposed **Lansing Gateway** Corridor Improvement Authority (CIA) Development and Finance Plan

Your property is within the corridor improvement authority district. Below is a notice of public hearing that may be of interest to you, The Development and Finance Plan can be found on the **Lansing Gateway** CIA website: [www.lansingmi.gov/1035/Lansing-Gateway-Improvement-Authority](http://www.lansingmi.gov/1035/Lansing-Gateway-Improvement-Authority)

**It is important to note that TIF is not a new tax nor does it raise property owner's taxes.**

For further information, please contact Kahleea Washington Community Development Fellow Lansing Economic Development Corporation (LEDC) at [kahleea@lansingedc.com](mailto:kahleea@lansingedc.com).

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**(See back)**



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City Council will hear comments from citizens, taxpayers and property owners, officials from any affected taxing jurisdiction and any other interested persons. All aspects of the Plan will be open for discussion at the public hearing. Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, 124 W Michigan Avenue, 9th Floor of City Hall, Lansing, MI 48933. The Development and Finance Plan can be found on the **Lansing Gateway** CIA website: [www.lansingmi.gov/1035/Lansing-Gateway-Improvement-Authority](http://www.lansingmi.gov/1035/Lansing-Gateway-Improvement-Authority)

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](mailto:city.clerk@lansingmi.gov).

Sincerely,

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

Chris Swope, MMC/MiPMC  
Lansing City Clerk



Andy Schor, Mayor

The Lansing Gateway

Corridor Improvement Authority (LGCIA)

Development and Tax Increment Financing Plan

Approved and Recommended by the Lansing Gateway Corridor Improvement Authority June 25, 2024

## The 2024 Lansing Gateway Corridor Improvement Authority Board of Directors:

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Linking business and community.

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## Executive Summary

The Lansing Gateway Corridor primarily runs along N. Grand River Avenue, and acts as the northernmost west to east throughfare in the City of Lansing. The Lansing Gateway Corridor is home to a variety of manufacturing, service, transportation, and retail businesses along with residential neighborhoods in northern Lansing. Although this corridor is home to some major organizations such as the Capital Region International Airport and Peckham Inc., the lack of new investment and development in this area is a detriment and is not reflective of the strong neighborhoods and proud businesses along the corridor. The Lansing Gateway Corridor acts as a northern entrance into the City of Lansing, but its current condition does not provide a positive first impression of Lansing for those entering via the I96/I69 interchange or the airport. Therefore, the Lansing Gateway Corridor Improvement Authority (CIA), Mayor Andy Schor, and the City of Lansing have made the revitalization of this corridor a priority by adopting and implementing the plan outlined below.

In 2019, Mayor Andy Schor proposed, and the Lansing City Council approved the establishment of Lansing Gateway Corridor Improvement Authority (the Authority), a public body created under Public Act 57 of 2018 consisting of representatives from the business community and corridor residents. The goals of the Authority are to strategically revitalize the corridor, prevent any further deterioration, and promote economic growth in the area. To achieve this, the Authority must engage key stakeholders to create and implement a deliberate action plan to address the needs of the Lansing Gateway Corridor.

Throughout the development of this plan there have been several community engagement efforts to ensure that this plan represents the needs identified by residents, business owners, property owners, and other key stakeholders. The cohesive input gathered and used in this plan outlines the unique needs of the Lansing Gateway Corridor and its surrounding communities. The Authority used that feedback to identify priority areas and projects. Based on the community's input and other key sources of information, the current issues harming the corridor include poor road and sidewalk conditions, disparate land use and a need for a cohesive identity, a lack of aesthetic appeal, a need for pedestrian and cyclist friendly infrastructure, and a lack of economic investment and development.

The Lansing Gateway Corridor's Development and Financing Plan outlines short-term, medium-term, and long-term projects to address these identified issues in an effective and strategic manner. The projects are put into four categories as set forth by the Michigan Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing. Within these categories the Authority has identified specific projects focused on beautification and placemaking efforts, pedestrian/cyclist safety improvements, traffic calming measures, blight reduction/infill development, and community orientated efforts/events.

The primary areas of need identified by the Authority aligns with several key principles that are supported by the City of Lansing's 2012 Comprehensive Master Plan (Master Plan). Both plans aim to transform the visually unappealing character of the corridor, to encourage alternative modes of transportation, and market the quality of the adjacent neighborhoods as attractive, functional, and sustainable places to live. In the City's Master Plan these principles are expressed as:

- Traditional Neighborhood Design – Encouraging active lifestyles (walking or biking)
- Transit-Oriented Design – Compact, walkable, pedestrian-oriented, mixed-use corridor.
- Complete Streets – Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

Through the adoption of a Finance Plan, a self-funding mechanism of Tax Increment Financing (TIF), the Authority will generate and reinvest revenue from new property tax growth back into the corridor. These new funds will be used to improve public facilities such as streetscape, pedestrian infrastructure, develop plans, invest in capacity to make the Authority self-sustaining, and other activities to implement this Plan, as enumerated per section 611 of PA 57 2018. The Authority is also able to obtain funding through donations, grants, and other sources. For example, in 2022, the mayor proposed, and the Lansing City Council approved \$100,000 in American Rescue Planning Act dollars for the LGCIA to get planning efforts started and to give the LGCIA access to immediate funding until the TIF revenue can be generated.

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- Estimated dollar amounts of captured assessed value and tax increment revenues (to be realized from projected increases in the assessed value during the next 15 years, as well as current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the plan)

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## Section I: Introduction

### General Overview

#### Michigan Public Act 280 (PA 280)

In 2005, the Michigan Legislature enacted Public Act 280 (PA 280), the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority to:

“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.”

With the adoption of PA 280 in 2005, many local governments have utilized a Corridor Improvement Authority (CIA) to spark economic revitalization of business districts in transition within their community. The CIA board of directors can create and approve a Development and Tax Increment Financing Plan for the CIA Corridor.

The Development and Finance Plan identifies needed strategic improvements to public or private properties that when conducted will encourage redevelopment and economic growth. The redevelopment and new growth lead to a more economically prosperous and aesthetically pleasing Corridor. This prosperity leads to rising property values which generate more property taxes. This increase in tax revenue is not from a new tax or higher tax rates, but rather from the higher property values in the Corridor created by implementing the Development and Finance Plan.

The CIA can then use a portion of this increase (Increment) in taxes to fund additional activities specified in the Development and Finance Plan. This reinvestment of property taxes into the Corridor generates additional redevelopment and economic growth that produces more tax revenue to make even more investments into the CIA district. By growing this annual revenue stream and putting it to work, the CIA can eventually redevelop and revitalize the entire Corridor. Also, local government and other taxing units in the Corridor experience no drop in tax revenue because they continue to receive the same amount of property taxes prior to the CIA’s creation, and once the CIA Development and Finance Plan ends, these units enjoy a tax revenue increase indefinitely into the future.

#### Power of the CIA Board

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

The Authority will be able to carry out with the execution of the vision created for the Lansing Gateway Corridor as set forth by its residents, businesses, the City's Master Plan, and other Stakeholders to improve the built and social environment of the corridor, to correct corridor deterioration, encourage transit-oriented development, and conduct analysis and research.

### **History of the Lansing Gateway Corridor**

In 1847 Michigan legislators made Lansing, MI the new state capital over the previous capital Detroit. As the new capital, Lansing's population grew rapidly, with new settlements forming along the banks of the Grand River.

James Dodge was one of the early settlers of Lansing, Dodge was a Michigan politician and a businessman in the railroad industry. Dodge played a significant role in introducing the Pere Marquette Railroad to the Lansing area. James Dodge built his family home on the northwest side of Lansing, the house was later remodeled by his daughter Abby Turner Dodge. The house later became an infamous historical landmark in the City of Lansing, now known as the Turner-Dodge House by locals. The Turner-Dodge House currently sits along the far east side of the Lansing Gateway Corridor. Today the house acts as a museum and is a frequently visited historical site and landmark in Lansing.

The northern section of the city quickly became a more industrial area in the City of Lansing. Industrial businesses continued to pop up in northwest Lansing in the early 20th century, including the Michigan Sugar Company. The Michigan Sugar Company's Lansing location was established in 1905 and acted as a factory and storage/transportation center for 50 years. The factory was later sold and redeveloped a couple of times before becoming vacant and eventually demolished. The site where the Michigan Sugar Company once resided, sits vacant today on the Lansing Gateway Corridor.

The Capital City Airport was another major industrial entity established in the Lansing area during the early 1900's. The airport is currently known as the Capital Region International Airport. The Capital Region International Airport was introduced to the Lansing area in 1928 with a weekend-long dedication carnival celebration showcased in figure one.





**Figure One:** Capital City Airport dedication weekend newspaper article in The Lansing Journal (1928).

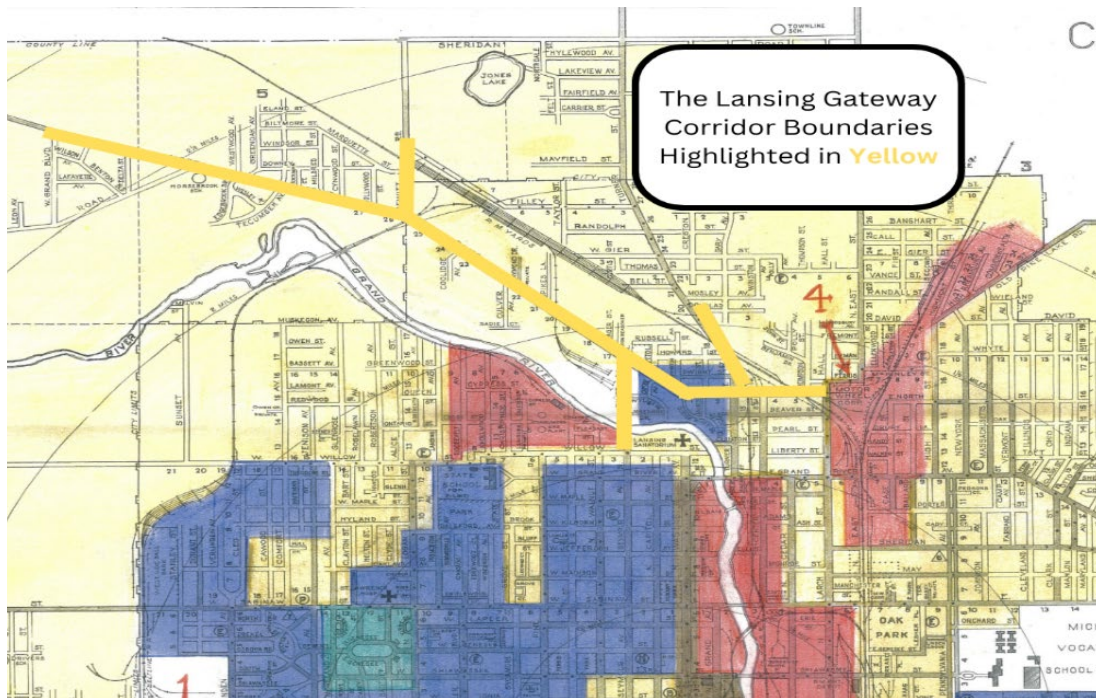
Throughout the 20<sup>th</sup> century the northwest side of Lansing, Mi continued to grow as more commercial and residential developments started to increase in this area. Neighborhoods were built around the curves of the Grand River and continued to spread north as the area became more developed. One significant development that aided in the growth of north Lansing was the expansion of N. Logan St. (currently N. Martin Luther King Blvd.) In 1960, City of Lansing officials approved the extension of Logan St. from Willow St. to DeWitt Rd. providing the westside of Lansing a north-south throughfare. The extension included the construction of a new bridge over the Grand River, connecting Logan St. with N. Grand River Ave as shown in figure two.



**Figure Two:** A newspaper article on the Logan St extension and bridge proposal in Lansing, Mi by the Lansing State Journal (1960).

What is known as N. Grand River Ave. to locals, also acts as the U.S Interstate 96 throughfare for the City of Lansing. Long before the U.S Interstate 96 was established by the United States federal government, it was one of the many Native American trails throughout what is now the United States. European settlers later discovered the trail and named it the “Grand River Trail”, eventually turning into Michigan Highway 16 then U.S Interstate 96 as we know it today.

In the 1900’s redlining created and perpetuated socioeconomic inequality in cities throughout the United States. Different institutions in the Lansing area utilized the redlining scale to rate neighborhoods throughout the city, restricting investment and economic growth in areas occupied by specific demographics. In the residential neighborhoods surrounding the corridor, areas on the southeast side of the corridor were given a “D” rating on the redlining scale, which is the worst possible rating. Today, that area is still affected by the concentration of poverty, lack of economic investment, and resources associated with poorly rated neighborhoods. In the figure below, some of the areas highlighted in red surrounding the corridor correspond with neighborhoods currently deemed a priority area for economic development efforts. Redlining resulted in a significant amount of uneven development in poorly rated areas that continues to cause harm to those neighborhoods today.



**Figure Three:** A 1939 redlining map for the Lansing and East Lansing area, from the Detroit Free Press (1939).

### Present Conditions

Today, the Lansing Gateway Corridor stretches across North Grand River Ave. acting as the northernmost west to east throughfare in the City of Lansing. The Lansing Gateway Corridor is surrounded by a variety of different businesses/industries including industrial, auto related, and service-based businesses. Historical entities like the Capital Region International Airport and the Turner-Dodge House continue to play a key role on this corridor, while newer establishments like Peckham INC. also call the Lansing Gateway Corridor home.

Despite the presence of major entities, the Lansing Gateway Corridor is struggling with a vacancy issue due to the lack of investment and development in the northwest portion of Lansing. The lack of investment along the Lansing Gateway Corridor has resulted in transit related issues such as poor road and sidewalk conditions that need to be addressed. There is also a dire need for more placemaking and maintenance initiatives to help improve the overall aesthetic of the corridor.

### Background and Plan Needs

In his 2019 State of the City speech, Mayor Andy Schor proposed the creation of N. Grand River Avenue Corridor Improvement Authority. On August 12, 2019, the Lansing City Council adopted Resolution Number 2019-257 declaring its intent to create and provide for the operation of the N. Grand River Ave. Corridor Improvement Authority. Following a formal public hearing on September 23, 2019, the Lansing City Council adopted Resolution Number 2019-333 to establish



the boundaries of the Improvement Authority which runs along N. Grand River Ave from Waverly Rd. to just above the Old Town District. In the resolution establishing the Authority, it was determined that a CIA was necessary to:

- a) Correct and prevent deterioration in business districts
- b) Redevelop the City's commercial corridors
- c) Promote economic growth

The N. Grand River Ave. Corridor was later renamed to the Lansing Gateway Corridor, to capture its role as the northern entrance into the City of Lansing.

The City of Lansing's Mayor appointed all five of the current board members to the Lansing Gateway CIA board throughout 2022.

### **Plan Development Process**

In the spring of 2023, five students from the Michigan State University's Urban Planning and Community Development practicum program collaborated with the Lansing Economic Development Corporation to complete a corridor study report. The students collected data to assess the current condition of the Lansing Gateway Corridor. The research was used to produce a report highlighting the corridor's socio-economic profile, zoning, land use assessment, mobility report, parcel analysis and best use scenarios, a community survey, and a case study analysis. The insight and recommendations from the report are being used to guide aspects of the Lansing Gateway Corridor's Development and Financing Plan.

The following summer in 2023, the City of Lansing brought on their second community development fellow through the Community Economic Development Association of Michigan (CEDAM) fellowship. The community development fellow assisted the Lansing Gateway Corridor Improvement Authority in the development of the Lansing Gateway Corridor's Development and Tax Increment Financing Plan. During the fellowship the fellow collaborated with the LGCIA Authority and other key stakeholders such as business owners and residents along the corridor to gather the necessary information to create an effective plan. Using the guidance from the information gathered by the practicum students report, the fellow conducted a community input survey that allowed the community to provide their thoughts on the current and future climate of the Lansing Gateway Corridor. The community development fellow used insight from the public, the LGCIA Authority, and other key resources to create project suggestions to strategically guide the future economic development of the Lansing Gateway Corridor. These project suggestions were reviewed and approved by the Lansing Gateway CIA Authority, before being implemented into this plan. Throughout the plan development process, the internal Lansing EDC team including the fellow, the Lansing Gateway CIA Authority, and the City of Lansing Mayor's office all collaborated to ensure this development and financing plan will be an effective guide for the betterment of the Lansing Gateway Corridor.

## Section II: Development Plan

### The Purpose of the Authority

The Lansing Gateway Corridor Improvement Authority recognizes the benefits to the area and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District (CID) Proposal and request to create a Corridor Improvement Authority state that a CID:

- (a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements
- (b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success
- (c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts
- (d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- (e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue
- (f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue
- (g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- (h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- (i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- (j) Improves the climate of community and economic development for residents and businesses alike
- (k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety

- (l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging “pride in place” and visitor attraction
- (m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood
- (n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects
- (o) Creates a public-private partnership with the city that enhances community neighborhood input to improve the district

## Legal Basis of the Plan

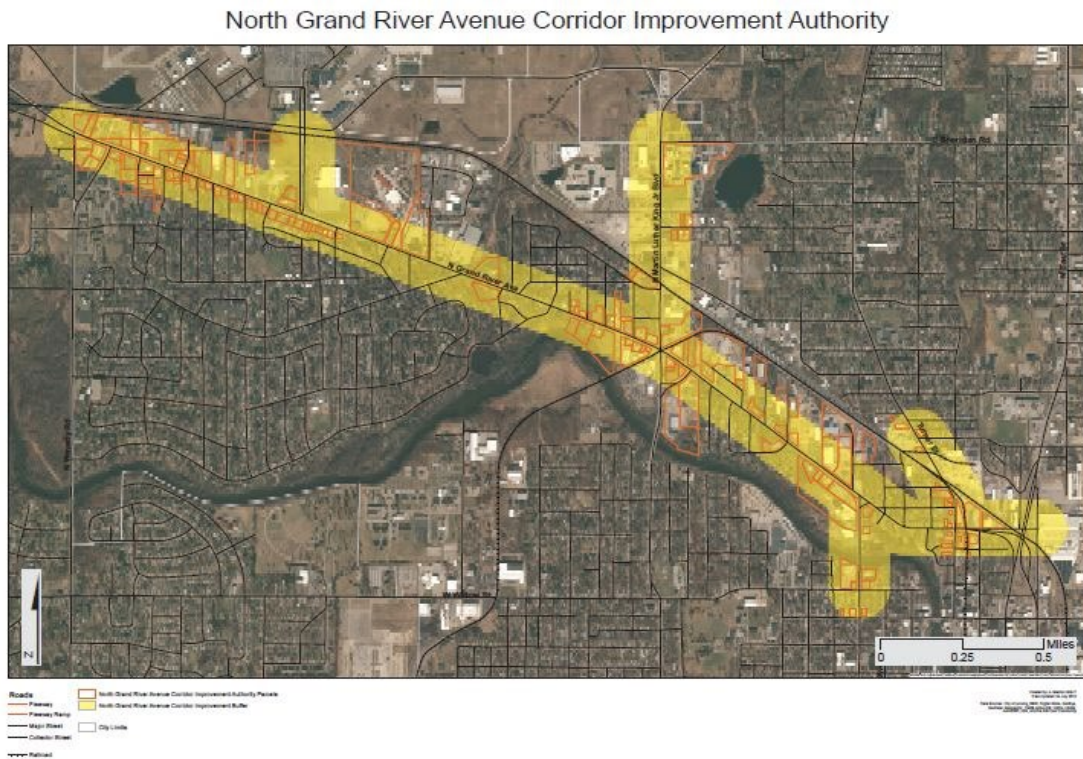
This Development and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended. It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance, including the legal description describing the CID are contained in the appendices.

**(a) *The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.***

The CIA boundary was established by the Lansing City Council Resolution Number 2019-333 adopted on December 16, 2019, that the Development Area is comprised of eligible property within an area along North Grand River bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the center line of North Grand River Ave., running from Waverly Rd to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard.

A copy of the boundary map is contained in the Appendix.





**Figure Four:** The Lansing Gateway Corridor boundaries highlighted in yellow.

**(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.**

The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2019- 257 adopted on September 23, 2019. Appendix G provides more detailed information about the parcel area, including parcel numbers and classes, property addresses, and legal descriptions.

**(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.**

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority without amending this Plan.

***(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.***

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

***(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.***

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

***(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.***

At this time, no specific parts of the development area are planned as open space, though redevelopment projects will be in line with the commercial corridor's overlay district that defines landscaping and open space requirements. The CIA will conduct community engagement and provide input on open space uses on a project-specific and case-by-case basis. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open.

***(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.***

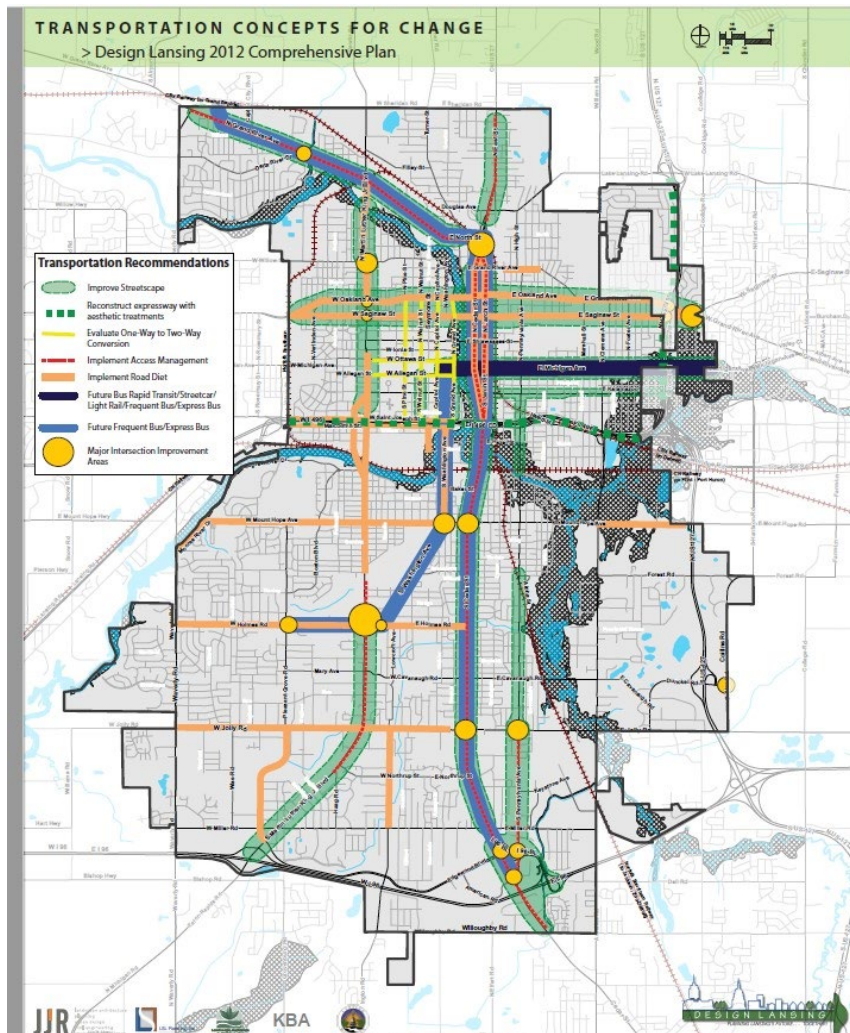
There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

***(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.***

The Lansing Gateway CIA would like to investigate traffic calming measures at key parts of the corridor, specifically areas with a high pedestrian presence. The LGCIA plans to work with local

and regional entities to pursue intersection and traffic flow modifications to improve the overall safety and efficiency of the corridor for all. At this time the LGCIA has expressed no desire for zoning or utilities changes, but the Authority reserves the right to address any necessary changes without an amendment to this plan.

## Transportation of Change



**Figure Five:** Transportation of Change graphic from the 2012 Design Lansing Plan.

**(i) *An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.***

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the



project schedule are estimates only and may be revised by the Authority board without amending this Plan.

***(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.***

The planned developments are designed to benefit all businesses, property owners, and residents of the corridor. Information concerning the names of specific people for whom benefits may accrue is unknown at this time, as there is no intention to sell or transact any portion of the Development to any person at this time.

***(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.***

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

***(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(m) Plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.***

The Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57.

***(q) A schedule to periodically evaluate the effectiveness of the development plan.***

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

## TIF PLAN SCHEDULE AND BUDGET

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2024 and ends in the year 2039 (15 years). Projects have been listed based on estimated time of completion.

## INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN

On or before the year 2039, the authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Ordinance #2019-334 creating the authority. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.

## PROJECT DESCRIPTIONS

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing.

**DESIGN:** Design enhances the character of the corridor through physical change. Research has shown a significant daily traffic count along the corridor. Stakeholders have identified exploring how to incorporate new and innovative features to slow traffic, encourage people to stop and visit, and ultimately invest in the district will further drive property along the corridor. Furthermore, the aesthetic quality of the corridor is important to stakeholders especially as the northern gateway into the City of Lansing. Project outlined in the plan seeks to pursue efforts to create a more appealing corridor for both automobilist and pedestrians/cyclist to utilize. There is a current lack of greenery, trees, public art/placemaking, and public spaces along the Lansing Gateway corridor that hurts the corridor's attractiveness to visitors. Stakeholders would like to see an inviting corridor that can support a variety of retail and other businesses.

**ECONOMIC RECONSTRUCTION:** Economic reconstruction focuses on blight elimination, business retention and expansion, and small business development. Commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a viable business mix are also critical. Stakeholders would like to see business recruitment programs and technical assistance programming to assist with this effort. They believe that offering business incentives and enhancing cooperative marketing and branding are key to attracting new business and development to the district. The board has discussed the possibility of recruiting more food and grocery sources to the area through these measures.

**PROMOTIONS/MARKETING:** Many stakeholders feel there is a negative perception of the northern entrance into the City of Lansing. The projects outlined in the promotion and



marketing category seek to help create a positive sense of identity highlighting the key elements that make up the district. Efforts to build a sense of connectivity amongst business and neighborhoods have been identified as an area of importance through input from stakeholders. The authority plans to organize community and business orientated events along the corridor.

**ORGANIZATION:** Organization ensures that the work of commercial corridor revitalization is accomplished through fundraising and volunteer development. There are many strong and committed neighborhood organizations in northwest Lansing, making collaboration a key area to capitalize on to make the strongest impact.

The following tables summarize the various projects and activities proposed, including an estimated initial CIA financial contribution, the estimated total cost over time and completion timeframe for each project. As noted previously, the financial contributions, the total costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

**Table 1: Aesthetic and Design Projects**

| Project                                                      | Estimated CIA Contribution | Estimated Total Cost | Estimated Completion |
|--------------------------------------------------------------|----------------------------|----------------------|----------------------|
| <b>Short Term: 2024-2027</b>                                 |                            |                      |                      |
| Invest in landscaping efforts                                | \$5,000-7,000              | >\$10,000            | 1 to 2 years         |
| Cultivate community improvement efforts/events               | \$2,500                    | >\$10,000            | 2 to 3 years         |
| Pedestrian safety improvements                               | \$15,000-50,000            | >\$50,000            | 1 to 3 years         |
| Invest in beautification efforts/ host beautification events | \$5,000-15,000             | >\$25,000            | 1 to 3 years         |
| Public safety improvements                                   | \$15,000                   | >\$25,000            | 1 to 3 years         |
| <b>Medium Term: 2028-2033</b>                                |                            |                      |                      |
| Create a corridor specific façade improvement program        | \$15,000-50,000            | >\$100,000           | 3 to 5 years         |
| Pedestrian/sidewalk improvements                             | \$25,000-50,000            | >\$75,000            | 4 to 5 years         |
| Invest in public art and placemaking efforts                 | \$25,000-50,000            | >\$75,000            | 3 to 5 years         |
| Parks/green space improvements                               | \$7,000-15,000             |                      | 5 to 7 years         |
| Local and regional trail improvements                        | \$15,000-75,000            | >\$150,000           | 5 to 7 years         |
| <b>Long Term: 2034-2039</b>                                  |                            |                      |                      |

|                                                  |                 |            |                |
|--------------------------------------------------|-----------------|------------|----------------|
| Work towards changing the streetscape/ road diet | \$50,000-75,000 | >\$250,000 | 12 to 15 years |
|--------------------------------------------------|-----------------|------------|----------------|

**Table 2: Economic Restructuring Projects**

| Project                                                                                               | Estimated CIA Contribution | Estimate Total Cost | Estimated Completion |
|-------------------------------------------------------------------------------------------------------|----------------------------|---------------------|----------------------|
| <b>Short Term: 2024-2027</b>                                                                          |                            |                     |                      |
| Explore redevelopment opportunities                                                                   | \$15,000                   | >\$15,000           | 2 to 3 years         |
| Provide necessary technical assistance to existing businesses                                         | \$15,000-50,000            | >\$50,000           | 3 years              |
| Market the corridor's commercial real estate opportunities                                            | \$20,000                   | >\$20,000           | 2 to 3 years         |
| <b>Medium Term: 2028-2033</b>                                                                         |                            |                     |                      |
| Invest in social improvements in the area ( <i>cultivate social spaces/third space in the area</i> ). | \$5,000-10,000             | >\$250,000          | 5 to 7 years         |
| Seek additional funding/grant opportunities                                                           | \$5,000-25,000             | >25,000             | 3 to 5 years         |
| <b>Long Term: 2034-2039</b>                                                                           |                            |                     |                      |
| Incentive developers to redevelop blighted/vacant properties                                          | \$50,000-250,000           | >\$500,000          | 10 to 15 years       |
| Provide incentives to recruit more businesses to the area                                             | \$50,000-250,000           | >\$500,000          | 10 to 15 years       |
| Provide grants and micro loans to business and neighborhood associations.                             | \$50,000-200,000           | >\$500,000          | 10 to 15 years       |

**Table 3: Marketing and Promotion Projects**

| Project                                            | Estimated CIA Contribution | Estimated Total Cost | Estimate Completion |
|----------------------------------------------------|----------------------------|----------------------|---------------------|
| <b>Short Term: 2024-2027</b>                       |                            |                      |                     |
| Create a sense of identity for the corridor        | \$25,000                   | >\$75,000            | 1 to 3 years        |
| Invest in marketing materials/promotion materials. | \$2,500-5,000              | \$10,000-25,000      | 1 to 3 years        |
| Create a business directory.                       | \$2,500                    | >\$10,000            | 1 to 3 years        |
| Establish an email newsletter.                     | \$5,000                    | >\$10,000            | 1 to 3 years        |
| Establish and retain a volunteer base.             | \$2,000                    | >\$2,000             | 1 to 3 years        |
| <b>Medium Term: 2028-2033</b>                      |                            |                      |                     |

|                                                 |          |            |              |
|-------------------------------------------------|----------|------------|--------------|
| Establish annual community events and festivals | \$75,000 | >\$500,000 | 5 to 7 years |
|-------------------------------------------------|----------|------------|--------------|

**Table 4: Organizational Projects**

| Projects                                                                 | Estimated CIA Contribution | Estimated Total Cost | Estimated Timeframe |
|--------------------------------------------------------------------------|----------------------------|----------------------|---------------------|
| <b>Short Term 2024-2027</b>                                              |                            |                      |                     |
| Coordinate beautification and community improvement events.              | \$5,000-10,000             | >\$50,000            | 1 to 3 years        |
| Establish necessary committees to address corridor specific needs.       | 0                          |                      | 1 to 3 years        |
| Coordinate efforts with existing neighborhood and business associations. | \$5,000-10,000             | >\$25,000            | 1 to 3 years        |

**OTHER SOURCES OF FINANCING**

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

1. Future tax increment revenues
2. State or Federal grants
3. Special assessments as may be approved by the City of Lansing
4. Interest on investments
5. Donations received by the CIA
6. Proceeds from any property, building or facility owned, leased or sold by the CIA
7. Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
8. Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.



### **Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT**

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Lansing Gateway Corridor Improvement District.

#### **Tax Increment Financing Plan**

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and their impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the development plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred,
3. The duration of the program,
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies.
5. A state of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.
6. A clear statement of the portion of the captured value intended to be used by the Authority for the Plan, and the intended use.

#### **1. Detailed explanation of the Tax Increment Financing Procedure**

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The

Lansing Gateway CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the city, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”.

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment

#### **Plan’s Capture**

The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act as the “assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain any additional information the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

## **2. The maximum amount of bonded indebtedness to be incurred**

The CIA does not anticipate bonding. Below is the current financial position of the Authority.

### **Description of Current Financial Position**

**Current Assets:** The Lansing Gateway Corridor Improvement Authority fund balance at the time of preparation of this analysis is \$0.00. The Lansing Economic Development Corporation has contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

**Anticipated Revenue:** The CIA district contains 169 individual properties. The 2024 taxable value of all properties is \$31,889,077.00. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in Appendix I.

## **3. Duration of The CIA and Tax Increment Financing District**

The initial duration of the CIA's TIF district is 15 years. This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

## **4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies**

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

## **5. Estimated Impact of The Tax Increment Financing Plan**

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I, demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of



the Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

## **6. Use of Tax Increment Revenue**

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the “Project Fund”) and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.
2. To repay amounts in advance by the city for project costs, including costs for preliminary plans, projects, fees, and for other professional services.
3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing, and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the “Project Reserve Fund”).
4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City

## **Appendix A:**

Resolution- Intent to Establish the N. Grand  
River Ave. Corridor Improvement Authority

**RESOLUTION #2019-257**  
**BY THE COMMITTEE OF THE WHOLE**  
**RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, the City Council of the City of Lansing has previously declared its intent to create and provide for the operation of a corridor improvement authority, potentially to be called the "Lansing Gateway Corridor Improvement Authority," (the Authority) in Resolution 2019-225, passed after reconsideration on August 26, 2019, pursuant to Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act); and

WHEREAS, in Resolution 2019-225 City Council set a public hearing on September 23, 2019 in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M., for the purpose of receiving comment on the establishment of the Authority, pursuant to the Act; and

WHEREAS, City Council has determined to hold a second public hearing on October 14, 2019, to allow further public comment on establishment of the Authority, also pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED that City Council Resolution 2019-225 is hereby amended to include a second public hearing, to be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 14th day of October, 2019 for the purpose of receiving comment on the establishment of the Lansing Gateway Corridor Improvement Authority as set forth in Public Act 57 of 2018. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the Proposed Development Area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the Proposed Development Area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the Proposed Development Area. The governing body of the municipality shall not incorporate land into the Proposed Development Area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries; and

WHEREAS, at least one member of the intended Authority will reside within half (1/2) mile of the development district;

WHEREAS, the Act requires that before creation of the Authority, the Lansing City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the creation of the Authority.

NOW, THEREFORE, BE IT RESOLVED that Council determines that it is necessary for the best interests of the City and the public to redevelop its commercial corridors and to promote economic growth; and

BE IT FURTHER RESOLVED that the City Council hereby declares its intent to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 57; and

BE IT FURTHER RESOLVED that the Council hereby designates the boundaries of the intended Development Area as comprising parcels of real property identified in Exhibit B; and

BE IT FURTHER RESOLVED that the intended authority will likely be known as the "Lansing Gateway Corridor Improvement Authority", subject to final resolution to create the Authority; and

BE IT FINALLY RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10<sup>th</sup> Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 23<sup>rd</sup> day of September, for the purpose of receiving comment on the establishment of the Lansing Gateway Corridor Improvement Authority as set forth in Public Act 57 of 2018. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the Proposed Development Area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the Proposed Development Area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the Proposed Development Area. The governing body of the municipality



shall not incorporate land into the Proposed Development Area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

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## **Appendix B:**

### Affidavit of Notice of Public Hearing on Creation of the Lansing Gateway CIA

## AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

I, undersigned, hereby state that on August 28, 2019, I posted a notice of public hearing to be held by the City of Council of the City of Lansing on consideration on the creation of the North Grand River Corridor Improvement Authority of the City of Lansing, a copy of which notice is attached hereto and made a part hereof, in the following conspicuous and public places in the district described in the notice:

1. Marathon Gas Station - 5161 N Grand River Ave, Lansing, MI 48906 →
2. Subway - 5025 N Grand River Ave, Lansing, MI 48906 →
3. Airport Tavern - 5000 N Grand River Ave, Lansing, MI 48906
4. Little Caesars Pizza - 2902 N Grand River Ave, Lansing, MI 48906 →
5. W F Bohnet Electric - 2918 N Grand River Ave, Lansing, MI 48906 →
6. Sunoco Gas Station - 1801 N Grand River Ave, Lansing, MI 48906 →
7. Piazzano's - 1825 N Grand River Ave, Lansing, MI 48906
8. Golden Harvest - 1625 Turner Rd, Lansing, MI 48906 →
9. King Sub - 2602 N Grand River Ave, Lansing, MI 48906 →
10. Fiddler on the Grand - 4805 N Grand River Ave, Lansing, MI 48906 →
11. Comerica Bank - 5101 N Grand River Ave, Lansing, MI 48906
12. Gorman's Food Market - 2800 N Grand River Ave, Lansing, MI 48906 →
13. Gregory's - 2510 N Martin Luther King Jr Blvd, Lansing, MI 48906 →
14. Rick Anthony's Flower Shop - 2224 N Grand River Ave, Lansing, MI 48906 →
15. Olympic Broil - 1320 N Grand River Ave, Lansing, MI 48906 →
16. Little Blessings - 2930 N Grand River Ave, Lansing, MI 48906
17. Liquor, Beer, and Wine Store - 5131 N Grand River Ave, Lansing, MI 48906 →
18. Alecia's Authentic Deli - 5025 N Grand River Ave # 3, Lansing, MI 48906
19. Dollar General - 5146 N Grand River Ave, Lansing, MI 48906 →
20. Denny's Diagnostic - 2738 N Grand River Ave, Lansing, MI 48906

*Hannah Bryant*

Hannah Bryant  
Economic Development Specialist  
Lansing Economic Area Partnership (LEAP)

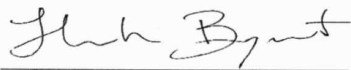
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M:jo Diner -  
Airport Party Store -  
Admiral ✓  
Coin Laundry -  
Capital Bank

**AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING**

I, undersigned, hereby state that on August 28, 2019, I posted a notice of public hearing to be held by the City of Council of the City of Lansing on consideration on the creation of the North Grand River Corridor Improvement Authority of the City of Lansing, a copy of which notice is attached hereto and made a part hereof, in the following conspicuous and public places in the district described in the notice:

1. Marathon Gas Station - 5161 N Grand River Ave, Lansing, MI 48906
2. Subway - 5025 N Grand River Ave, Lansing, MI 48906
3. Airport Tavern - 5000 N Grand River Ave, Lansing, MI 48906 ✓
4. Little Caesars Pizza - 2902 N Grand River Ave, Lansing, MI 48906
5. W F Bohnet Electric - 2918 N Grand River Ave, Lansing, MI 48906
6. Sunoco Gas Station - 1801 N Grand River Ave, Lansing, MI 48906
7. Piazzano's - 1825 N Grand River Ave, Lansing, MI 48906
8. Golden Harvest - 1625 Turner Rd, Lansing, MI 48906
9. King Sub - 2602 N Grand River Ave, Lansing, MI 48906
10. Fiddler on the Grand - 4805 N Grand River Ave, Lansing, MI 48906
11. Comerica Bank - 5101 N Grand River Ave, Lansing, MI 48906
12. Gorman's Food Market - 2800 N Grand River Ave, Lansing, MI 48906
13. Gregory's - 2510 N Martin Luther King Jr Blvd, Lansing, MI 48906
14. Rick Anthony's Flower Shop - 2224 N Grand River Ave, Lansing, MI 48906
15. Olympic Broil - 1320 N Grand River Ave, Lansing, MI 48906
16. Little Blessings - 2930 N Grand River Ave, Lansing, MI 48906
17. Liquor, Beer, and Wine Store - 5131 N Grand River Ave, Lansing, MI 48906
18. Alecia's Authentic Deli - 5025 N Grand River Ave # 3, Lansing, MI 48906 ✓
19. Dollar General - 5146 N Grand River Ave, Lansing, MI 48906
20. Denny's Diagnostic - 2738 N Grand River Ave, Lansing, MI 48906
21. Mijo Diner - 5131 N Grand River Ave # 4, Lansing, MI 48906 Airport Party Store
22. Willow Plaza Coin Laundry - 320 W Willow St, Lansing, MI 48906
23. Admiral - 2626 N Grand River Ave, Lansing, MI 48906
24. Airport Part Store - 4209 N Grand River Ave, Lansing, MI 48906



Hannah Bryant  
Economic Development Specialist  
Lansing Economic Area Partnership (LEAP)



**Appendix C:**  
Resolution Establishing the Lansing Gateway  
CIA and Designation of the Development  
Area

City of Lansing

Notice of Approval of Resolution #2019-333

Establishing the North Grand River Corridor Improvement Authority and Designation of  
Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act of 2018, as amended (the Act), specifically MCL 125.4606, to establish a corridor improvement authority; and

WHEREAS, on August 12, 2019, the Lansing City Council adopted its Resolution of Intent to create the North Grand River Corridor Improvement Authority setting a public hearing thereon for September 23, 2019, and finding that the proposed development area meets the requirements of section 605 of the Act, including the following:

- (a) The proposed development area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification - Concepts, Criteria and Procedures"; and
- (b) The proposed development area contains at least 10 contiguous parcels or at least 5 contiguous acres; and
- (c) More than half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended ("Act 206"); and
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire proposed development area, for the immediately preceding 30 years; and
- (e) The proposed development area is presently served by municipal water and sewer; and
- (f) The proposed development area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS the City Council held a public hearing on September 23, 2019, as well as a second public hearing on October 14, 2019, both properly noticed and held pursuant to the Act, in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS at least 60 days have passed since the public hearing; and

WHEREAS the City Council intends to proceed with the establishment of a corridor improvement authority.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby establishes the North Grand River Corridor Improvement Authority (the Authority). The Authority shall be a public body corporate and shall be known and exercise its powers under the title of "the North Grand River Corridor Improvement Authority", but it may also be known for branding and wayfinding purposes as the "Lansing Gateway CIA". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and the Act. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority.

BE IT FUTHER RESOLVED that the Development Area is comprised of eligible property within an area along North Grand River bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the centerline of North Grand River, east on Franette Road to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard, and specifically identified in Exhibits A and B to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and the Act.

BE IT FUTHER RESOLVED that upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

BE IT FUTHER RESOLVED the Authority shall be under the supervision and control of the Board of Directors, which shall be appointed pursuant to the Act. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. No less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

BE IT FUTHER RESOLVED that except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

BE IT FUTHER RESOLVED the fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the City Council.

BE IT FUTHER RESOLVED that if any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

BE IT FINALLY RESOLVED that the City clerk shall file a certified copy of this resolution with the Secretary of State of Michigan promptly after its adoption and shall also publish a copy of this resolution at least once, in full, in a newspaper of general circulation in the City of Lansing.

Further information regarding the corridor improvement authority, including maps, specifically Exhibits A and B, will be available for public inspection and may be obtained from Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, (517) 388-1947.

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## Appendix D: Powers of Authority

**125.4611 Board; powers.**

Detailed powers of the Corridor Improvement Authority board are listed below, section 611 of Act 57 of 2018:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers counted in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

# **Appendix E:**

## **Lansing Gateway CIA Appointed Members to the Lansing Gateway CIA Board**



**Resolution #2022-054**

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

WHEREAS, the Mayor has made the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023; and

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

WHEREAS, the Committee on Development and Planning met on March 9, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023.

**Resolution #2022-068**

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

WHEREAS, the Mayor has made the appointment of Jo Sinha as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on March 28, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jo Sinha as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026.

**Resolution #2022-069**

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

WHEREAS, the Mayor has made the appointment of Mary Alicia Gonzales as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Development and Planning met on March 28, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Mary Alicia Gonzales as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025.

**Resolution #2022-103**

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

WHEREAS, the Mayor has made the appointment of Steve Bohnet as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2024; and

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

WHEREAS, the Committee on Development and Planning met on April 13, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Steve Bohnet as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2024.



**Resolution #2022-004**

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

WHEREAS, the Mayor has made the appointment of Robert Benstein as an At-Large member of the North Grand River Corridor of Improvement Board of Authority for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on December 14, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Robert Benstein as an At-Large member of the North Grand River Corridor of Improvement Board of Authority for a term to expire June 30, 2026.

**Appendix F:**  
Lansing Gateway CIA Bylaws

**BYLAWS OF THE NORTH GRAND RIVER (THE GATEWAY) CORRIDOR  
IMPROVEMENT AUTHORITY OF THE CITY OF LANSING**

Rev: January 13, 2022

**ARTICLE I - NAME**

The name of this Authority is the Lansing Gateway Corridor Improvement Authority of the City of Lansing.

**ARTICLE II - PURPOSE**

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

**ARTICLE III - AUTHORITY BOARD OF DIRECTORS**

**Section 1. Authority Board.** The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of the City Council. The board will also include the Mayor or a Mayoral Assignee. No less than a majority of the members shall be people having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.

**Section 2. Terms, Replacement, and Vacancies.** Of the initial six members appointed, two terms shall expire on June 30, 2023, one term shall expire on June 30, 2024, one term shall expire on June 30, 2025, and two terms shall expire on June 30, 2026. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

**Section 3. Removal.** A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

**ARTICLE IV - OFFICERS**

- Section 1. Officers.** The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.
- Section 2. Removal of Officers.** An officer may be removed by the Authority Board whenever, in its judgment, the best interest of the Authority Board will be served.
- Section 3. Chairperson.** The chairperson shall preside over all meetings of the Authority Board and shall discharge the duties as a presiding officer.
- Section 4. Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.
- Section 5. Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond, if necessary, in the amount prescribed by the Authority Board.
- Section 6. Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.
- Section 7. Delegation of Duties of Officers.** In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.
- Section 8. Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by majority vote of the Authority Board. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

## **ARTICLE V - EMPLOYMENT OF DIRECTOR**

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

## **ARTICLE VI - MEETINGS**

**Section 1. Organizational Meeting and Election of Officers.** Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VI - Section 2.

**Section 2. Annual Meeting.** Starting in the year 2023, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.

**Section 3. Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.

**Section 4. Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.

**Section 5. Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.

**Section 6. Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the



next regular meeting.

- Section 7 Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.
- Section 8 Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.
- Section 9 Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.
- Section 10 Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made, and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict-of-interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.
- Section 11 Mandatory Voting.** Except when a member is excused from participating in a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.
- Section 12 Physical Presence Required.** Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy.

## ARTICLE VII - EXECUTIVE COMMITTEE

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall

perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

## **ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES**

**Section 1 Authority Board Committees.** The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by a vote of the Authority Board. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

**Section 2 Advisory Committees.** The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

## **ARTICLE IX - INDEMNIFICATION**

**Section 1 Indemnification and Defense.** Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

**Section 2. Reimbursement.** Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

**Section 3. Insurance.** The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

## **ARTICLE X - AMENDMENTS OF BYLAWS**

These Bylaws may be amended at any regular meeting of the Authority Board by a majority

vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

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**Appendix G:**  
List of Affected Properties by Parcel  
Identification Number

| Parcel #            | Address                 | Class |
|---------------------|-------------------------|-------|
| 19-05-31-30-015-000 | 5300 N GRAND RIVER AVE  | 201   |
| 19-05-31-30-020-000 | N GRAND RIVER AVE       | 202   |
| 19-05-31-30-025-060 | 5226 N GRAND RIVER AVE  | 201   |
| 19-05-31-30-035-000 | N GRAND RIVER AVE       | 202   |
| 19-05-31-30-040-051 | 5122 N GRAND RIVER AVE  | 201   |
| 33-01-01-04-351-022 | 2230 N GRAND RIVER AVE  | 201   |
| 33-01-01-04-351-202 | 2235 SPIKES LANE        | 201   |
| 33-01-01-04-351-232 | 2301 RAYMOND DR         | 201   |
| 33-01-01-04-352-103 | 2019 N GRAND RIVER AVE  | 201   |
| 33-01-01-04-353-011 | 2222 SPIKES LANE        | 201   |
| 33-01-01-04-353-061 | N GRAND RIVER AVE       | 202   |
| 33-01-01-04-379-041 | BELL ST                 | 202   |
| 33-01-01-04-379-065 | 2017 TURNER ST          | 201   |
| 33-01-01-04-379-075 | 1925 TURNER ST          | 201   |
| 33-01-01-04-380-002 | 1800 N GRAND RIVER AVE  | 201   |
| 33-01-01-04-380-007 | 2005 SEAGER ST          | 201   |
| 33-01-01-04-380-010 | 1700 N GRAND RIVER AVE  | 201   |
| 33-01-01-04-456-021 | 2002 TURNER ST          | 201   |
| 33-01-01-05-103-052 | 3600 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-105-003 | 3200 REMY DR            | 202   |
| 33-01-01-05-105-013 | 3400 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-106-002 | 3350 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-226-001 | 3500 N M L KING JR BLVD | 201   |
| 33-01-01-05-252-163 | 1300 MARQUETTE ST       | 201   |
| 33-01-01-05-252-167 | 1200 MARQUETTE ST       | 201   |
| 33-01-01-05-276-030 | TERMINAL RD             | 202   |
| 33-01-01-05-276-042 | 924 TERMINAL RD         | 201   |
| 33-01-01-05-276-231 | 1001 TERMINAL RD        | 201   |
| 33-01-01-05-276-241 | TERMINAL RD             | 202   |
| 33-01-01-05-276-241 | TERMINAL RD             | 202   |
| 33-01-01-05-301-303 | N GRAND RIVER AVE       | 202   |
| 33-01-01-05-330-111 | 2930 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-330-121 | 2918 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-330-131 | 2902 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-401-091 | 2824 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-401-132 | 2802 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-402-122 | 2738 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-402-131 | 2724 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-402-151 | 2706 N GRAND RIVER AVE  | 202   |
| 33-01-01-05-402-161 | 2725 HOLLYWOOD ST       | 201   |
| 33-01-01-05-404-021 | 2626 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-404-052 | 2602 N GRAND RIVER AVE  | 201   |
| 33-01-01-05-427-013 | 2800 N M L KING JR BLVD | 201   |
| 33-01-01-05-427-031 | 2732 N M L KING JR BLVD | 201   |
| 33-01-01-05-427-071 | 2610 N M L KING JR BLVD | 201   |



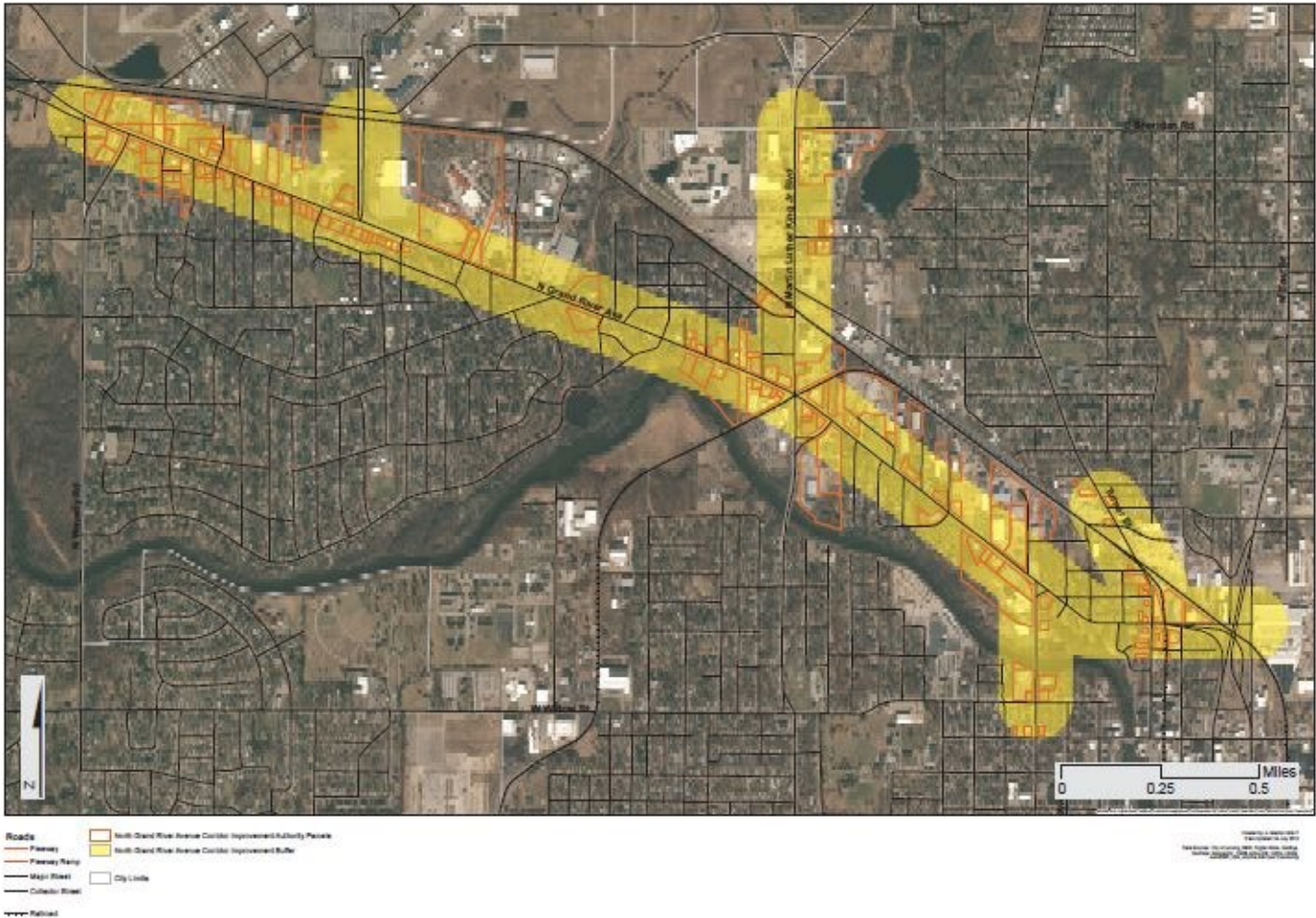
|                     |                         |     |
|---------------------|-------------------------|-----|
| 33-01-01-05-427-091 | 2526 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-427-111 | 2442 N GRAND RIVER AVE  | 202 |
| 33-01-01-05-427-131 | 2420 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-427-140 | GRAND RIVER ACC ST      | 201 |
| 33-01-01-05-427-222 | 2300 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-451-021 | N GRAND RIVER AVE       | 202 |
| 33-01-01-05-451-031 | N GRAND RIVER AVE       | 202 |
| 33-01-01-05-451-051 | N GRAND RIVER AVE       | 202 |
| 33-01-01-05-451-071 | 2715 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-451-072 | 2611 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-451-080 | 2709 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-451-085 | 2621 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-451-101 | 2605 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-451-211 |                         | 202 |
| 33-01-01-05-476-021 | 2515 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-476-031 | 2519 N GRAND RIVER AVE  | 201 |
| 33-01-01-05-476-041 | 2510 N M L KING JR BLVD | 201 |
| 33-01-01-05-476-063 | 2122 N M L KING JR BLVD | 201 |
| 33-01-01-05-476-071 | N GRAND RIVER AVE       | 202 |
| 33-01-01-05-476-123 | 2407 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-101-001 | N GRAND RIVER AVE       | 202 |
| 33-01-01-06-101-002 | N GRAND RIVER AVE       | 202 |
| 33-01-01-06-101-011 | 5146 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-101-044 | 5014 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-101-051 | 5000 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-101-061 | 3515 SHEFFER AVE        | 201 |
| 33-01-01-06-101-101 | 4816 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-101-111 | N GRAND RIVER AVE       | 202 |
| 33-01-01-06-101-122 | SHEFFER AVE             | 202 |
| 33-01-01-06-101-132 | 5124 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-102-001 | 5245 N GRAND RIVER AVE  | 202 |
| 33-01-01-06-102-004 | 5225 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-102-015 | 3400 FRANETTE RD        | 201 |
| 33-01-01-06-102-020 | 3535 N WAVERLY RD       | 201 |
| 33-01-01-06-102-022 | 3436 FRANETTE RD        | 201 |
| 33-01-01-06-103-001 | 5161 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-103-022 | 3200 N WAVERLY RD       | 201 |
| 33-01-01-06-104-003 | 5141 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-104-005 | 5131 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-104-011 | 3345 BARDAVILLE ST      | 201 |
| 33-01-01-06-104-022 | 3325 BARDAVILLE ST      | 201 |
| 33-01-01-06-104-061 | 3731 PLAZA DR           | 201 |
| 33-01-01-06-104-063 | 3711 PLAZA DR           | 201 |
| 33-01-01-06-104-065 | 3320 BARDAVILLE ST      | 201 |
| 33-01-01-06-104-067 | BARDAVILLE ST           | 202 |
| 33-01-01-06-104-070 | 5101 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-104-082 | 5025 N GRAND RIVER AVE  | 201 |
| 33-01-01-06-104-112 | 3315 JONI'S CIRCLE      | 201 |
| 33-01-01-06-104-171 | 5019 N GRAND RIVER AVE  | 201 |

|                     |                             |     |
|---------------------|-----------------------------|-----|
| 33-01-01-06-104-171 | 5019 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-126-021 | 4700 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-127-001 | 5001 N GRAND RIVER AVE      | 202 |
| 33-01-01-06-127-011 | SHEFFER AVE                 | 202 |
| 33-01-01-06-127-021 | SHEFFER AVE                 | 202 |
| 33-01-01-06-128-001 | 4917 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-128-241 | 4905 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-128-251 | 4913 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-129-002 | 4811 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-129-232 | 4805 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-130-001 | N GRAND RIVER AVE           | 202 |
| 33-01-01-06-130-201 | 4703 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-131-001 | 4617 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-131-011 | ALFRED AVE                  | 202 |
| 33-01-01-06-131-131 | 4601 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-131-141 | 4613 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-201-012 | 4526 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-201-017 | 4416 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-201-061 | 4400 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-201-071 | 3301 CAPITAL CITY BLVD      | 201 |
| 33-01-01-06-226-001 | 3950 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-226-015 | 3940 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-226-080 | 4000.5 N GRAND RIVER<br>AVE | 201 |
| 33-01-01-06-226-090 | 4000 N GRAND RIVER AVE      | 202 |
| 33-01-01-06-251-003 | 4525 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-251-413 | ANDREA DR                   | 202 |
| 33-01-01-06-251-423 | 4437 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-251-431 | 4515 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-001 | 4415 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-191 | 4119 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-202 | 4125 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-212 | 4131 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-221 | 4209 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-231 | 4215 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-241 | 4221 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-251 | 4233 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-261 | 4311 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-252-271 | 4401 N GRAND RIVER AVE      | 201 |
| 33-01-01-06-276-001 | 3010 GRANDELL AVE           | 201 |
| 33-01-01-09-102-002 | 601 SADIE CT                | 201 |
| 33-01-01-09-102-044 | 1825 N GRAND RIVER AVE      | 201 |
| 33-01-01-09-102-061 | 1811 N GRAND RIVER AVE      | 201 |
| 33-01-01-09-102-071 | 1801 N GRAND RIVER AVE      | 201 |
| 33-01-01-09-102-081 | 1721 N GRAND RIVER AVE      | 201 |
| 33-01-01-09-102-103 | 1611 N GRAND RIVER AVE      | 201 |
| 33-01-01-09-126-022 | 226 RUSSELL ST              | 201 |
| 33-01-01-09-127-022 | W NORTH ST                  | 202 |
| 33-01-01-09-176-001 | 1632 N GRAND RIVER AVE      | 201 |

|                     |                              |     |
|---------------------|------------------------------|-----|
| 33-01-01-09-176-051 | 1600 N GRAND RIVER AVE       | 201 |
| 33-01-01-09-180-141 | 306 W WILLOW ST              | 201 |
| 33-01-01-09-180-151 | 1301 N GRAND RIVER AVE       | 201 |
| 33-01-01-09-183-001 | 1320 N GRAND RIVER AVE       | 201 |
| 33-01-01-09-183-011 | 1300 N GRAND RIVER AVE       | 201 |
| 33-01-01-09-201-131 | 209 E REASONER ST            | 201 |
| 33-01-01-09-203-011 | 1600 TURNER ST               | 201 |
| 33-01-01-09-203-021 | 319 E NORTH ST               | 201 |
| 33-01-01-09-203-042 | 401 E NORTH ST               | 201 |
| 33-01-01-09-205-002 | 214 E REASONER ST            | 201 |
| 33-01-01-09-205-051 | 1701 TURNER ST               | 201 |
| 33-01-01-09-205-061 | TURNER ST                    | 202 |
| 33-01-01-09-207-071 | 223 E NORTH ST               | 201 |
| 33-01-01-09-207-081 | 1603 TURNER ST               | 201 |
| 33-01-01-09-207-131 | 1625 TURNER ST               | 201 |
| 33-01-01-09-252-161 | 1421 TURNER ST               | 201 |
| 33-01-01-09-252-191 | 1503 TURNER ST               | 201 |
| 33-01-01-09-252-201 | 1509 TURNER ST               | 201 |
| 33-01-01-09-252-221 | 1521 TURNER ST               | 201 |
| 33-01-01-09-253-002 | 1522 TURNER ST               | 201 |
| 33-01-01-09-253-081 | 1515 CENTER ST               | 201 |
| 33-01-01-09-253-092 | BEAVER ST                    | 202 |
| 33-01-01-09-255-131 | 316 BEAVER ST                | 201 |
| 33-01-01-09-326-081 | 318 W CESAR E. CHAVEZ<br>AVE | 201 |
| 33-01-01-09-326-121 | 300 W CESAR E. CHAVEZ<br>AVE | 201 |
| 33-01-01-09-326-161 | 1225 N GRAND RIVER AVE       | 201 |
| 33-01-01-09-327-051 | 226 W CESAR E. CHAVEZ<br>AVE | 201 |

Lansing Gateway CIA District Map – Parcels  
included within Lansing Gateway Corridor

North Grand River Avenue Corridor Improvement Authority





**Appendix I:**  
Projections and Taxing Jurisdiction Impact  
Tables

Development and Financing Plan

| Growth Rate                   | 1.00%           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| Year                          | 2024            | 2025            | 2026            | 2026            | 2027            | 2028            | 2029            | 2030            | 2031            | 2032            | 2033            | 2034            | 2035            | 2036            | 2037            | 2038            | Total           |  |
| Baseline Value                | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 |  |
| Value w/ Inflation            | \$11,889,077.00 | \$12,207,367.77 | \$12,530,047.45 | \$12,853,047.45 | \$12,855,347.52 | \$13,183,901.82 | \$13,515,740.42 | \$13,850,897.42 | \$14,189,498.95 | \$14,531,300.87 | \$14,876,613.87 | \$15,225,380.01 | \$15,577,638.81 | \$15,934,410.15 | \$16,292,744.75 | \$16,655,671.70 | \$16,995,994.70 |  |
| Increment                     | \$0.00          | \$318,890.77    | \$640,970.45    | \$640,970.45    | \$966,270.92    | \$1,294,824.60  | \$1,626,663.42  | \$1,961,820.82  | \$2,300,329.89  | \$2,642,223.87  | \$2,987,536.87  | \$3,336,303.01  | \$3,688,556.81  | \$4,044,333.15  | \$4,403,667.25  | \$4,766,594.70  |                 |  |
| Taxing Entity                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |
| CADL (1.5528 Mills)           | \$0.00          | \$495.17        | \$995.30        | \$995.30        | \$1,500.43      | \$2,010.60      | \$2,525.88      | \$3,046.32      | \$3,571.95      | \$4,102.85      | \$4,639.05      | \$5,180.61      | \$5,727.59      | \$6,280.04      | \$6,838.01      | \$7,401.57      | \$55,310.67     |  |
| LCC (1.769 Mills)             | \$0.00          | \$1,201.96      | \$2,415.95      | \$2,415.95      | \$3,642.07      | \$4,880.45      | \$6,131.22      | \$7,394.50      | \$8,670.40      | \$9,969.07      | \$11,280.62     | \$12,575.19     | \$13,902.91     | \$15,244.90     | \$16,598.30     | \$17,966.25     | \$134,258.74    |  |
| CATA (2.99 Mills)             | \$0.00          | \$953.32        | \$1,916.18      | \$1,916.18      | \$2,888.67      | \$3,870.88      | \$4,862.51      | \$5,864.86      | \$6,876.84      | \$7,898.93      | \$8,931.24      | \$9,973.88      | \$11,026.33     | \$12,090.33     | \$13,165.76     | \$14,245.73     | \$106,485.86    |  |
| County (11.97 Mills)          | \$0.00          | \$3,819.42      | \$7,677.03      | \$7,677.03      | \$11,573.22     | \$15,508.37     | \$19,482.87     | \$23,497.12     | \$27,551.51     | \$31,646.44     | \$35,782.33     | \$39,959.57     | \$44,178.58     | \$48,439.79     | \$52,743.60     | \$57,090.46     | \$426,627.35    |  |
| CRJA (0.699 Mills)            | \$0.00          | \$222.90        | \$448.04        | \$448.04        | \$675.42        | \$905.08        | \$1,137.04      | \$1,371.31      | \$1,607.93      | \$1,846.91      | \$2,088.29      | \$2,332.08      | \$2,578.30      | \$2,826.99      | \$3,078.16      | \$3,331.85      | \$24,898.35     |  |
| City of Lansing (19.44 Mills) | \$0.00          | \$6,199.24      | \$12,460.47     | \$12,460.47     | \$18,784.31     | \$25,171.39     | \$31,622.34     | \$38,137.80     | \$44,718.41     | \$51,364.83     | \$58,077.72     | \$64,857.73     | \$71,700.54     | \$78,621.84     | \$85,607.29     | \$92,662.60     | \$692,451.80    |  |
| Total Capitable Mills         | \$0.00          | \$12,892.02     | \$25,912.96     | \$25,912.96     | \$39,064.11     | \$52,346.77     | \$65,762.26     | \$79,311.90     | \$92,997.04     | \$106,819.01    | \$120,779.24    | \$134,879.06    | \$149,119.87    | \$163,503.09    | \$178,030.14    | \$192,702.46    | \$1,440,032.92  |  |

| Growth Rate                   | 1.025%          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| Year                          | 2024            | 2025            | 2026            | 2027            | 2028            | 2029            | 2030            | 2031            | 2032            | 2033            | 2034            | 2035            | 2036            | 2037            | 2038            | 2039            | Total           |  |
| Baseline Value                | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 |  |
| Value w/ inflation            | \$11,889,077.00 | \$12,215,940.04 | \$12,546,153.42 | \$12,846,153.42 | \$12,879,751.30 | \$13,216,768.95 | \$13,557,240.83 | \$13,901,202.55 | \$14,248,689.88 | \$14,599,781.95 | \$14,954,386.27 | \$15,312,668.73 | \$15,674,623.59 | \$16,040,288.48 | \$16,409,701.43 | \$16,782,900.87 | \$17,160,900.87 |  |
| Increment                     | \$0.00          | \$326,863.04    | \$657,076.42    | \$657,076.42    | \$990,674.30    | \$1,327,691.95  | \$1,664,163.83  | \$2,012,125.55  | \$2,369,612.88  | \$2,719,661.99  | \$3,065,309.27  | \$3,423,593.79  | \$3,785,544.99  | \$4,151,211.48  | \$4,520,624.43  | \$4,893,823.87  |                 |  |
| Taxing Entity                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |
| CADL (1.5528 Mills)           | \$0.00          | \$507.55        | \$1,020.31      | \$1,020.31      | \$1,538.32      | \$2,061.64      | \$2,590.32      | \$3,124.43      | \$3,664.01      | \$4,209.12      | \$4,759.81      | \$5,316.15      | \$5,878.20      | \$6,446.00      | \$7,019.63      | \$7,599.13      | \$56,754.92     |  |
| LCC (1.769 Mills)             | \$0.00          | \$1,232.01      | \$2,476.65      | \$2,476.65      | \$3,734.05      | \$5,004.34      | \$6,287.64      | \$7,584.10      | \$8,893.81      | \$10,217.03     | \$11,553.76     | \$12,904.20     | \$14,268.48     | \$15,646.75     | \$17,039.14     | \$18,445.40     | \$137,764.46    |  |
| CATA (2.99 Mills)             | \$0.00          | \$977.16        | \$1,964.33      | \$1,964.33      | \$2,961.62      | \$3,969.14      | \$4,986.98      | \$6,015.25      | \$7,054.06      | \$8,103.52      | \$9,163.74      | \$10,234.83     | \$11,316.89     | \$12,410.05     | \$13,514.41     | \$14,630.09     | \$109,266.30    |  |
| County (11.97 Mills)          | \$0.00          | \$3,914.90      | \$7,869.94      | \$7,869.94      | \$11,865.51     | \$15,902.03     | \$19,979.93     | \$24,099.63     | \$28,263.56     | \$32,466.14     | \$36,713.82     | \$41,005.04     | \$45,340.25     | \$49,719.89     | \$54,144.42     | \$58,614.31     | \$437,767.31    |  |
| CRJA (0.699 Mills)            | \$0.00          | \$228.48        | \$459.30        | \$459.30        | \$692.48        | \$928.06        | \$1,166.05      | \$1,406.48      | \$1,649.37      | \$1,894.75      | \$2,142.65      | \$2,393.09      | \$2,646.10      | \$2,901.70      | \$3,159.92      | \$3,420.78      | \$25,548.49     |  |
| City of Lansing (19.44 Mills) | \$0.00          | \$6,164.22      | \$12,773.57     | \$12,773.57     | \$19,258.71     | \$25,810.33     | \$32,428.30     | \$39,115.72     | \$45,870.82     | \$52,695.27     | \$59,589.61     | \$66,554.62     | \$73,594.03     | \$80,699.55     | \$87,886.94     | \$95,135.94     | \$710,531.03    |  |
| Total Capitable Mills         | \$0.00          | \$13,214.32     | \$26,564.09     | \$26,564.09     | \$40,050.69     | \$53,175.53     | \$67,440.03     | \$81,345.61     | \$95,393.72     | \$109,585.83    | \$123,923.40    | \$138,407.84    | \$153,040.93    | \$167,823.93    | \$182,758.45    | \$197,846.04    | \$1,477,634.61  |  |

| Growth Rate                   | 2.250%          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| Year                          | 2024            | 2025            | 2026            | 2026            | 2027            | 2028            | 2029            | 2030            | 2031            | 2032            | 2033            | 2034            | 2035            | 2036            | 2037            | 2038            | Total           |  |
| Baseline Value                | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 | \$11,889,077.00 |  |
| Value w/ Inflation            | \$11,889,077.00 | \$12,606,581.23 | \$13,340,229.31 | \$13,340,229.31 | \$14,090,884.47 | \$14,857,418.12 | \$15,641,710.03 | \$16,443,648.50 | \$17,263,630.59 | \$18,102,062.28 | \$18,959,538.68 | \$19,815,944.36 | \$20,712,253.00 | \$21,648,728.69 | \$22,545,825.09 | \$23,544,006.15 | \$24,544,006.15 |  |
| Increment                     | \$0.00          | \$717,504.23    | \$1,451,152.31  | \$1,451,152.31  | \$2,201,807.47  | \$2,968,341.12  | \$3,752,639.03  | \$4,554,571.50  | \$5,374,553.59  | \$6,212,985.28  | \$7,070,281.68  | \$7,946,867.26  | \$8,843,174.00  | \$9,759,651.69  | \$10,696,748.09 | \$11,664,929.15 |                 |  |
| Taxing Entity                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |
| CADL (1,528 Mills)            | \$0.00          | \$1,114.14      | \$2,253.35      | \$2,253.35      | \$3,418.19      | \$4,609.24      | \$5,827.09      | \$7,072.34      | \$8,345.61      | \$9,647.52      | \$10,978.73     | \$12,339.90     | \$13,731.68     | \$15,154.79     | \$16,609.91     | \$18,097.77     | \$131,453.61    |  |
| LCC (1.769 Mills)             | \$0.00          | \$2,704.42      | \$5,469.88      | \$5,469.88      | \$8,297.87      | \$11,189.27     | \$14,144.42     | \$17,167.09     | \$20,257.77     | \$23,437.98     | \$26,649.31     | \$29,953.13     | \$33,331.70     | \$36,786.08     | \$40,318.18     | \$43,929.76     | \$191,084.85    |  |
| CATA (2.99 Mills)             | \$0.00          | \$2,144.98      | \$4,338.22      | \$4,338.22      | \$6,500.81      | \$8,673.86      | \$11,218.50     | \$13,615.89     | \$16,067.23     | \$18,573.77     | \$21,136.61     | \$23,752.16     | \$26,435.67     | \$29,176.48     | \$31,977.93     | \$34,842.41     | \$253,078.68    |  |
| County (11.97 Mills)          | \$0.00          | \$8,593.69      | \$17,380.74     | \$17,380.74     | \$26,365.50     | \$35,552.42     | \$44,946.04     | \$54,551.01     | \$64,372.10     | \$74,414.17     | \$84,682.18     | \$95,181.22     | \$105,914.49    | \$116,893.30    | \$128,117.09    | \$139,593.42    | \$1,013,840.10  |  |
| CRJA (0.699 Mills)            | \$0.00          | \$501.54        | \$1,014.36      | \$1,014.36      | \$1,538.71      | \$2,074.87      | \$2,623.69      | \$3,183.65      | \$3,756.81      | \$4,342.88      | \$4,942.13      | \$5,554.86      | \$6,181.38      | \$6,822.00      | \$7,477.03      | \$8,146.80      | \$59,174.44     |  |
| City of Lansing (19.44 Mills) | \$0.00          | \$13,948.28     | \$28,210.40     | \$28,210.40     | \$42,793.42     | \$57,704.35     | \$72,941.19     | \$88,540.87     | \$104,480.42    | \$120,780.43    | \$137,446.28    | \$154,489.10    | \$171,914.34    | \$189,727.63    | \$207,944.78    | \$226,571.82    | \$1,645,709.82  |  |
| Total Capitable Mills         | \$0.00          | \$29,077.05     | \$58,666.75     | \$58,666.75     | \$88,993.80     | \$120,003.20    | \$151,710.52    | \$184,130.85    | \$217,280.84    | \$251,176.71    | \$285,855.23    | \$321,273.57    | \$357,500.27    | \$394,566.27    | \$432,444.52    | \$471,181.98    | \$3,422,441.90  |  |

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, Monday, \_\_\_\_\_, 2024 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 884.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-four (54) low-income elderly dwelling units in a project known as Genesee Senior Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**



Andy Schor, Mayor

## 2024 APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

|                                          |                                                                                                                                                           |                                                  |  |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--|
| PROJECT NAME:                            | Genesee Senior Apartments                                                                                                                                 |                                                  |  |
| PILOT PERIOD REQUESTED:                  | 45                                                                                                                                                        | Years (Should match term of qualifying mortgage) |  |
| NUMBER OF PARCELS IN PROJECT:            | One (1)                                                                                                                                                   | Parcels                                          |  |
| APPLICATION TYPE: (Check all that apply) | <input checked="" type="checkbox"/> NEW PROJECT <input type="checkbox"/> RESTRUCTURE OF PROJECT FINANCING<br><input type="checkbox"/> CHANGE IN OWNERSHIP |                                                  |  |
| PILOT Percentage Requested:              | Less than 10% PILOT                                                                                                                                       |                                                  |  |

### A. OWNERSHIP INFORMATION

|                           |                                                  |
|---------------------------|--------------------------------------------------|
| NAME OF OWNERSHIP ENTITY: | Genesee Limited Dividend Housing Association LLC |
|---------------------------|--------------------------------------------------|

|                    |                                                                          |
|--------------------|--------------------------------------------------------------------------|
| TYPE OF OWNERSHIP: | <input checked="" type="checkbox"/> LIMITED DIVIDEND HOUSING ASSOCIATION |
|                    | <input type="checkbox"/> QUALIFIED NONPROFIT HOUSING CORPORATION         |
|                    | <input type="checkbox"/> CONSUMER HOUSING COOPERATIVE                    |
|                    | <input type="checkbox"/> OTHER: (DESCRIBE)                               |

|                    |                                              |
|--------------------|----------------------------------------------|
| DEVELOPER/SPONSOR: | Volker Development Inc.                      |
| DEVELOPER ADDRESS: | 464 S. Hickory Street, Fond du Lac, WI 54935 |

|                 |                   |
|-----------------|-------------------|
| CONTACT PERSON: | Greg Baron        |
| TELEPHONE:      | 216-409-4801      |
| EMAIL:          | g.baron@volker.co |

|                                               |                 |       |  |
|-----------------------------------------------|-----------------|-------|--|
| LIHTC Application Date:                       | October 1, 2024 |       |  |
| LIHTC Status:                                 | Applying For    |       |  |
| Initial Use Commitment in LIHTC Application:  | 30              | Years |  |
| Extended Use Commitment in LIHTC Application: | 15              | Years |  |



Andy Schor, Mayor

|                                                                |          |
|----------------------------------------------------------------|----------|
| Total Length of Affordability Commitment in LIHTC Application: | 45 Years |
|----------------------------------------------------------------|----------|

|                                                           |                           |
|-----------------------------------------------------------|---------------------------|
| Contact Person for Qualifying Federal or State Financing: | Elizabeth Rademacher      |
| Phone Number:                                             | 517-335-9864              |
| Email:                                                    | rademachere3@michigan.gov |

## B. CITY APPROVALS NEEDED

|                                   |                                                                                                                                                                              |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLANNING BOARD                    | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT APPLICABLE<br>STATUS: To-be scheduled in response to this PILOT Application |
| ZONING BOARD OF APPEALS           | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NOT APPLICABLE<br>STATUS: N/A                                                   |
| HISTORIC DISTRICT COMMISSION      | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NOT APPLICABLE<br>STATUS: N/A                                                   |
| OTHER:                            | STATUS:                                                                                                                                                                      |
| EXPECTED PROJECT START DATE:      | May 2025                                                                                                                                                                     |
| EXPECTED PROJECT COMPLETION DATE: | June 2026                                                                                                                                                                    |

## C. PROJECT INFORMATION

|                                                       |                                                                     |
|-------------------------------------------------------|---------------------------------------------------------------------|
| Project Address:                                      | 835 West Genesee Street, Lansing, MI 48915                          |
| General Location (e.g., cross streets)                | Corner of W. Genesee St. & N. Butler Street                         |
| Is Project located in a Renaissance Zone?             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is Project located in a Neighborhood Enterprise Zone? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is Project located in an Opportunity Zone?            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is Ownership Entity able to demonstrate site control? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

**Note: Project is not eligible for PILOT if Ownership Entity is not able to demonstrate site control. Site control is demonstrated through ownership, purchase/option agreement, etc. Contact the Community Development Department with questions regarding sufficient documentation.**





Andy Schor, Mayor

## D. BUILDING INFORMATION

|                                                                      |                                             |
|----------------------------------------------------------------------|---------------------------------------------|
| Building Type (e.g., single/multi-family, number of floors)          | Adaptive Reuse and 3-story new construction |
| Total Number of Units:                                               | Fifty-Four (54)                             |
| Number of Rent Restricted Units:                                     | Fifty-Four (54)                             |
| Number of Market Rate Units:                                         | Zero (0)                                    |
| Total Number of Barrier-Free Units:                                  | Nine (9) units, or 15% of total             |
| Target Demographic(s) (seniors, families, persons with disabilities) | Elderly/Seniors                             |

|                                           |                                                                                                    |
|-------------------------------------------|----------------------------------------------------------------------------------------------------|
| Transitional Housing for Homeless Project | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                |
| Emergency Shelter Project                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                |
| Permanent Supportive Housing?             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Number of PSH Units <u>N/A</u> |
| Targeted Income (% of Area Median Income) | 30% AMI - 70% AMI                                                                                  |
| Residential Space Square Footage:         | 41,947                                                                                             |
| Non-Residential (N/R Space):              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                |
| Square Footage (of N/R Space):            | N/A                                                                                                |
| Use (of N/R Space):                       | N/A                                                                                                |
| Neighborhood District:                    | R-AR - Residential Adaptive Reuse                                                                  |

***Note: The number of units included this application must be final. Council will not vote on a PILOT that contains a unit range.***



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## E. UNIT INFORMATION

| Unit Type             | Number of Units | Average Unit Size (sq. ft.) | Projected Monthly Rent per Unit (including utility allowances) |                |
|-----------------------|-----------------|-----------------------------|----------------------------------------------------------------|----------------|
| Rent Restricted Units |                 |                             | Restricted Rate                                                | Market Rate *  |
| 0- Bedroom            |                 |                             |                                                                |                |
| 1- Bedroom            | 36              | 784 SF                      | \$493 -\$1150                                                  | \$493 -\$1150  |
| 2- Bedroom            | 16              | 900 SF                      | \$592 - \$1380                                                 | \$592 - \$1380 |
| 3- Bedroom            |                 |                             |                                                                |                |
| 4- Bedroom            |                 |                             |                                                                |                |
| 5- Bedroom            |                 |                             |                                                                |                |
| Subtotal              | 54              |                             |                                                                |                |

\*The expected market rate for the rent restricted unit. The information is used for comparison purposes.

Provide a description of the units in the project:

Twenty-two (22) total units in school building - mix of 1-bds & 2-bds  
Thirty-two (32) total units in new con building - mix of 1-bds & 2-bds

| Unit Type         | Number of Units | Average Unit Size (sq. ft.) | Projected Monthly Rent per Unit (including utility allowances) |
|-------------------|-----------------|-----------------------------|----------------------------------------------------------------|
| Market Rate Units |                 |                             |                                                                |
| 0- Bedroom        | N/A             |                             |                                                                |
| 1- Bedroom        | N/A             |                             |                                                                |
| 2- Bedroom        | N/A             |                             |                                                                |
| 3- Bedroom        | N/A             |                             |                                                                |
| 4- Bedroom        | N/A             |                             |                                                                |
| 5- Bedroom        | N/A             |                             |                                                                |
| Subtotal          | N/A             |                             |                                                                |
| Total             | N/A             |                             |                                                                |



Andy Schor, Mayor

## F. PROJECT FINANCING

|                                             |                              |                             |
|---------------------------------------------|------------------------------|-----------------------------|
| Federally-aided Mortgage, Advance, or Grant | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Name of Loan/Credit Program                 | Term of Financing            | Amount                      |
|                                             | N/A                          | \$                          |
|                                             |                              | \$                          |
|                                             |                              | \$                          |

|                                         |                              |                                        |
|-----------------------------------------|------------------------------|----------------------------------------|
| State-aided Mortgage, Advance, or Grant | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Name of Loan/Credit Program             | Term of Financing            | Amount                                 |
| Federal Historic Tax Credit Equity      | N/A                          | \$ 1,385,822                           |
|                                         |                              | \$                                     |
|                                         |                              | \$                                     |

|                                        |                              |                                        |
|----------------------------------------|------------------------------|----------------------------------------|
| City-aided Mortgage, Advance, or Grant | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Name of Loan/Credit Program            | Term of Financing            | Amount                                 |
| Permanent Loan - First Mortgage        | 7.50%, 35 yr. AM             | \$ 2,662,000                           |
|                                        |                              | \$                                     |
|                                        |                              | \$                                     |

|                                              |                                         |                             |
|----------------------------------------------|-----------------------------------------|-----------------------------|
| Low Income Housing Tax Credits (LIHTC)       | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Name of Loan/Credit Program                  | Term of Financing                       | Amount                      |
| Federal Low Income Housing Tax Credit Equity | N/A                                     | \$ 14,023,598               |
|                                              |                                         | \$                          |
|                                              |                                         | \$                          |

|                                                         |  |
|---------------------------------------------------------|--|
| Description and status of other (private) financing:    |  |
| Deferred Developer Fee currently estimated at \$382,014 |  |
|                                                         |  |



Andy Schor, Mayor

## **G. NARRATIVE**

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. Include all amenities that will be included in the development.

\* See Narratives Attached

Does the proposed development comport with Lansing's Form Based Code found at [Zoning | Lansing, MI - Official Website \(lansingmi.gov\)](https://www.lansingmi.gov/zoning)

\* See Narratives Attached

Provide a narrative explaining why the PILOT is needed, and how the requested PILOT will assist with the operation of the affordable housing development.

\* See Narratives Attached

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned rehabilitation. (attach additional pages if necessary)

\* See Narratives Attached

Describe how the project is designed to fit into and compliment the surrounding neighborhood:

\* See Narratives Attached

Provide results of neighborhood feedback sought regarding any proposed new construction:

\* See Narratives Attached



Andy Schor, Mayor

## H. Required Documents

Attach the following required documents to this application.

- ☒ Ownership Entity Organizational Documents
- ☒ Description of Project
- ☒ Legal Description of property (electronic version should be available on request)
- ☒ Evidence of Site Control
- ☒ Sources and Uses Statement (indicate if the funding is committed or pending)
- ☒ Development Proforma
- ☒ Operating Proforma (highlighting PILOT contribution to project)
- ☒ Financing Mortgage
- ☒ Financing Note
- ☒ Financing or Development Agreement/Copy of Regulatory Agreement
- ☒ Location Map of Project Parcels
- ☒ Statement of Development Team Experience (be specific)
- ☒ Summary of Market Study supporting need for your development
- ☒ Property Manager Information and Portfolio (of properties)
- ☐ Most Recent Financial Statement of Developer
- ☒ Capital Improvements Schedule
- ☒ Site Plan
- ☒ Exterior Elevations
- ☐ Other Attachment (Describe)

Provide explanation below if any required documents are unavailable at the time of this application:

***Note: If exterior elevations are not available, please provide a description of exterior building materials: Brick, siding, doors, fenestrations, window, door, corner and cornice trim, roofline, below:***





Andy Schor, Mayor

**The applicant is responsible for providing written notification to the Development Office of any change in the information contained in this application or its attachments as soon as the applicant becomes aware of the change.**

The Development Office reserves the right to request additional information and/or supporting documentation related to this application.

The undersigned hereby attests that to the best of his or her knowledge the information presented herein, including the attachments, is true and correct.

*Gregory Baron*

Date: 6/28/2024

Signature of Authorized Representative

Name: Greg Baron

Title: Managing Director

## Genesee Senior Apartments

### NARRATIVE

- 1. Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. Include all amenities that will be included in the development.**
  - a. Volker Development Inc. (Volker) and Equity First Community Development, LLC (Equity First) are proposing the Genesee Senior Apartments Project, a combined adaptive-reuse and new construction project in the City of Lansing. The former school building is located on the corner of West Genesee Street and North Butler Boulevard, just outside of downtown Lansing. In partnership with Equity First, the redevelopment of the Genesee school will capitalize on the lack of senior affordable housing development in the City of Lansing. The project scope involves the historic adaptive reuse of the former Genesee School into twenty-two (22) units and the new construction of a thirty-two (32) unit, three (3) story elevator-serviced building on the same parcel. Tenants will enjoy several on-site amenities including a large community room that will include a kitchenette and sitting area.
  - b. The current preliminary site design assumes a total of sixty-eight (68) parking spaces. The development will be ADA compliant and will include handicap accessible parking stalls.
  - c. The Project will achieve LEED-Silver for Homes and Multifamily
- 2. Does the proposed development comport with Lansing's Form Based Code found at Zoning / Lansing, MI - Official Website ([lansingmi.gov](http://lansingmi.gov))**
  - a. The zoning for the proposed development is R-AR- Residential Adaptive Reuse, which allows for the construction of the proposed project. Preliminary site plan approval has been obtained from the City of Lansing.
- 3. Provide a narrative explaining why the PILOT is needed, and how the requested PILOT will assist with the operation of the affordable housing development.**
  - a. As a rent-restricted affordable housing development, the Genesee Senior Apartments will be set aside for seniors at 30% to 70% AMGI. The development will commit to forty-five (45) years of housing affordability. As a result, the development cannot support full real estate taxes during the compliance period. The 10% PILOT will allow Volker and Equity First to provide much-needed affordable housing for seniors in the City of Lansing.
- 4. If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned rehabilitation. (attach additional pages if necessary)**
  - a. N/A – The Genesee Senior Apartments Project includes the adaptive reuse of the currently vacant, former Genesee School and the new construction of a new three-story building.

## Genesee Senior Apartments

### NARRATIVE

**5. *Describe how the project is designed to fit into and compliment the surrounding neighborhood***

- a. The Genesee Street School has significance as one of the oldest public-school buildings in Lansing and one of two of the oldest three school buildings that appears to retain adequate integrity. It is also significant as the last of its type built in the city. The development of the Genesee Senior Apartments will maintain and improve the beautiful historic structure. Additionally, the new construction portion will require that Volker and Equity First design a building that compliments the school building and preserves the historic integrity of the neighborhood.

**6. *Provide results of neighborhood feedback sought regarding any proposed new construction***

- a. As part of the MSHDA LIHTC application process, as well as the overall due diligence for the Project, Volker and Equity First will complete a robust community outreach process. This will include direct interactions and meetings with City Staff, City Council Members, neighbors, neighborhood community groups and neighborhood businesses.

**Ordinance no. \_\_\_\_\_**

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 884.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-four (54) low-income elderly dwelling units in a project known as Genesee Senior Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The “Act”).

The City of Lansing ordains:

Section 1. That chapter 884 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section \_\_\_\_\_ to read as follows:

\_\_\_\_\_ **Genesee Senior Apartments**

(a) ***Purpose.*** It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its elderly residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended [mcl 125.1401, et seq.]. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for elderly persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

(b) ***Definitions.***

- (1) **"Act"** means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
- (2) **"Annual shelter rents"** means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- (3) **"Authority"** means the Michigan State Housing Development Authority.
- (4) **"Housing development" or "Development"** means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Genesee Senior Apartments, and consist of fifty-four (54) units of rental housing located within Lansing at:

Land in the City of Lansing, Ingham County, Michigan, described as follows:

The North 66 feet of the West 241.312 feet of Lot 3; and the North 66 feet of the west 99 feet of Lot 2, Block 2, Claypool Subdivision, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, Ingham County Records; ALSO lots 5 through 11, inclusive, Dodge & Daniels Subdivision East of Butler, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, Ingham County Records.

- (5) **"HUD"** means The Department of Housing and Urban Development of the United States government.



- (6) **"Low-income housing tax credit program"** means the program established by Section 42 of the United States internal revenue code.
  - (7) **"Low or moderate income"** means low- or moderate-income eligibility under the authority act or rules.
  - (8) **"Mortgage loan"** means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.
  - (9) **"Sponsor"** means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Genesee Senior Apartments is Volker Development Inc., or its successors or assigns.
  - (10) **"Utilities"** means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.
- (c) ***Establishment of annual service charge.***
- (1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Genesee Senior Apartments in reliance upon the enactment and continuing effect of this section and upon the qualification of the fifty-four (54) units of housing in the housing development for exemption from all property taxes as established in this section,
  - (2) Subject to the conditions and requirements of this section and the act, the fifty-four (54) units in the housing development for elderly persons of low and moderate income identified as Genesee Senior Apartments and the property on which they are

**constructed shall be exempt from all property taxes for not more than forty-five (45) years, commencing with and including tax year 2025.**

- (3) In lieu of all said property taxes on the fifty-four (54) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service charge for public services in the sum equal to four percent (4%) of the annual shelter rents.**
- (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.**
- (5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:**
  - A. The annual audited accounting report for the Payment In Lieu Of Taxes; and**
  - B. A certified statement identifying all the units rented to persons of low or moderate income; and**

- C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.**
- (d) *Limitation on the payment of the annual service charge.*** Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing development project that is tax exempt and occupied by other than low- or moderate-income elderly persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.
- (e) *Payment of annual service charge.*** The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; mcl 211.1 et.seq.)
- (f) *Contractual effect.*** Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.
- (g) *Duration.*** This section shall remain in effect and shall not terminate for forty-five (45) years, commencing with and including tax year 2025, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income elderly persons

**at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD has an interest in the property; but in no event beyond December 31, 2070. If (a) the construction of the housing development project does not commence or the Sponsors fail to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to Genesee Limited Dividend Housing Association LLC within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the fifty-four (54) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.**

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof including the payment in lieu of taxes agreement dated December 1, 2023, are hereby repealed as they pertain to Genesee Senior Apartments at the time this exemption commences.

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

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment unless given immediate effect by the City Council.

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, August 26 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 #81 Amendment #1 – NEOGEN Expansion Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 720 E. Shiawassee Street and 703 E. Michigan Avenue located in the City of Lansing, but more particularly described as:

720 E. Shiawassee Street (33-01-01-15-151-273);

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5 BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY MICHIGAN THENCE S89DEG46'25"E ALONG THE NORTH LINE OF 8, 9 AND 10 OF SAID ASSESSOR'S PLAT NO. 5 ALSO BEING THE SOUTH RIGHT OF WAYLINE OF SHIAWASSEE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0DEG24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89DEG46'25"W 6.45 FEET THENCE S0DEG24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8 THENCE S7DEG13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16DEG27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S20DEG43'01"E 102.29 FEET THENCE N89DEG35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CSX RAILROAD THENCE N0EG24'35"E ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 THENCE N89DEG46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15 THENCE N0DEG24'35" ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LAND CONTAINED WITH EASEMENT TO CSX RAILROAD AS C RECORDED IN LIBER 1668 PAGE 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OG AN ACRE NET AREA WITHOUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS H OF RECORD AND UNRECORDED THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0DEG24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATION LOT 8 EXC E 6.45 FT OF S 100 FT. ALSO LOTS 9 & 10 ASSESSORS PLAT NO. 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO. 5, E ON SAID LINE 153 FT +/- TO C/L OF RAILROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE/LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE/LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002.

15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W AND LOTS 4, 5, 6, 7, 11, 12 & E 6.45 FT OF S 100 FT LOT 8 ASSESSORS PLAT NO. 5, ALSO W 41.25 FT LOT 12 JEROMES ADD, ALSO COM SW COR SAID LOT, TH S 192 FT, W 140.01 FT, N 12.7 FT, W 11.06 FT TO C/L RAILROAD SPUR TRACK, NWLY ON C/L 102.32 FT ALONG A 258 FT RAD CURVE TO THE LT CHORD BEARING N 20 DEG 29MIN 14SCD W 101.65 FT, NLY ON C/L 130.77 FT ALONG 239 FT RAD CURVE TO THE RT CHORD BEARING N 16DEG 12MIN 45SCD W 129.2 FT, N 123.2 FT TO S LINE ASSESSORS PLAT NO. 5, E TO NW COR LOT 12 JEROMES ADD, S TO BEG ALSO WITH A PARCEL OF LAND SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-15-151-271, 33-01-01-15-151-241, 33-01-01-15-151-253, 33-01-01-15-151-261; SPLIT ON 08/23/2023 WITH 33-01-01-15-151-272 & 33-01-01-15-151-004 INTO 33-01-01-15-151-273

703 E. Michigan Avenue (33-01-01-15-151-003):

PART OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION TOWN 4 NORTH, RANGE 2 WEST CITY OF LANSING, INGHAM COUNTY MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MICHIGAN AVENUE AND A PARALLEL WITH AND 46.5 FEET EAST FROM THE WEST LINE OF SAID SECTION 15, THENCE N0DEG24'35"E 634.03 FEET, THENCE S 89DEG35'10"E 239.05 FEET, THENCE S0DEG43'38"W 181.70 FEET, THENCE S7DEG44'37"E 19.47 FEET, THENCE N 89DEG17'22"W 92.25 FEET, THENCE S0DEG42'38"W 432.39 FEET TO THE NORTH LINE OF MICHIGAN AVENUE, THENCE S89DEG59'55"W ON SAID NORTH LINE 146.23 FEET TO POINT OF BEGINNING. LOT 8 EXC E 6.45 FT OF S 100 FT. ALSO LOTS 9 & 10 ASSESSORS PLAT NO. 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO. 5, E ON SAID LINE 153 FT +/- TO C/L OF RAILROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE/LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE/LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002.

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 Karl Dorshimer – President and CEO, Lansing Economic Development Corporation, 401 South Washington Square, Suite 101, Lansing, MI 48933, (517) 243-3512.

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.

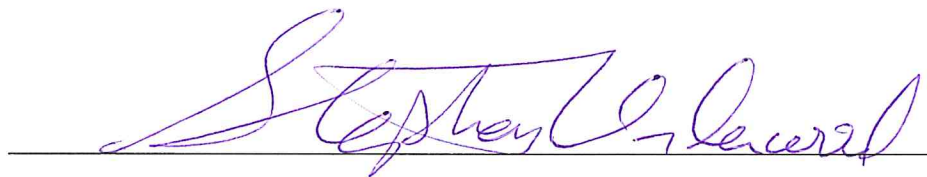
Chris Swope, Lansing City Clerk  
www.lansingmi.gov/Clerk  
www.facebook.com/LansingClerkSwope

## AFFIDAVIT OF PUBLICATION

AUG19'24 12PMCLERK

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#24-614 – City of Lansing Notice of Public Hearing, Aug. 26, 2024** – was published Wednesday, August 14, 2024, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 14th day of August 2024



Signature of Declarer

State of Michigan  
County of Ingham

---

This instrument was acknowledged before me on August 14, 2024

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2025



**Jackson, Brian**

---

**From:** Boak, Sherrie  
**Sent:** Friday, August 23, 2024 3:38 PM  
**To:** Greg Baron; Van Fossen, Rawley; Garza, Jeremy; Hussain, Adam  
**Cc:** Swope, Chris; Jackson, Brian; Venker, Gregory; Hagen-Lawrence, Lisa; Lawrence, Mark; Tim Lloyd  
**Subject:** RE: Genesee School PILOT Request

Thanks for sending this over to us as well.

*Sherrie Boak*  
*City of Lansing*  
*City Council Legislative Office Manager*  
*124 W Michigan Avenue, 10<sup>th</sup> Floor*  
*517-483-7683*  
[www.lansingmi.gov](http://www.lansingmi.gov)

---

**From:** Greg Baron <[g.baron@volker.co](mailto:g.baron@volker.co)>  
**Sent:** Friday, August 23, 2024 3:31 PM  
**To:** Van Fossen, Rawley <[Rawley.VanFossen@lansingmi.gov](mailto:Rawley.VanFossen@lansingmi.gov)>; Boak, Sherrie <[Sherrie.Boak@lansingmi.gov](mailto:Sherrie.Boak@lansingmi.gov)>; Garza, Jeremy <[Jeremy.Garza@lansingmi.gov](mailto:Jeremy.Garza@lansingmi.gov)>; Hussain, Adam <[Adam.Hussain@lansingmi.gov](mailto:Adam.Hussain@lansingmi.gov)>  
**Cc:** Swope, Chris <[Chris.Swope@lansingmi.gov](mailto:Chris.Swope@lansingmi.gov)>; Jackson, Brian <[Brian.Jackson@lansingmi.gov](mailto:Brian.Jackson@lansingmi.gov)>; Venker, Gregory <[Gregory.Venker@lansingmi.gov](mailto:Gregory.Venker@lansingmi.gov)>; Hagen-Lawrence, Lisa <[Lisa.Hagen@lansingmi.gov](mailto:Lisa.Hagen@lansingmi.gov)>; Lawrence, Mark <[Mark.Lawrence@lansingmi.gov](mailto:Mark.Lawrence@lansingmi.gov)>; Tim Lloyd <[tlloyd94@icloud.com](mailto:tlloyd94@icloud.com)>  
**Subject:** RE: [EXTERNAL] Genesee School PILOT Request

Rawley and all,  
Please consider this Volker Development, Inc.'s formal withdraw of the 4% PILOT Application for the Genesee Senior Apartments Project.  
Thank You,  
Greg

**VÖLKER**

**Greg Baron**  
**Managing Director of Development**

216-409-4801 | [www.volker.co](http://www.volker.co) | [g.baron@volker.co](mailto:g.baron@volker.co)

Corporate: 464 S Hickory St., Ste C, Fond du Lac, WI 54935

Local: 14701 Detroit Avenue, 4th Floor, Lakewood, OH 44107

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**From:** Van Fossen, Rawley <[Rawley.VanFossen@lansingmi.gov](mailto:Rawley.VanFossen@lansingmi.gov)>  
**Sent:** Friday, August 23, 2024 3:15 PM  
**To:** Boak, Sherrie <[Sherrie.Boak@lansingmi.gov](mailto:Sherrie.Boak@lansingmi.gov)>; Garza, Jeremy <[Jeremy.Garza@lansingmi.gov](mailto:Jeremy.Garza@lansingmi.gov)>; Hussain, Adam

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, **August 26** 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 #81 Amendment #1 – NEOGEN Expansion Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 720 E. Shiawassee Street and 703 E. Michigan Avenue located in the City of Lansing, but more particularly described as:

**720 E. Shiawassee Street (33-01-01-15-151-273):**

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5 BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY MICHIGAN THENCE S89DEG46'25"E ALONG THE NORTH LINE OF 8, 9 AND 10 OF SAID ASSESSOR'S PLAT NO. 5 ALSO BEING THE SOUTH RIGHT OF WAYLINE OF SHIAWASSEE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0DEG24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89DEG46'25"W 6.45 FEET THENCE S0DEG24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8 THENCE S1DEG13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16DEG27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S20DEG43'01"E 102.29 FEET THENCE N89DEG35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CSX RAIL ROAD THENCE N0DEG24'35"E ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 THENCE N89DEG46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15 THENCE N0DEG24'35"E ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LAND CONTAINED WITH EASEMENT TO CSX RAILROAD AS C RECORDED IN LIBER 1668 PAGE 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OR AN ACRE NET AREA WITHOUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS OF RECORD AND RECORDED THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR

N0DEG24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATION LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W AND LOTS 4, 5, 6, 7, 11, 12 & E 6.45 FT OF S 100 FT LOT 8 ASSESSORS PLAT NO 5, ALSO W 41.25 FT LOT 12 JEROMES ADD, ALSO COM SW COR SAID LOT, TH S 192 FT, W 140.01 FT, N 12.7 FT, W 11.06 FT TO C/L RAILROAD SPUR TRACK, NW'LY ON C/L 102.32 FT ALONG A 258 FT RAD CURVE TO THE LT CHORD BEARING N 20 DEG 29MIN 14SCD W 101.65 FT, N'LY ON C/L 130.77 FT ALONG 239 FT RAD CURVE TO THE RT CHORD BEARING N 16DEG 12MIN 45SCD W 129.2 FT, N 123.2 FT TO S LINE ASSESSORS PLAT NO 5, E TO NW COR LOT 12 JEROMES ADD, S TO BEG ALSO WITH A PARCEL OF LAND SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-15-151-271, 33-01-01-15-151-241, 33-01-01-15-151-253, 33-01-01-15-151- 261; SPLIT ON 08/23/2023 WITH 33-01-01-15-151-272 & 33-01-01-15-151-004 INTO 33-01- 01-15-151-273

**703 E. Michigan Avenue (33-01-01-15-151-003):**

PART OF SOUHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION TOWN 4 NORTH, RANGE 2WEST CITY OF LANSING, INGHAM COUNTYM MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MICHIGAN AVENUE AND A PARALLEL WITH AND 46.5 FEET EAST FROM THE WEST LINE OF SAID SECTION 15, THENCE N0DEG24'35"E 634.03 FEET, THENCE S 89DEG35'10"E 239.05 FEET , THENCE S0DEG43'38"W181.70 FEET, THENCE S7DEG44'37"E 19.47 FEET, THENCE N 89DEG17'22"W 92.25 FEET THENCE S0DEG42'38"W 432.39 FEET TO THE NORHT LINE OF MICHIGAN AVENUE, THENCE S89DEG59'55"W ON SAID NORTH LINE 146.23 FEET TO POINT OF BEGINNING. LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002.

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 Karl Dorshimer – President and CEO, Lansing Economic Development Corporation, 401 South Washington Square, Suite 101, Lansing, MI 48933, (517) 243-3512.

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](mailto:city.clerk@lansingmi.gov).

**Chris Swope, Lansing City Clerk**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

# *Lansing Brownfield Redevelopment Authority*



Lansing Brownfield Redevelopment Authority  
NEOGEN Lansing Expansion  
Brownfield Redevelopment Project

## ***Brownfield Plan #81 Amendment No. 1***

720 E. Shiawassee Street and 703 E. Michigan Avenue  
Lansing, Michigan 48912

### **PREPARED BY:**

Triterra  
1305 S. Washington Avenue, Suite 102  
Lansing, Michigan 48910  
Contact Person: Dave Van Haaren  
[dave.vanhaaren@tritterra.us](mailto:dave.vanhaaren@tritterra.us)  
Phone: 517-853-2152

### **REVIEWED BY:**

Lansing Brownfield Redevelopment Authority  
401 S. Washington Avenue, Suite 101  
Lansing, Michigan 48933  
Contact Person: Karl Dorshimer  
[karl@lansingedc.com](mailto:karl@lansingedc.com)  
Phone: 517-243-3512

Brownfield Plan approved by the LBRA on June 10, 2022  
Adopted by the Lansing City Council on July 18, 2022  
First Amendment approved by the LBRA on July 12, 2024  
Adopted by the Lansing City Council on \_\_\_\_\_

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ATTACHMENTS

- Attachment A: Legal Description of the Property
- Attachment B: EGLE BEA Acknowledgement Letter



**1. Project Summary Sheet**

The purpose of this Brownfield Plan Amendment (the “Amendment”) is to 1) update the definition of the eligible property to include the entirety of the parcels located at 720 E Shiawassee Street (33-01-01-15-151-272) and 703 E Michigan Avenue (33-01-01-15-151-003), (herein referred to as the “Property” or “eligible property”), 2) update/realign eligible activity costs based on current redevelopment plans at both parcels within the property, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current/future eligible costs and taxable value for the eligible property.

**Project Name:** NEOGEN Lansing Expansion Brownfield (Phase I and Phase II) Redevelopment Project (the “Project”)

**Developer:** NEOGEN Properties IX, LLC (the “Developer”)  
620 Leshar Place  
Lansing, MI 48912

**Property Location:** 720 E. Shiawassee Street (33-01-01-15-151-273) and 703 E. Michigan Avenue (33-01-01-15-151-003) located in Lansing, Michigan 48906 (the “Property”).

**Type of Eligible Property:** “Facility” and “Adjacent and Contiguous”

**Project Description:** Phase I of the NEOGEN Lansing Expansion Project is currently underway on the northern 2.568-acre portion of the Property and includes a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. NEOGEN is in the process of consolidating and expanding its manufacturing operations, Research & Development operations, and its headquarters. The proposed Phase II of their expansion includes the demolition of the Herbert Building at 720 E. Shiawassee and construction of a new 35,000 square foot manufacturing and research space, acquisition of the parcel located at 703 E. Michigan Ave. and renovation of its existing building for facilities and production support, and construction of a 4,700 square foot extension of the manufacturing building currently under construction under Phase I. This project is vital to the planned

expansion and consolidation. NEOGEN estimates 115 new, full-time equivalent jobs as part of its current expansion plan.

To support Phase I of the Expansion Project, Brownfield Plan (Brownfield Plan #81) was adopted by the City of Lansing on July 18, 2022. In Plan #81, Phase I total private investment was projected to be \$71.5 million of which \$5 million would be used to pay for brownfield costs necessary to prepare the site for development. The Plan, as previously approved, would use the new property taxes generated by the \$71.5 million investment to reimburse NEOGEN for the \$5 million in extraordinary brownfield costs. Phase I also was expected to create 60 new jobs in Lansing.

Since the approval of Brownfield Plan #81 the project has increased in scope and size causing total estimated Phase I private investment and brownfield costs to increase to \$169.8 million and \$6.2 million, respectively.

Concurrently to construction of Phase I, the planning, designing, and budgeting for Phase II has been completed with an estimated \$38.2 million of additional private investment of which \$2.4 million represents additional brownfield costs. Phase II will also result in an additional 55 new jobs in Lansing.

Thus, to accommodate the increase in the scope of Phase I plus the addition of Phase II, Plan #83 needs to be amended.

The amendment of Plan #83 will result in a grand total of \$208 million of private investment and the creation 115 new jobs in Lansing. The increase in total private investment from both phases of the expansion project will generate additional new property taxes to both reimburse Neogen and create an immediate pass through increase in taxes to all taxing units included the City of Lansing.

The larger private investment also makes the life of the brownfield plan shorter from 10 to 9 years. After the plan expires and additional \$2.1 million of property taxes will be shared proportionately each year among all taxing units

|                                  |                                                                                                                                                                                                                          |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Total Capital Investment:</b> | Property and Building Improvements and Personal Property Investment is estimated at \$208,000,000 (not including acquisition) of which there is \$8,655,302 in eligible activities associated with the proposed Project. |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Estimated Job**

**Creation/Retention:** The completed project will create 115 new jobs ranging from \$15.00 – 27.00/hour.

**Duration of Plan:** 10 years (9 years of capture starting in 2024)

| <b>Total New Taxes Generated by Development<br/>for the Duration (10 years) of the Brownfield Plan: \$12,293,796</b>    |                     | <b>% of New<br/>Taxes</b> |
|-------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------|
| <b>Uses</b>                                                                                                             |                     |                           |
| Portion Captured by LBRA to Reimburse Developer and City                                                                | \$8,655,302         | 70.4%                     |
| Passed Through to: (Debt Millage, 10% Local Millage,<br>10% State School and State Education Tax)                       | \$2,568,159         | 20.9%                     |
| Portion Captured for LBRA Plan Administration / Local<br>Brownfield Revolving Fund (LBRF) (10% of available Local TIR*) | \$766,101           | 6.2%                      |
| Portion Passed Through to State Brownfield Revolving Fund                                                               | \$304,233           | 2.5%                      |
| <b>TOTAL NEW TAXES GENERATED</b>                                                                                        | <b>\$12,293,796</b> | <b>100%</b>               |

\*TIR = tax increment revenue

## 2. Purpose of Amendment and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or “LBRA”), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. A Brownfield Plan (Brownfield Plan #81) was adopted by the City of Lansing on July 18, 2022; The purpose of this Amendment, to be implemented by the LBRA, is 1) update the definition of the eligible property to include the parcels located at 720 E Shiawassee Street (33-01-01-15-151-272) and 703 E Michigan Avenue (33-01-01-15-151-003), 2) update/realign eligible activity costs based on costs incurred to date and future costs associated with the redevelopment of the additional parcels, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current/future eligible costs and taxable value for the eligible property.

The Amendment will allow the LBRA to use tax increment financing to reimburse **NEOGEN Properties IX, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 720 E. Shiawassee Street and 703 E. Michigan Avenue in the City of Lansing, Michigan. Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

| Eligible Property        |                     |                         |
|--------------------------|---------------------|-------------------------|
| Address                  | Tax ID              | Basis of Eligibility    |
| 720 E. Shiawassee Street | 33-01-01-15-151-273 | Facility                |
| 703 E. Michigan Avenue   | 33-01-01-15-151-003 | Adjacent and Contiguous |

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

The Property consists of a total of approximately 8.90-acres and is comprised of two adjacent and contiguous parcels. Six buildings exist on the northern parcel of the Property. One building exists on the southern parcel. The remainder of the Property is comprised of paved parking. The buildings on the northern parcel are currently owned and operated by Neogen, including the new manufacturing and research building. The building on the southern parcel is currently owned by Sparrow Hospital, with plans for Neogen to acquire after approval of this amendment.

The northern parcel of the Property was a rail/coal yard from at least 1913 until approximately 1981. During that time up to three rail lines, five rail spurs, six coal storage buildings, two office buildings, a garage, a scale, two above ground oil tanks, and various sheds/outbuildings existed on the Property. The Property has been used as a parking lot since approximately 1994. The existing storage building on the Property was constructed in approximately 1998.

Environmental subsurface investigation activities conducted in September and October 2021 included a geophysical survey, the excavation of a test pit, and the advancement of sixteen (16) soil borings on the subject property. The investigation identified a 1,200-gallon underground storage tank (UST) at the northern end of the Property. The soil borings were advanced to depths of 2.5 to 20.0 feet below ground surface and were located adjacent to the UST and throughout the subject Property. The soil boring and sample locations are depicted in Figure 3.

The UST was removed from the site on October 26, 2021. Various holes were observed on the tank bottom and side walls and visual evidence of petroleum contamination was observed within surrounding soils. Approximately 39 yards of impacted soil was removed from the property by the property owner at that time, Edward W. Sparrow Hospital Association (Sparrow Hospital), and the soils were transported to Granger Waste Services for disposal.

Soil contamination at the Property contains petroleum parameters adjacent to the former UST location and naphthalene and mercury various locations within urban fill material at concentrations above Part 201 Residential Generic Cleanup Criteria (GCC). Triterra's soil and groundwater sample results are summarized in Table 1 and Table 2 respectively. Soil Boring locations and analytical result exceedances are depicted in Figure 3.

The history of the southern parcel of the Property is currently unknown. Included in eligible activity costs is a Phase I Environmental Site Assessment to be conducted on the parcel.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) the parcel located at 720 E. Shiawassee Street is a "facility" as the term is defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act ("NREPA"), P.A. 451 of 1994, as amended; and (d) the parcel located at 703 E. Michigan Avenue is adjacent and contiguous to the "facility" parcel and development of the adjacent and contiguous parcel is estimated to increase the captured taxable value of the "facility" parcel.

### **3. Brownfield Project Description**

With over 600 employees now residing within its Lansing campus, NEOGEN's growth continues. They are currently in the process of consolidation and expansion of their manufacturing operations, R&D, and headquarters. The result of this expansion will create a world class manufacturing operation which will emphasize and showcase high tech manufacturing and R&D operations. The expansion plan includes both retaining NEOGEN's current employment base along with continued employment growth.

The entire 8.90-acre Property will be redeveloped to include the construction of a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. The demolition of the Herbert Building at 720 E. Shiawassee and construction of a new 35,000 square foot manufacturing and research space, acquisition of the south parcel and renovation of the existing building at 703 E. Michigan Ave., for facilities and production support and construction of a 4,700 square foot building to house Ethylene Oxide (ETO). This project is vital to the planned expansion and consolidation project.

Total capital investment is estimated at \$208,000,000, not including acquisition. This Project will result in the creation of 115 new FTE jobs. New jobs will include laborers, skilled manufacturers, quality control professionals, research & development resource technicians, supervisors and managers with salaries ranging from \$15.00 – 27.00/hour. The Project is also projected to create/leverage over 100 temporary construction related jobs.



#### **4. Developer Eligible Activities**

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

The costs of eligible activities included in this Amendment can be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Amendment and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer reimbursement is \$8,655,302.

**Brownfield Plan #81, Amendment No. 1**  
**NEOGEN Lansing Expansion Brownfield Redevelopment Project**  
**July 8, 2024**

| Summary of Eligible Activities                              |                    | Split of Costs between NEOGEN and the LBRA |                 |
|-------------------------------------------------------------|--------------------|--------------------------------------------|-----------------|
|                                                             |                    | NEOGEN                                     | LBRA            |
| <b>EGLE Eligible Activities</b>                             | <b>Cost</b>        |                                            |                 |
| Pre-Approved Activities                                     | \$103,900          | \$80,950                                   | \$22,950        |
| Department Specific Activities                              | \$3,073,312        | \$3,068,262                                | \$5,050         |
| <b>Total Environmental Eligible Activities</b>              | <b>\$3,177,212</b> | <b>\$3,149,212</b>                         | <b>\$28,000</b> |
| <b>MSF Eligible Activities</b>                              | <b>Cost</b>        |                                            |                 |
| Asbestos and Lead Activities                                | \$93,750           | \$93,000                                   | \$750           |
| Demolition                                                  | \$914,760          | \$914,760                                  |                 |
| Site Preparation                                            | \$3,895,885        | \$3,895,885                                |                 |
| Infrastructure Improvements                                 | \$155,300          | \$155,300                                  |                 |
| <b>Total Non-Environmental Eligible Activities</b>          | <b>\$5,059,695</b> | <b>\$5,058,945</b>                         | <b>\$750</b>    |
| Contingency (15%) *                                         | \$374,895          | \$374,895                                  |                 |
| Brownfield Plan & Act 381 Work Plan Preparation Phase I     | \$22,500           | \$22,500                                   |                 |
| Brownfield Plan & Act 381 Work Plan Preparation Amendment 1 | \$9,500            | \$9,500                                    |                 |
| Brownfield Plan & Act 381 Work Plan Implementation          | \$6,500            | \$6,500                                    |                 |
| Brownfield Plan Application Fee                             | \$5,000            | \$5,000                                    |                 |
| <b>Total Eligible Cost for Reimbursement</b>                | <b>\$8,655,302</b> | <b>\$8,626,552</b>                         | <b>\$28,750</b> |

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

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

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

## **5. Captured Taxable Value and Tax Increment Revenues**

The costs of eligible activities included in, and authorized by, this Amendment can be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2029.

The taxable value of the Property according to the city assessor was \$3,203,281 which is the initial taxable value for this Amendment. The new, stabilized, projected taxable value for 2027 was estimated at \$29,658,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2024 through 2032 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan/Amendment and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Amendment will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Amendment for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

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

## **6. Method of Brownfield Plan Financing**

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

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

## **7. Amount of Note or Bonded Indebtedness Incurred**

None.

## 8. Duration of the Brownfield Plan

The duration of this Amendment shall not exceed 9 years total tax capture after the first year of tax capture anticipated as 2024.

## 9. Estimated Impact on Taxing Jurisdictions

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

| Projected Impact to Taxing Jurisdictions |                                 |                                                                             |                                |
|------------------------------------------|---------------------------------|-----------------------------------------------------------------------------|--------------------------------|
| Taxing Unit                              | New Taxes to Taxing Units*      | New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement | Total New Taxes                |
| School Operating                         | \$255,728                       | \$1,513,673                                                                 | \$1,769,402                    |
| State Education Tax (SET)                | \$57,517                        | \$550,950                                                                   | \$608,467                      |
| Lansing Oper                             | \$347,172                       | \$3,124,550                                                                 | \$3,471,722                    |
| Ingham County Sum                        | \$121,094                       | \$1,089,847                                                                 | \$1,210,942                    |
| Ingham County                            | \$80,914                        | \$728,226                                                                   | \$809,140                      |
| Ingham Intermed                          | \$88,182                        | \$793,642                                                                   | \$881,825                      |
| Lansing Comm College                     | \$67,313                        | \$605,815                                                                   | \$673,128                      |
| CATA                                     | \$53,388                        | \$480,496                                                                   | \$533,884                      |
| Lansing Sch Sink                         | \$52,817                        | \$475,353                                                                   | \$528,170                      |
| CADL-Library                             | \$27,859                        | \$250,735                                                                   | \$278,595                      |
| Airport Auth                             | \$12,483                        | \$112,349                                                                   | \$124,832                      |
| Montgomery Drain                         | \$46,432                        |                                                                             | \$46,432                       |
| Public Safety                            | \$625,053                       |                                                                             | \$625,053                      |
| Lansing School Debt                      | \$732,205                       |                                                                             | \$732,205                      |
| <b>Total</b>                             | <b>\$2,568,159<br/>(20.89%)</b> | <b>\$9,725,637<br/>(79.11%)</b>                                             | <b>\$12,293,796<br/>(100%)</b> |

\* Increased by investment, but not captured by the LBRA

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

## 10. Legal Description & Site Map

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

### LEGAL DESCRIPTIONS

#### **720 E. Shiawassee Street (33-01-01-15-151-273):**

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5 BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY MICHIGAN THENCE S89DEG46'25"E ALONG THE NORTH LINE OF 8, 9 AND 10 OF SAID ASSESSOR'S PLAT NO. 5 ALSO BEING THE SOUTH RIGHT OF WAYLINE OF SHIAWASSEE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0DEG24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89DEG46'25"W 6.45 FEET THENCE S0DEG24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8 THENCE S1DEG13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16DEG27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S20DEG43'01"E 102.29 FEET THENCE N89DEG35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CSX RAIL ROAD THENCE N0DEG24'35"E ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 THENCE N89DEG46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15 THENCE N0DEG24'35"E ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LAND CONTAINED WITH EASEMENT TO CSX RAILROAD AS RECORDED IN LIBER 1668 PAGE 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE NET AREA WITHOUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS OF RECORD AND UNRECORDED THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0DEG24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATION LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSOR'S PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSOR'S PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N

R2W AND LOTS 4, 5, 6, 7, 11, 12 & E 6.45 FT OF S 100 FT LOT 8 ASSESSORS PLAT NO 5, ALSO W 41.25 FT LOT 12 JEROMES ADD, ALSO COM SW COR SAID LOT, TH S 192 FT, W 140.01 FT, N 12.7 FT, W 11.06 FT TO C/L RAILROAD SPUR TRACK, NW'LY ON C/L 102.32 FT ALONG A 258 FT RAD CURVE TO THE LT CHORD BEARING N 20 DEG 29MIN 14SCD W 101.65 FT, N'LY ON C/L 130.77 FT ALONG 239 FT RAD CURVE TO THE RT CHORD BEARING N 16DEG 12MIN 45SCD W 129.2 FT, N 123.2 FT TO S LINE ASSESSORS PLAT NO 5, E TO NW COR LOT 12 JEROMES ADD, S TO BEG ALSO WITH A PARCEL OF LAND SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-15-151-271, 33-01-01-15-151-241, 33-01-01-15-151-253, 33-01-01-15-151-261; SPLIT ON 08/23/2023 WITH 33-01-01-15-151-272 & 33-01-01-15-151-004 INTO 33-01-01-15-151-273

**703 E. Michigan Avenue (33-01-01-15-151-003):**

PART OF SOUHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION TOWN 4 NORTH, RANGE 2WEST CITY OF LANSING, INGHAM COUNTYM MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MICHIGAN AVENUE AND A PARALLEL WITH AND 46.5 FEET EAST FROM THE WEST LINE OF SAID SECTION 15, THENCE N0DEG24'35"E 634.03 FEET, THENCE S 89DEG35'10"E 239.05 FEET , THENCE S0DEG43'38"W181.70 FEET, THENCE S7DEG44'37"E 19.47 FEET,THENCE N 89DEG17'22"W 92.25 FEET THENCE S0DEG42'38"W 432.39 FEET TO THE NORHT LINE OF MICHIGAN AVENUE, THENCE S89DEG59'55"W ON SAID NORTH LINE 146.23 FEET TO POINT OF BEGINNING. LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002;



**11. Personal Property**

Due to Personal Property exemptions, this Amendment will not capture incremental tax revenues resulting from personal.

**12. Displacement of Persons**

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

**13. Local Brownfield Revolving Fund**

The LBRA will capture all available tax increment revenues for deposit to the LBRF as permitted by Act 381.

**14. Other Information**

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

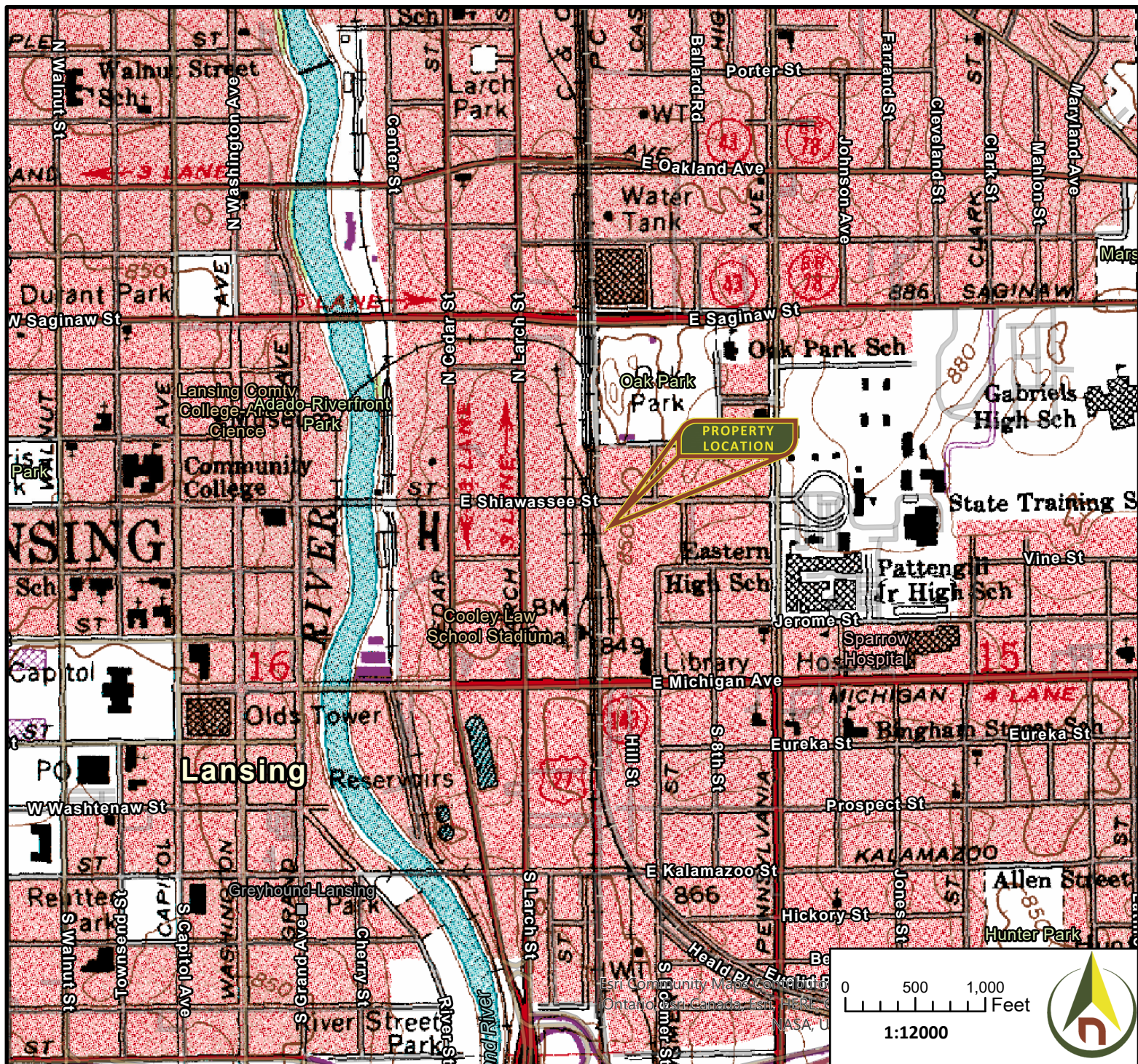
**FIGURES**

**Figure 1: Property Location Map**

**Figure 2: Eligible Property Map**

**Figure 3: Sample Locations with Analytical Exceedances**





# TRI TERRA

## FIGURE 1 PROPERTY LOCATION

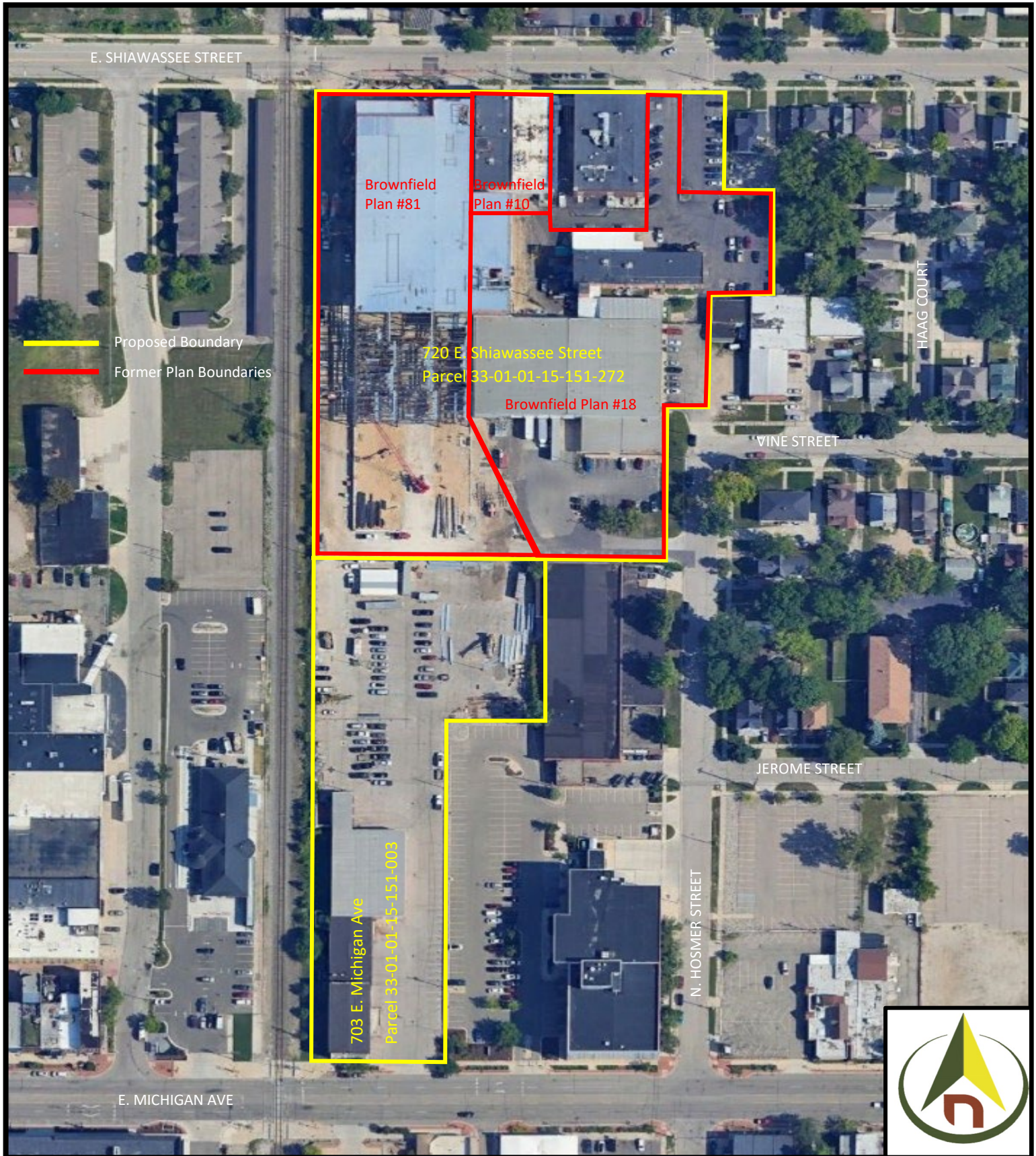
NORTHERN 2.568 ACRES OF PARCEL NO. 33-01-01-15-151-002  
LANSING, MICHIGAN 48912

INGHAM COUNTY  
T4N, R2W, SECTION 15

PROJECT NUMBER 21-2806

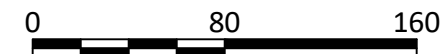






|                                                                                    |                                              |                                                                                               |
|------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------|
|  | <p><b>FIGURE 3</b></p>                       | <p><b>720 E. SHIAWASSEE STREET<br/>703 E. MICHIGAN AVENUE<br/>LANSING, MICHIGAN 48912</b></p> |
|                                                                                    | <p><b>ELIGIBLE PROPERTY BOUNDARY MAP</b></p> |                                                                                               |
| <p><b>PROJECT NUMBER: 21-2806</b></p>                                              | <p><b>DATE: 7/1/2024</b></p>                 | <p><b>DIAGRAM CREATED BY: CJZ</b></p>                                                         |





GRAPHIC SCALE  
1" = 80'

## SYMBOLS LEGEND

- SB-4 SOIL BORING LOCATION
- SS-2 SOIL SAMPLE LOCATION
- UST FORMER UST
- PROPOSED BUILDING FOUNDATIONS
- SAN PROPOSED SANITARY LINE
- ST PROPOSED STORM SEWER LINE
- W PROPOSED WATER LINE

B-6W @ 6.5-10'  
10/14/2021  
Ba: 750

 GROUNDWATER ANALYTICAL

B-7  
2-3'  
10/14/2021

 SOIL ANALYTICAL

## CONSTITUENTS LEGEND

### VOLATILES (VOCs)

E: Ethylbenzene  
NPH: Naphthalene  
BaP: Benzo(a)pyrene  
Fl: Fluoranthene  
PHNH: Phenanthrene  
IPBZ: Isopropylbenzene  
2MN: 2-Methylnaphthalene

### INORGANICS, METALS

As: Arsenic  
Ba: Barium  
Hg: Mercury, Total  
Se: Selenium

## NOTES

1. Soil concentrations are in  $\mu\text{g}$  per kg (ppb).
2. Groundwater concentrations are in  $\mu\text{g}$  per L (ppb).
3. All exceedances are highlighted in red.
4. Figure includes analytical exceedances only. See analytical data and tables for additional detail.
5. If no data is presented for a sample location then there were no exceedances above applicable criteria.

**TRIOTERRA**

1305 South Washington, Suite 102, Lansing, MI 48910  
Phone: 517-702-0470 Fax: 517-702-0477  
www.triterra.us

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 10/31/2021

DRAWN BY: JWJ

DATE: 1/9/2023

REVISED BY: JWJ

## SAMPLE LOCATIONS WITH ANALYTICAL EXCEEDANCES

NORTHERN 2.568 ACRES OF PARCEL  
NO. 33-01-01-15-151-002  
LANSING, MICHIGAN 48912

PROJECT NUMBER: 21-2806

FIGURE 3

## SHIAWASSEE STREET

S-2  
11'  
10/26/2021  
E: 650

SS-13  
2.0'  
11/11/2022  
BaP: 9,600  
Fl: 31,100  
NPH: 1,500  
PHNH: 20,100  
As: 8,040  
Hg: 142  
Se: 590

B-6W @ 6.5-10'  
10/14/2021  
Ba: 750

B-7  
2-3'  
10/14/2021  
NPH: 1,200  
Hg: 151

SS-20  
5-6'  
12/14/2022  
NPH: 1,800  
PHNH: 2,200

B-13W@11.5-14'  
10/14/2021  
Ba: 482

SS-16  
2.0'  
11/11/2022  
As: 5,830  
Se: 460

SS-19  
3-4'  
12/14/2022  
E: 2,500  
nPBz: 6,100  
nBB: 4,800  
NPH: 8,000  
2MN: 20,000  
PHNH: 16,600

SW-1  
7.0-8.0'  
11/11/2022  
IPBZ: 900  
NPH: 2,700  
2MN: 6,900

C & X RAILROAD

SPARROW HOSPITAL  
703 E MICHIGAN AVE

ANDERSON SERVICE  
201 N HOSMER ST

MFG BUILDING  
301 N HOSMER ST

MFG BUILDING  
720 E SHIAWASSEE ST

OFFICE BUILDING  
728 E SHIAWASSEE ST

APPROXIMATE PROPERTY BOUNDARY

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 4: Tax Increment Revenue Reimbursement Entity Allocation Table



**Table 1**  
**Brownfield Eligible Activities**  
720 E. Shiawassee Street and 703 E. Michigan Avenue  
Lansing, MI

|                                                               |                 |              |              |                         | REIMBURSEMENT ALLOCATION |                   |                          | REIMBURSEMENT ENTITY |           |
|---------------------------------------------------------------|-----------------|--------------|--------------|-------------------------|--------------------------|-------------------|--------------------------|----------------------|-----------|
| ELIGIBLE ACTIVITIES                                           | NO. OF<br>UNITS | UNIT<br>TYPE | UNIT<br>RATE | ESTIMATED<br>TOTAL COST | EGLE<br>ACTIVITIES       | MSF<br>ACTIVITIES | LOCAL-ONLY<br>ACTIVITIES | NEOGEN               | LBRA      |
| EGLE ELIGIBLE ACTIVITIES                                      |                 |              |              |                         |                          |                   |                          |                      |           |
| Pre-Approved Activities                                       |                 |              |              |                         |                          |                   |                          |                      |           |
| Total Pre-Approved Activities                                 |                 |              |              | \$ 103,900              | \$ 103,900               |                   |                          | \$ 80,950            | \$ 22,950 |
| Department Specific Activities                                |                 |              |              |                         |                          |                   |                          |                      |           |
| Total Department Specific Activities                          |                 |              |              | \$ 3,073,312            |                          |                   | \$ 3,073,312             | \$ 3,068,262         | \$ 5,050  |
| EGLE ELIGIBLE ACTIVITIES TOTAL                                |                 |              |              | \$ 3,177,212            | \$ 103,900               | \$ -              | \$ 3,073,312             | \$ 3,149,212         | \$ 28,000 |
| MSF ELIGIBLE ACTIVITIES                                       |                 |              |              |                         |                          |                   |                          |                      |           |
| Asbestos and Lead Activities                                  |                 |              |              |                         |                          |                   |                          |                      |           |
| Total Asbestos and Lead Activities                            |                 |              |              | \$ 93,750               | \$ -                     | \$ 93,750         | \$ -                     | \$ 93,000            | \$ 750    |
| Demolition                                                    |                 |              |              |                         |                          |                   |                          |                      |           |
| Total Demolition Activities                                   |                 |              |              | \$ 914,760              | \$ -                     | \$ 914,760        | \$ -                     | \$ 914,760           | \$ -      |
| Site Preparation                                              |                 |              |              |                         |                          |                   |                          |                      |           |
| Total Site Preparation Activities                             |                 |              |              | \$ 3,895,885            | \$ -                     | \$ 3,895,885      | \$ -                     | \$ 3,895,885         | \$ -      |
| Infrastructure Improvements                                   |                 |              |              |                         |                          |                   |                          |                      |           |
| Total Infrastructure Improvement Activities                   |                 |              |              | \$ 155,300              | \$ -                     | \$ 155,300        | \$ -                     | \$ 155,300           |           |
| MSF ELIGIBLE ACTIVITIES TOTAL                                 |                 |              |              | \$ 5,059,695            | \$ -                     | \$ 5,059,695      | \$ -                     | \$ 5,058,945         | \$ 750    |
| MSF AND EGLE ELIGIBLE ACTIVITIES TOTAL                        |                 |              |              | \$ 8,236,907            | \$ 103,900               | \$ 5,059,695      | \$ 3,073,312             | \$ 8,208,157         | \$ 28,750 |
| Contingency (15%)                                             |                 |              |              | \$ 374,895              | \$ -                     | \$ 253,395        | \$ 121,500               | \$ 374,895           |           |
| Brownfield Plan & Act 381 Work Plan Preparation - Phase I     | 1               | LS           | \$ 22,500    | \$ 22,500               |                          | \$ 21,375         | \$ 1,125                 | \$ 22,500            |           |
| Brownfield Plan & Act 381 Work Plan Preparation - Amendment 1 | 1               | LS           | \$ 9,500     | \$ 9,500                |                          | \$ 9,025          | \$ 475                   | \$ 9,500             |           |
| Brownfield Plan & Act 381 Work Plan Implementation            | 1               | LS           | \$ 6,500     | \$ 6,500                | \$ -                     | \$ 6,175          | \$ 325                   | \$ 6,500             |           |
| LBRA Brownfield Application Fee                               | 1               | LS           | \$ 5,000     | \$ 5,000                | \$ -                     | \$ -              | \$ 5,000                 | \$ 5,000             |           |
| TOTAL ELIGIBLE COST FOR REIMBURSEMENT                         |                 |              |              | \$ 8,655,302            | \$ 103,900               | \$ 5,349,665      | \$ 3,201,737             | \$ 8,626,552         | \$ 28,750 |
| State Brownfield Revolving Fund                               |                 |              |              | \$ 304,233              |                          |                   |                          |                      |           |
| BRA Administrative Fees/LBRF                                  |                 |              |              | \$ 766,101              |                          |                   |                          |                      |           |
| GRAND TOTAL                                                   |                 |              |              |                         | \$ 9,725,637             |                   |                          |                      |           |
|                                                               |                 |              |              |                         | 1.20%                    | 61.81%            | 36.99%                   |                      |           |

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

Table 2  
Tax Increment Revenue Capture Estimates  
720 E. Shiawassee Street and 703 E. Michigan Avenue  
Lansing, MI

| Estimated Taxable Value (TV) Increase Rate: |      | 1% per year |      |           |      |           |      |            |      |            |      |            |      |            |      |            |      |            |      |            |
|---------------------------------------------|------|-------------|------|-----------|------|-----------|------|------------|------|------------|------|------------|------|------------|------|------------|------|------------|------|------------|
| Plan Year<br>Capture Year                   | 2023 |             | 2024 |           | 2025 |           | 2026 |            | 2027 |            | 2028 |            | 2029 |            | 2030 |            | 2031 |            | 2032 |            |
|                                             | 1    |             | 2    |           | 3    |           | 4    |            | 5    |            | 6    |            | 7    |            | 8    |            | 9    |            | 10   |            |
|                                             |      |             | 1    |           | 2    |           | 3    |            | 4    |            | 5    |            | 6    |            | 7    |            | 8    |            | 9    |            |
| Base Taxable Value (TV)                     | \$   | -           | \$   | 3,203,281 | \$   | 3,203,281 | \$   | 3,203,281  | \$   | 3,203,281  | \$   | 3,203,281  | \$   | 3,203,281  | \$   | 3,203,281  | \$   | 3,203,281  | \$   | 3,203,281  |
| Estimated New TV                            | \$   | -           | \$   | 3,288,381 | \$   | 7,500,000 | \$   | 20,000,000 | \$   | 29,650,000 | \$   | 29,946,500 | \$   | 30,245,965 | \$   | 30,548,425 | \$   | 30,853,909 | \$   | 31,162,448 |
| Total Incremental Difference                | \$   | -           | \$   | 85,100    | \$   | 4,296,719 | \$   | 16,796,719 | \$   | 26,446,719 | \$   | 26,743,219 | \$   | 27,042,684 | \$   | 27,345,144 | \$   | 27,650,628 | \$   | 22,179,592 |

| School Tax Revenue        |          | Millage Rate |    |    |       |       |        |         |         |         |         |         |         |         |         |         |    |    |    |    |    |   |
|---------------------------|----------|--------------|----|----|-------|-------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----|----|----|----|----|---|
| School Operating          | 17.44780 | \$           | -  | \$ | 1,485 | \$    | 74,968 | \$      | 293,066 | \$      | 461,437 | \$      | 466,610 | \$      | 471,835 | \$      | -  | \$ | -  | \$ | -  |   |
| State Education Tax (SET) | 6.00000  | \$           | -  | \$ | 511   | \$    | 25,780 | \$      | 100,780 | \$      | 158,680 | \$      | 160,459 | \$      | 162,256 | \$      | -  | \$ | -  | \$ | -  |   |
| School Total:             | 23.44780 | 32.97%       | \$ | -  | \$    | 1,995 | \$     | 100,749 | \$      | 393,846 | \$      | 620,117 | \$      | 627,070 | \$      | 634,091 | \$ | -  | \$ | -  | \$ | - |

| Total New Taxes |           | Not Captured |         | Captured |           |
|-----------------|-----------|--------------|---------|----------|-----------|
| \$              | 1,769,402 | \$           | 255,728 | \$       | 1,513,673 |
| \$              | 608,467   | \$           | 57,517  | \$       | 550,950   |
| \$              | 2,377,869 | \$           | 313,246 | \$       | 2,064,623 |

| Local Tax Revenue - Capturable |          | Millage Rate |    |    |       |       |        |         |         |           |         |           |         |           |         |           |         |           |         |           |         |           |
|--------------------------------|----------|--------------|----|----|-------|-------|--------|---------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|
| LANSING OPER                   | 19.44000 | \$           | -  | \$ | 1,654 | \$    | 83,528 | \$      | 326,528 | \$        | 514,124 | \$        | 519,888 | \$        | 525,710 | \$        | 531,590 | \$        | 537,528 | \$        | 431,171 |           |
| INGHAM CNTY SUM                | 6.78070  | \$           | -  | \$ | 577   | \$    | 29,135 | \$      | 113,894 | \$        | 179,327 | \$        | 181,338 | \$        | 183,368 | \$        | 185,419 | \$        | 187,491 | \$        | 150,393 |           |
| INGHAM COUNTY                  | 4.53080  | \$           | -  | \$ | 386   | \$    | 19,468 | \$      | 76,103  | \$        | 119,825 | \$        | 121,168 | \$        | 122,525 | \$        | 123,895 | \$        | 125,279 | \$        | 100,491 |           |
| INGHAM INTERMED                | 4.93780  | \$           | -  | \$ | 420   | \$    | 21,216 | \$      | 82,939  | \$        | 130,589 | \$        | 132,053 | \$        | 133,531 | \$        | 135,025 | \$        | 136,533 | \$        | 109,518 |           |
| LANSING COM COLLEGE            | 3.76920  | \$           | -  | \$ | 321   | \$    | 16,195 | \$      | 63,310  | \$        | 99,683  | \$        | 100,801 | \$        | 101,929 | \$        | 103,069 | \$        | 104,221 | \$        | 83,599  |           |
| CATA                           | 2.98950  | \$           | -  | \$ | 254   | \$    | 12,845 | \$      | 50,214  | \$        | 79,062  | \$        | 79,949  | \$        | 80,844  | \$        | 81,748  | \$        | 82,662  | \$        | 66,306  |           |
| LANSING SCH SINK               | 2.95750  | \$           | -  | \$ | 252   | \$    | 12,708 | \$      | 49,676  | \$        | 78,216  | \$        | 79,093  | \$        | 79,979  | \$        | 80,873  | \$        | 81,777  | \$        | 65,596  |           |
| CADL-LIBRARY                   | 1.56000  | \$           | -  | \$ | 133   | \$    | 6,703  | \$      | 26,203  | \$        | 41,257  | \$        | 41,719  | \$        | 42,187  | \$        | 42,658  | \$        | 43,135  | \$        | 34,600  |           |
| AIRPORT AUTH                   | 0.69900  | \$           | -  | \$ | 59    | \$    | 3,003  | \$      | 11,741  | \$        | 18,486  | \$        | 18,694  | \$        | 18,903  | \$        | 19,114  | \$        | 19,328  | \$        | 15,504  |           |
| Local Total:                   | 47.66450 | 67.03%       | \$ | -  | \$    | 4,056 | \$     | 204,801 | \$      | 800,607   | \$      | 1,260,570 | \$      | 1,274,702 | \$      | 1,288,976 | \$      | 1,303,393 | \$      | 1,317,953 | \$      | 1,057,179 |
| Total Capturable Taxes:        | 71.11230 | 100.00%      | \$ | -  | \$    | 6,052 | \$     | 305,550 | \$      | 1,194,453 | \$      | 1,880,687 | \$      | 1,901,772 | \$      | 1,923,067 | \$      | 1,303,393 | \$      | 1,317,953 | \$      | 1,057,179 |

|    |            |    |           |    |           |
|----|------------|----|-----------|----|-----------|
| \$ | 3,471,722  | \$ | 347,172   | \$ | 3,124,550 |
| \$ | 1,210,942  | \$ | 121,094   | \$ | 1,089,847 |
| \$ | 809,140    | \$ | 80,914    | \$ | 728,226   |
| \$ | 881,825    | \$ | 88,182    | \$ | 793,642   |
| \$ | 673,128    | \$ | 67,313    | \$ | 605,815   |
| \$ | 533,884    | \$ | 53,388    | \$ | 480,496   |
| \$ | 528,170    | \$ | 52,817    | \$ | 475,353   |
| \$ | 278,595    | \$ | 27,859    | \$ | 250,735   |
| \$ | 124,832    | \$ | 12,483    | \$ | 112,349   |
| \$ | 8,512,237  | \$ | 851,224   | \$ | 7,661,014 |
| \$ | 10,890,106 | \$ | 1,164,469 | \$ | 9,725,637 |

| Non-Capturable Millages     |         | Millage Rate |   |    |     |    |        |    |        |    |         |    |         |    |         |    |         |    |         |    |        |
|-----------------------------|---------|--------------|---|----|-----|----|--------|----|--------|----|---------|----|---------|----|---------|----|---------|----|---------|----|--------|
| MONTGOMERY DRAIN            | 0.26000 | \$           | - | \$ | 22  | \$ | 1,117  | \$ | 4,367  | \$ | 6,876   | \$ | 6,953   | \$ | 7,031   | \$ | 7,110   | \$ | 7,189   | \$ | 5,767  |
| PUBLIC SAFETY               | 3.50000 | \$           | - | \$ | 298 | \$ | 15,039 | \$ | 58,789 | \$ | 92,564  | \$ | 93,601  | \$ | 94,649  | \$ | 95,708  | \$ | 96,777  | \$ | 77,629 |
| LANSING SCHOOL DEBT         | 4.10000 | \$           | - | \$ | 349 | \$ | 17,617 | \$ | 68,867 | \$ | 108,432 | \$ | 109,647 | \$ | 110,875 | \$ | 112,115 | \$ | 113,368 | \$ | 90,936 |
| Total Non-Capturable Taxes: | 4.10000 | \$           | - | \$ | 349 | \$ | 17,617 | \$ | 68,867 | \$ | 108,432 | \$ | 109,647 | \$ | 110,875 | \$ | 112,115 | \$ | 113,368 | \$ | 90,936 |

|    |           |    |           |    |   |
|----|-----------|----|-----------|----|---|
| \$ | 46,432    | \$ | 46,432    | \$ | - |
| \$ | 625,053   | \$ | 625,053   | \$ | - |
| \$ | 732,205   | \$ | 732,205   | \$ | - |
| \$ | 1,403,690 | \$ | 1,403,690 | \$ | - |

Notes:

|    |            |    |           |    |           |
|----|------------|----|-----------|----|-----------|
| \$ | 12,293,796 | \$ | 2,568,159 | \$ | 9,725,637 |
|----|------------|----|-----------|----|-----------|

Table 3  
Tax Increment Revenue Reimbursement Allocation Table  
720 E. Shiawassee Street and 703 E. Michigan Avenue  
Lansing, MI

| Developer/City<br>Projected<br>Reimbursement | Proportionality | School &<br>Local Taxes | Local-Only<br>Taxes | Total        |
|----------------------------------------------|-----------------|-------------------------|---------------------|--------------|
| State                                        | 20.3%           | \$ 1,760,390            |                     | \$ 1,760,390 |
| Local                                        | 79.7%           | \$ 3,693,175            | \$ 3,201,737        | \$ 6,894,912 |
| TOTAL                                        |                 | \$ 5,453,565            | \$ 3,201,737        | \$ 8,655,302 |
| EGLE                                         | 1.9%            | \$ 103,900              |                     |              |
| MSF                                          | 98.1%           | \$ 5,349,665            |                     |              |

Estimated Total Years of Plan: 10

| Administrative Fees & Loan Funds* |            |
|-----------------------------------|------------|
| State Brownfield Revolving Fund   | \$ 304,233 |
| BRA Administrative Fees / LBRF    | \$ 766,101 |
|                                   |            |

\* During the life of the Plan

|                                                                                                         |                      | 2023         | 2024         | 2025         | 2026         | 2027         | 2028         | 2029         | 2030         | 2031         | 2032         | 2033 | 2034 | 2035 | TOTALS       |
|---------------------------------------------------------------------------------------------------------|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------|------|------|--------------|
| Plan Year<br>Capture Year                                                                               |                      | 1            | 2            | 3            | 4            | 5            | 6            | 7            | 8            | 9            | 10           | 11   | 12   | 13   |              |
|                                                                                                         |                      | 1            | 1            | 2            | 3            | 4            | 5            | 6            | 7            | 8            | 9            | 10   | 11   | 12   |              |
| Available Tax Increment Revenue (TIR)                                                                   |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| Total State Tax Capture Available                                                                       | \$                   | -            | \$ 1,995     | \$ 100,749   | \$ 393,846   | \$ 620,117   | \$ 627,070   | \$ 634,091   | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | -            |
| Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)                                   | \$                   | -            | \$ 255       | \$ 12,890    | \$ 50,390    | \$ 79,340    | \$ 80,230    | \$ 81,128    | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ 304,233   |
| Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")                        | \$                   | -            | \$ 174       | \$ 8,786     | \$ 34,346    | \$ 54,078    | \$ 54,684    | \$ 161,178   | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ 313,246   |
| State TIR Available for Reimbursement                                                                   | \$                   | -            | \$ 1,566     | \$ 79,073    | \$ 309,110   | \$ 486,699   | \$ 492,156   | \$ 391,785   | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | -            |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| Total Local Tax Capture Available                                                                       | \$                   | -            | \$ 4,056     | \$ 204,801   | \$ 800,607   | \$ 1,260,570 | \$ 1,274,702 | \$ 1,288,976 | \$ 1,303,393 | \$ 1,317,953 | \$ 1,057,179 | \$ - | \$ - | \$ - | -            |
| Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")                        | \$                   | -            | \$ 406       | \$ 20,480    | \$ 80,061    | \$ 126,057   | \$ 127,470   | \$ 128,898   | \$ 130,339   | \$ 131,795   | \$ 105,718   | \$ - | \$ - | \$ - | \$ 851,224   |
| Capture for BRA Administrative Fees and/or Local Brownfield Revolving Fund (10% of available Local TIR) | \$                   | -            | \$ 365       | \$ 18,432    | \$ 72,055    | \$ 113,451   | \$ 114,723   | \$ 116,008   | \$ 117,305   | \$ 118,616   | \$ 95,146    | \$ - | \$ - | \$ - | \$ 766,101   |
| Local TIR Available for Reimbursement                                                                   | \$                   | -            | \$ 3,286     | \$ 165,889   | \$ 648,492   | \$ 1,021,061 | \$ 1,032,509 | \$ 1,044,071 | \$ 1,055,748 | \$ 1,067,542 | \$ 856,315   | \$ - | \$ - | \$ - | -            |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| Total State & Local TIR Available for Reimbursement                                                     | \$                   | -            | \$ 4,852     | \$ 244,961   | \$ 957,602   | \$ 1,507,761 | \$ 1,524,665 | \$ 1,435,856 | \$ 1,055,748 | \$ 1,067,542 | \$ 856,315   | \$ - | \$ - | \$ - | -            |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| DEVELOPER AND LBRA                                                                                      | Beginning<br>Balance |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
|                                                                                                         | \$ 8,655,302         | \$ 8,655,302 | \$ 8,650,451 | \$ 8,405,489 | \$ 7,447,887 | \$ 5,940,126 | \$ 4,415,461 | \$ 2,979,605 | \$ 1,923,857 | \$ 856,315   | \$ -         | \$ - | \$ - | \$ - | -            |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| MSF Eligible Activities                                                                                 | \$ 5,349,665         | \$ 5,349,665 | \$ 5,344,906 | \$ 5,104,611 | \$ 4,165,253 | \$ 2,686,218 | \$ 1,190,601 | \$ -         | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | -            |
| State Tax Reimbursement                                                                                 | \$ 1,726,852         | \$ -         | \$ 1,536     | \$ 77,566    | \$ 303,221   | \$ 477,427   | \$ 482,780   | \$ 384,321   | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ 1,726,852 |
| Local Tax Reimbursement                                                                                 | \$ 3,622,813         | \$ -         | \$ 3,223     | \$ 162,728   | \$ 636,137   | \$ 1,001,608 | \$ 1,012,838 | \$ 806,279   | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ 3,622,813 |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| EGLE Eligible Activities                                                                                | \$ 103,900           | \$ 103,900   | \$ 103,808   | \$ 99,141    | \$ 80,897    | \$ 52,171    | \$ 23,124    | \$ -         | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | -            |
| State Tax Reimbursement                                                                                 | \$ 33,539            | \$ -         | \$ 30        | \$ 1,506     | \$ 5,889     | \$ 9,272     | \$ 9,376     | \$ 7,464     | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ 33,539    |
| Local Tax Reimbursement                                                                                 | \$ 70,361            | \$ -         | \$ 63        | \$ 3,160     | \$ 12,355    | \$ 19,453    | \$ 19,671    | \$ 15,659    | \$ -         | \$ -         | \$ -         | \$ - | \$ - | \$ - | \$ 70,361    |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| LOCAL-ONLY Activities                                                                                   | \$ 3,201,737         | \$ 3,201,737 | \$ 3,201,737 | \$ 3,201,737 | \$ 3,201,737 | \$ 3,201,737 | \$ 3,201,737 | \$ 2,979,605 | \$ 1,923,857 | \$ 856,315   | \$ -         | \$ - | \$ - | \$ - | -            |
| Local-Only Tax Reimbursement                                                                            | \$ 3,201,737         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 222,132   | \$ 1,055,748 | \$ 1,067,542 | \$ 856,315   | \$ - | \$ - | \$ - | \$ 3,201,737 |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |
| TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT                                                           | \$                   | -            | \$ 4,852     | \$ 244,961   | \$ 957,602   | \$ 1,507,761 | \$ 1,524,665 | \$ 1,435,856 | \$ 1,055,748 | \$ 1,067,542 | \$ 856,315   | \$ - | \$ - | \$ - | -            |
|                                                                                                         |                      |              |              |              |              |              |              |              |              |              |              |      |      |      | \$ 9,725,637 |
| Developer/City Reimbursement Complete                                                                   |                      |              |              |              |              |              |              |              |              |              |              |      |      |      |              |

Table 4  
Tax Increment Revenue Reimbursement Entity Allocation Table  
720 E. Shiawassee Street and 703 E. Michigan Avenue  
Lansing, MI

|                                                 |      |                                                   |                                                                  |                                                                               |                                                                                                                                |                                                                                             | NEOGEN                                    |               | LBRA                                      |               |                                           |               | TOTALS                                    |                           |                                         |
|-------------------------------------------------|------|---------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------------|---------------|-------------------------------------------|---------------|-------------------------------------------|---------------|-------------------------------------------|---------------------------|-----------------------------------------|
| TIF Eligible Activities:                        |      |                                                   |                                                                  |                                                                               |                                                                                                                                |                                                                                             | \$8,626,552.34                            |               | \$28,750                                  |               | \$0                                       |               | \$8,655,302                               |                           |                                         |
| % of Total Eligible Activities:                 |      |                                                   |                                                                  |                                                                               |                                                                                                                                |                                                                                             | 99.67%                                    |               | 0.33%                                     |               | 0.00%                                     |               | 100.00%                                   |                           |                                         |
| Total Interest Allocation:                      |      |                                                   |                                                                  |                                                                               |                                                                                                                                |                                                                                             | \$0                                       |               | \$0                                       |               | \$0                                       |               | \$0                                       |                           |                                         |
| % of Total Interest Allocation:                 |      |                                                   |                                                                  |                                                                               |                                                                                                                                |                                                                                             | 0.00%                                     |               | 0.00%                                     |               | 0.00%                                     |               | 0.00%                                     |                           |                                         |
| Period                                          | Year | A<br>Local / State<br>Annual Total Tax<br>Capture | B<br>Capture for State<br>Brownfield<br>Revolving Fund<br>(SBRF) | C<br>Capture for State<br>and Local Taxing<br>Units (10%)<br>("Pass-Through") | D<br>Capture for BRA<br>Administrative<br>Fees and/or Local<br>Brownfield<br>Revolving Fund<br>(10% of available<br>Local TIR) | E = A-B-C-D<br>Total State &<br>Local TIR<br>Available for<br>Reimbursement<br>to Developer | TIF Eligible<br>Activity<br>Reimbursement | 0.0% Interest | TIF Eligible<br>Activity<br>Reimbursement | 0.0% Interest | TIF Eligible<br>Activity<br>Reimbursement | 0.0% Interest | TIF Eligible<br>Activity<br>Reimbursement | Interest Earned /<br>Paid | TIF Available<br>After<br>Reimbursement |
| 1                                               | 2024 | \$6,052                                           | \$255                                                            | \$580                                                                         | \$365                                                                                                                          | \$4,852                                                                                     | \$ -                                      | \$0           | \$ 4,852                                  | \$0           | \$0                                       | \$0           | \$4,852                                   | \$0                       | \$0                                     |
| 2                                               | 2025 | \$305,550                                         | \$12,890                                                         | \$29,266                                                                      | \$18,432                                                                                                                       | \$244,961                                                                                   | \$ 221,063                                | \$0           | \$ 23,898                                 | \$0           | \$0                                       | \$0           | \$244,961                                 | \$0                       | \$0                                     |
| 3                                               | 2026 | \$1,194,453                                       | \$50,390                                                         | \$114,406                                                                     | \$72,055                                                                                                                       | \$957,602                                                                                   | \$ 957,602                                | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$957,602                                 | \$0                       | \$0                                     |
| 4                                               | 2027 | \$1,880,687                                       | \$79,340                                                         | \$180,135                                                                     | \$113,451                                                                                                                      | \$1,507,761                                                                                 | \$ 1,507,761                              | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$1,507,761                               | \$0                       | \$0                                     |
| 5                                               | 2028 | \$1,901,772                                       | \$80,230                                                         | \$182,154                                                                     | \$114,723                                                                                                                      | \$1,524,665                                                                                 | \$ 1,524,665                              | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$1,524,665                               | \$0                       | \$0                                     |
| 6                                               | 2029 | \$1,923,067                                       | \$81,128                                                         | \$184,194                                                                     | \$116,008                                                                                                                      | \$1,541,738                                                                                 | \$ 1,435,856                              | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$1,435,856                               | \$0                       | \$0                                     |
| 7                                               | 2030 | \$1,303,393                                       | \$0                                                              | \$130,339                                                                     | \$117,305                                                                                                                      | \$1,055,748                                                                                 | \$ 1,055,748                              | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$1,055,748                               | \$0                       | \$0                                     |
| 8                                               | 2031 | \$1,317,953                                       | \$0                                                              | \$131,795                                                                     | \$118,616                                                                                                                      | \$1,067,542                                                                                 | \$ 1,067,542                              | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$1,067,542                               | \$0                       | \$0                                     |
| 9                                               | 2032 | \$1,057,179                                       | \$0                                                              | \$105,718                                                                     | \$95,146                                                                                                                       | \$856,315                                                                                   | \$ 856,315                                | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$856,315                                 | \$0                       | \$0                                     |
| 10                                              | 2033 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 11                                              | 2034 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 12                                              | 2035 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 13                                              | 2036 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 14                                              | 2037 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 15                                              | 2038 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 16                                              | 2039 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 17                                              | 2040 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 18                                              | 2041 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 19                                              | 2042 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 20                                              | 2043 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 21                                              | 2044 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 22                                              | 2045 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 23                                              | 2046 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 24                                              | 2047 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 25                                              | 2048 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 26                                              | 2049 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 27                                              | 2050 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 28                                              | 2051 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 29                                              | 2052 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| 30                                              | 2053 | \$0                                               | \$0                                                              | \$0                                                                           | \$0                                                                                                                            | \$0                                                                                         | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0           | \$0                                       | \$0                       | \$0                                     |
| TOTALS:                                         |      | \$10,890,106                                      | \$304,233                                                        | \$1,058,587                                                                   | \$766,101                                                                                                                      | \$8,761,184                                                                                 | \$8,626,552                               | \$0           | \$28,750                                  | \$0           | \$0                                       | \$0           | \$8,655,302                               | \$0                       | \$0                                     |
| % of Tax Capture:                               |      | 100.00%                                           | 2.79%                                                            | 9.72%                                                                         | 7.03%                                                                                                                          | 80.45%                                                                                      | 98.46%                                    | 0.00%         | 0.33%                                     | 0.00%         | 0.00%                                     | 0.00%         | 98.79%                                    | 0.00%                     | 0.00%                                   |
| TIF Eligible Activities and Interest Subtotals: |      |                                                   |                                                                  |                                                                               |                                                                                                                                |                                                                                             | \$8,626,552                               |               | \$28,750                                  |               | \$0                                       |               | \$8,655,302                               |                           |                                         |

**Attachment A**

**Legal Description of the Property**

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

Parcel Number: 33-01-01-15-151-003



Property Owner: EDWARD W SPARROW HOSPITAL ASSOC

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0 > Property Tax information found

Item 1 of 1 0 Images / 1 Sketch



Access additional record information for a small convenience fee. \*

> Additional areas of information include: Delinquent Tax Information

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

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If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information

|       |                                                                                                                  |          |                       |
|-------|------------------------------------------------------------------------------------------------------------------|----------|-----------------------|
| Owner | EDWARD W SPARROW<br>HOSPITAL ASSOC<br>FACILITIES DEVELOPMENT<br>1322 E MICHIGAN AVE STE 306<br>LANSING, MI 48912 | Taxpayer | SEE OWNER INFORMATION |
|-------|------------------------------------------------------------------------------------------------------------------|----------|-----------------------|

General Information for Tax Year 2024

|                     |                            |                          |                    |
|---------------------|----------------------------|--------------------------|--------------------|
| Property Class      | 201 COMMERCIAL-IMPROVED    | Unit                     | 01 LANSING CITY    |
| School District     | LANSING PUBLIC SCHOOL DIST | Assessed Value           | \$0                |
| MAP #               | LG-0015 -0015              | Taxable Value            | \$0                |
| TOP TEN             | 50                         | State Equalized Value    | \$0                |
| NEW PERMITS         | Not Available              | Date of Last Name Change | 12/13/2023         |
| USER ALPHA 3        | Not Available              | Notes                    | Not Available      |
| Historical District | Not Available              | Census Block Group       | Not Available      |
| TYPE CODE           | Not Available              | Exemption                | No Data to Display |

Principal Residence Exemption Information

Homestead Date No Data to Display

| Principal Residence Exemption | June 1st | Final    |
|-------------------------------|----------|----------|
| 2023                          | 0.0000 % | 0.0000 % |

Previous Year Information

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

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|                         |                                    |                                  |                    |
|-------------------------|------------------------------------|----------------------------------|--------------------|
| Zoning Code             | H LT IN                            | Total Acres                      | 0.000              |
| Land Value              | \$0                                | Land Improvements                | \$0                |
| Renaissance Zone        | No                                 | Renaissance Zone Expiration Date | No Data to Display |
| ECF Neighborhood        | I300- INDUSTRIAL CENTRAL SUBMARKET | Mortgage Code                    | No Data to Display |
| Lot Dimensions/Comments | No Data to Display                 | Neighborhood Enterprise Zone     | No                 |

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

Legal Description

PART OF SOUHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION TOWN 4 NORTH, RANGE 2WEST CITY OF LANSING, INGHAM COUNTYM MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MICHIGAN AVENUE AND A PARALLEL WITH AND 46.5 FEET EAST FROM THE WEST LINE OF SAID SECTION 15, THENCE N0DEG24'35"E 634.03 FEET, THENCE S 89DEG35'10"E 239.05 FEET , THENCE S0DEG43'38"W181.70 FEET, THENCE S7DEG44'37"E 19.47 FEET,THENCE N 89DEG17'22"W 92.25 FEET THENCE S0DEG42'38"W 432.39 FEET TO THE NORHT LINE OF MICHIGAN AVENUE, THENCE S89DEG59'55"W ON SAID NORTH LINE 146.23 FEET TO POINT OF BEGINNING. LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002;

Land Division Act Information

|                            |                    |                               |               |
|----------------------------|--------------------|-------------------------------|---------------|
| Date of Last Split/Combine | 01/10/2022         | Number of Splits Left         | 97            |
| Date Form Filed            | No Data to Display | Unallocated Div.s of Parent   | 0             |
| Date Created               | 01/10/2022         | Unallocated Div.s Transferred | 0             |
| Acreage of Parent          | 4.68               | Rights Were Transferred       | Not Available |
| Split Number               | 426                | Courtesy Split                | Not Available |
| Parent Parcel              | No Data to Display |                               |               |

Sale History

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

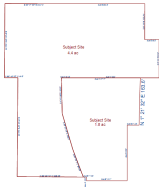
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**720 E SHIAWASSEE ST** LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-15-151-273



Item 1 of 6

0 Images / 6 Sketches

**Property Owner: NEOGEN CORPORATION****Summary Information**

## &gt; Commercial/Industrial Building Summary

- Yr Built: 1954
- # of Buildings: 6
- Total Sq.Ft.: 260,130

&gt; Assessed Value: \$3,501,600 | Taxable Value: \$3,203,281

**Important Message**

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

**Owner and Taxpayer Information**

|              |                                                               |                 |                       |
|--------------|---------------------------------------------------------------|-----------------|-----------------------|
| <b>Owner</b> | NEOGEN CORPORATION<br>620 LESHER PL<br>LANSING, MI 48912-1509 | <b>Taxpayer</b> | SEE OWNER INFORMATION |
|--------------|---------------------------------------------------------------|-----------------|-----------------------|

**General Information for Tax Year 2024**

|                            |                            |                                 |                    |
|----------------------------|----------------------------|---------------------------------|--------------------|
| <b>Property Class</b>      | 301 INDUSTRIAL-IMPROVED    | <b>Unit</b>                     | 01 LANSING CITY    |
| <b>School District</b>     | LANSING PUBLIC SCHOOL DIST | <b>Assessed Value</b>           | \$3,501,600        |
| <b>MAP #</b>               | AP-0005 -0018              | <b>Taxable Value</b>            | \$3,203,281        |
| <b>TOP TEN</b>             | 13301                      | <b>State Equalized Value</b>    | \$3,501,600        |
| <b>NEW PERMITS</b>         | Not Available              | <b>Date of Last Name Change</b> | 08/23/2023         |
| <b>USER ALPHA 3</b>        | Not Available              | <b>Notes</b>                    | Not Available      |
| <b>Historical District</b> | Not Available              | <b>Census Block Group</b>       | Not Available      |
| <b>TYPE CODE</b>           | Not Available              | <b>Exemption</b>                | No Data to Display |

**Principal Residence Exemption Information****Homestead Date** No Data to Display

| Principal Residence Exemption | June 1st | Final    |
|-------------------------------|----------|----------|
| 2023                          | 0.0000 % | 0.0000 % |

**Previous Year Information**

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

**Land Information**

|                         |           |                                         |                    |
|-------------------------|-----------|-----------------------------------------|--------------------|
| <b>Zoning Code</b>      | H LT IN   | <b>Total Acres</b>                      | 6.335              |
| <b>Land Value</b>       | \$373,508 | <b>Land Improvements</b>                | \$4,362            |
| <b>Renaissance Zone</b> | No        | <b>Renaissance Zone Expiration Date</b> | No Data to Display |
|                         |           | <b>Age Code</b>                         | No Data to Display |

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Lot Dimensions/CommentsIRREG

Neighborhood Enterprise ZoneNo

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

Legal Description

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5 BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORHTWEST 1/4 OF SECTION 15 TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY MICHIGAN THENCE S89DEG46'25"E ALONG THE NORTH LINE OF 8, 9 AND 10 OF SAID ASSESSOR'S PLAT NO. 5 ALSO BEING THE SOUTH RIGHT OF WAYLINE OF SHIAWASSEE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0DEG24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75FEET, THENCE N89DEG46'25"W 6.45 FEET THENCE S0DEG24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOYTH LINE OF SAID LOT 8 THENCE S1DEG13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83FEET ALONG THE ARC OF A 239FOOR RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16DEG27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96FEET ALONG THE ARC OF A 258 FOOT RADIUSCURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S20DEG43'01"E 102.29 FEET THRNCE N89DEG35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CSX RAIL ROAD THENCE N0EG24'35"EALONG SAID EASTERLY RIGHT OF WAY LIN 341.75 FET TO THE SOUTH LINE OF SAID ASSESSORS PLATNO. THENCEN89DEG46'25"W ALONG THE SOUTH LINE OF SAID ASSESSORS PLAT NO. 5 DISTANCE OF 46.5FEET TOTHE WEST LINE OF SAID SECTION 15 THENCE N0DEG24;35"ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OG 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LAND CONTAINED WITH EASEMENT TO CSX RAILROAD AS CRECORDED IN LIBER 1668 PAGE 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OG AN ACRE NET AREA WITHOUT RAILROD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS H OF RECORD AND UECORDED THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THEWEST LINE OF SECTION 15 TO BEAR N0DEG24'35"WFROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATION LOT 8 EXC E 6.45 FT OF S 100 FT, ALSO LOTS 9 & 10 ASSESSORS PLAT NO 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO 5, E ON SAID LINE 153 FT +/- TO C/L OF RAIL ROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE'LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE'LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W AND LOTS 4, 5, 6, 7, 11, 12 & E 6.45 FT OF S 100 FT LOT 8 ASSESSORS PLAT NO 5, ALSO W 41.25 FT LOT 12 JEROMES ADD, ALSO COM SW COR SAID LOT, TH S 192 FT, W 140.01 FT, N 12.7 FT, W 11.06 FT TO C/L RAILROAD SPUR TRACK, NW'LY ON C/L 102.32 FT ALONG A 258 FT RAD CURVE TO THE LT CHORD BEARING N 20 DEG 29MIN 14SCD W 101.65 FT, N'LY ON C/L 130.77 FT ALONG 239 FT RAD CURVE TO THE RT CHORD BEARING N 16DEG 12MIN 45SCD W 129.2 FT, N 123.2 FT TO S LINE ASSESSORS PLAT NO 5, E TO NW COR LOT 12 JEROMES ADD, S TO BEG ALSO WITH A PARCEL OF LAND SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-15-151-271, 33-01-01-15-151-241, 33-01-01-15-151-253, 33-01-01-15-151-261; SPLIT ON 08/23/2023 WITH 33-01-01-15-151-272 & 33-01-01-15-151-004 INTO 33-01-01-15-151-273

Land Division Act Information

|                            |                    |                               |               |
|----------------------------|--------------------|-------------------------------|---------------|
| Date of Last Split/Combine | 08/23/2023         | Number of Splits Left         | 95            |
| Date Form Filed            | No Data to Display | Unallocated Div.s of Parent   | 0             |
| Date Created               | 08/23/2023         | Unallocated Div.s Transferred | 0             |
| Acreage of Parent          | 6.34               | Rights Were Transferred       | Not Available |
| Split Number               | 532                | Courtesy Split                | Not Available |
| Parent Parcel              | No Data to Display |                               |               |

Sale History

| Sale Date  | Sale Price   | Instrument | Grantor                       | Grantee                      | Terms of Sale       | Liber/Page  |
|------------|--------------|------------|-------------------------------|------------------------------|---------------------|-------------|
| 05/18/2018 | \$1.00       | QC         | NEOGEN PROPERTIES L L C       | NEOGEN CORPORATION           | 21-NOT USED/OTHER   | 2018 019783 |
| 05/18/2018 | \$1.00       | QC         | NEOGEN PROPERTIES VIII L L C  | NEOGEN CORPORATION           | 21-NOT USED/OTHER   | 2018 019779 |
| 03/31/2014 | \$590,000.00 | WD         | VANDREUMEL JAMES W & PAMELA J | NEOGEN PROPERTIES VIII L L C | 21-NOT USED/OTHER   | 2014 014016 |
| 12/23/2003 | \$802,000.00 | WD         | UNISOURCE WORLDWIDE INC       | NEOGEN PROPERTIES II L C     | 33-TO BE DETERMINED | L3087-P176  |
| 11/04/2002 | \$10.00      | QC         | IKON OFFICE SOLUTIONS INC     | UNISOURCE WORLDWIDE INC      | 33-TO BE DETERMINED | UNRECORDED  |
| 03/19/2002 | \$372,000.00 | WD         | E SHIAWASSEE ST (720) LLC     | NEOGEN PROPERTIES LLC        | 03-ARM'S LENGTH     | L2949P155   |

Building Information - 20340 sq ft Industrial - Engineering (Commercial)

|                                                                                                 |                          |                        |                           |
|-------------------------------------------------------------------------------------------------|--------------------------|------------------------|---------------------------|
| Floor Area                                                                                      | 20,340 sq ft             | Estimated TCV          | \$909,819                 |
| Occupancy                                                                                       | Industrial - Engineering | Class                  | C                         |
| Stories Above Ground                                                                            | 3                        | Average Story Height   | 13 ft                     |
| Basement Wall Height                                                                            | 14 ft                    | Identical Units        | Not Available             |
| Year Built                                                                                      | 1954                     | Year Remodeled         | 2003                      |
| Percent Complete                                                                                | 100%                     | Heat                   | Package Heating & Cooling |
| By continuing to use this website you agree to the <a href="#">BS&amp;A Online Terms of Use</a> |                          | Estimated Percent Good | 100%                      |
|                                                                                                 |                          | Estimated Age          | 40 yrs                    |

## Building Information - 1848 sq ft Warehouses - Storage (Commercial)

|                              |                      |                                |                             |
|------------------------------|----------------------|--------------------------------|-----------------------------|
| <b>Floor Area</b>            | 1,848 sq ft          | <b>Estimated TCV</b>           | \$133,909                   |
| <b>Occupancy</b>             | Warehouses - Storage | <b>Class</b>                   | C                           |
| <b>Stories Above Ground</b>  | 1                    | <b>Average Story Height</b>    | 23 ft                       |
| <b>Basement Wall Height</b>  | 0 ft                 | <b>Identical Units</b>         | <i>Not Available</i>        |
| <b>Year Built</b>            | 2009                 | <b>Year Remodeled</b>          | <i>No Data to Display</i>   |
| <b>Percent Complete</b>      | 100%                 | <b>Heat</b>                    | Space Heaters, Gas with Fan |
| <b>Physical Percent Good</b> | 74%                  | <b>Functional Percent Good</b> | 100%                        |
| <b>Economic Percent Good</b> | 100%                 | <b>Effective Age</b>           | 13 yrs                      |

## Building Information - 28568 sq ft Warehouses - Storage (Commercial)

|                              |                      |                                |                           |
|------------------------------|----------------------|--------------------------------|---------------------------|
| <b>Floor Area</b>            | 28,568 sq ft         | <b>Estimated TCV</b>           | \$715,692                 |
| <b>Occupancy</b>             | Warehouses - Storage | <b>Class</b>                   | S                         |
| <b>Stories Above Ground</b>  | 1                    | <b>Average Story Height</b>    | 24 ft                     |
| <b>Basement Wall Height</b>  | 0 ft                 | <b>Identical Units</b>         | <i>Not Available</i>      |
| <b>Year Built</b>            | 1978                 | <b>Year Remodeled</b>          | <i>No Data to Display</i> |
| <b>Percent Complete</b>      | 100%                 | <b>Heat</b>                    | Forced Air Furnace        |
| <b>Physical Percent Good</b> | 40%                  | <b>Functional Percent Good</b> | 100%                      |
| <b>Economic Percent Good</b> | 100%                 | <b>Effective Age</b>           | 36 yrs                    |

## Building Information - 18874 sq ft Warehouses - Storage (Commercial)

|                              |                      |                                |                             |
|------------------------------|----------------------|--------------------------------|-----------------------------|
| <b>Floor Area</b>            | 18,874 sq ft         | <b>Estimated TCV</b>           | \$279,983                   |
| <b>Occupancy</b>             | Warehouses - Storage | <b>Class</b>                   | C                           |
| <b>Stories Above Ground</b>  | 3                    | <b>Average Story Height</b>    | 9 ft                        |
| <b>Basement Wall Height</b>  | 0 ft                 | <b>Identical Units</b>         | <i>Not Available</i>        |
| <b>Year Built</b>            | 1912                 | <b>Year Remodeled</b>          | 1978                        |
| <b>Percent Complete</b>      | 100%                 | <b>Heat</b>                    | Space Heaters, Gas with Fan |
| <b>Physical Percent Good</b> | 37%                  | <b>Functional Percent Good</b> | 100%                        |
| <b>Economic Percent Good</b> | 100%                 | <b>Effective Age</b>           | 48 yrs                      |

## Building Information - 30000 sq ft Warehouses - Storage (Commercial)

|                              |                      |                                |                                |
|------------------------------|----------------------|--------------------------------|--------------------------------|
| <b>Floor Area</b>            | 30,000 sq ft         | <b>Estimated TCV</b>           | \$270,271                      |
| <b>Occupancy</b>             | Warehouses - Storage | <b>Class</b>                   | C                              |
| <b>Stories Above Ground</b>  | 3                    | <b>Average Story Height</b>    | 14 ft                          |
| <b>Basement Wall Height</b>  | 14 ft                | <b>Identical Units</b>         | <i>Not Available</i>           |
| <b>Year Built</b>            | 1916                 | <b>Year Remodeled</b>          | 2015                           |
| <b>Percent Complete</b>      | 0%                   | <b>Heat</b>                    | Space Heaters, Steam w/ Boiler |
| <b>Physical Percent Good</b> | 52%                  | <b>Functional Percent Good</b> | 90%                            |
| <b>Economic Percent Good</b> | 90%                  | <b>Effective Age</b>           | 26 yrs                         |

## Building Information - 177000 sq ft Industrial - Light Manufacturing (Commercial)

|                              |                                  |                                |                           |
|------------------------------|----------------------------------|--------------------------------|---------------------------|
| <b>Floor Area</b>            | 177,000 sq ft                    | <b>Estimated TCV</b>           | \$4,315,726               |
| <b>Occupancy</b>             | Industrial - Light Manufacturing | <b>Class</b>                   | S                         |
| <b>Stories Above Ground</b>  | 3                                | <b>Average Story Height</b>    | 14 ft                     |
| <b>Basement Wall Height</b>  | 0 ft                             | <b>Identical Units</b>         | <i>Not Available</i>      |
| <b>Year Built</b>            | 2023                             | <b>Year Remodeled</b>          | <i>No Data to Display</i> |
| <b>Percent Complete</b>      | 35%                              | <b>Heat</b>                    | No Heating or Cooling     |
| <b>Physical Percent Good</b> | 98%                              | <b>Functional Percent Good</b> | 100%                      |
| <b>Economic Percent Good</b> | 100%                             | <b>Effective Age</b>           | 1 yrs                     |

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

**Attachment B**

**EGL E BEA Acknowledgement Letter**



GRETCHEN WHITMER  
GOVERNOR

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



LIESL EICHLER CLARK  
DIRECTOR

March 23, 2022

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

**BEA ID:** 00009594-BEA-1

**Legal Entity:** NEOGEN Properties IX LLC, 620 Leshler Place, Lansing, Michigan 48912

**Property Address:** 703 East Michigan Avenue – northern 2.568 acres of, Lansing, Ingham County; Parcel ID No.: 33-01-01-15-151-002

On March 2, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated December 13, 2021, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

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

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

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

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

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



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

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

Authorized signature:



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

Enclosure  
cc: Triterra

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, August 26 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 #81 Amendment #1 – NEOGEN Expansion Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 720 E. Shiawassee Street and 703 E. Michigan Avenue located in the City of Lansing, but more particularly described as:

720 E. Shiawassee Street (33-01-01-15-151-273);

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5 BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY MICHIGAN THENCE S89DEG46'25"E ALONG THE NORTH LINE OF 8, 9 AND 10 OF SAID ASSESSOR'S PLAT NO. 5 ALSO BEING THE SOUTH RIGHT OF WAYLINE OF SHIAWASSEE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0DEG24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89DEG46'25"W 6.45 FEET THENCE S0DEG24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8 THENCE S7DEG13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16DEG27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT THE LONG CHORD OF SAID CURVE BEARING S20DEG43'01"E 102.29 FEET THENCE N89DEG35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CSX RAILROAD THENCE N0EG24'35"E ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 THENCE N89DEG46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15 THENCE N0DEG24'35" ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LAND CONTAINED WITH EASEMENT TO CSX RAILROAD AS C RECORDED IN LIBER 1668 PAGE 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OG AN ACRE NET AREA WITHOUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS H OF RECORD AN DUECORDED THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0DEG24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATION LOT 8 EXC E 6.45 FT OF S 100 FT. ALSO LOTS 9 & 10 ASSESSORS PLAT NO. 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO. 5, E ON SAID LINE 153 FT +/- TO C/L OF RAILROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE/LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE/LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002.

15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W AND LOTS 4, 5, 6, 7, 11, 12 & E 6.45 FT OF S 100 FT LOT 8 ASSESSORS PLAT NO 5, ALSO W 41.25 FT LOT 12 JEROMES ADD, ALSO COM SW COR SAID LOT, TH S 192 FT, W 140.01 FT, N 12.7 FT, W 11.06 FT TO C/L RAILROAD SPUR TRACK, NWLY ON C/L 102.32 FT ALONG A 258 FT RAD CURVE TO THE LT CHORD BEARING N 20 DEG 29MIN 14SCD W 101.65 FT, NLY ON C/L 130.77 FT ALONG 239 FT RAD CURVE TO THE RT CHORD BEARING N 16DEG 12MIN 45SCD W 129.2 FT, N 123.2 FT TO S LINE ASSESSORS PLAT NO. 5, E TO NW COR LOT 12 JEROMES ADD, S TO BEG ALSO WITH A PARCEL OF LAND SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-15-151-271, 33-01-01-15-151-241, 33-01-01-15-151-253, 33-01-01-15-151-261; SPLIT ON 08/23/2023 WITH 33-01-01-15-151-272 & 33-01-01-15-151-004 INTO 33-01-01-15-151-273

703 E. Michigan Avenue (33-01-01-15-151-003):

PART OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION TOWN 4 NORTH, RANGE 2 WEST CITY OF LANSING, INGHAM COUNTY MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF MICHIGAN AVENUE AND A PARALLEL WITH AND 46.5 FEET EAST FROM THE WEST LINE OF SAID SECTION 15, THENCE N0DEG24'35"E 634.03 FEET, THENCE S 89DEG35'10"E 239.05 FEET, THENCE S0DEG43'38"W 181.70 FEET, THENCE S7DEG44'37"E 19.47 FEET, THENCE N 89DEG17'22"W 92.25 FEET, THENCE S0DEG42'38"W 432.39 FEET TO THE NORTH LINE OF MICHIGAN AVENUE, THENCE S89DEG59'55"W ON SAID NORTH LINE 146.23 FEET TO POINT OF BEGINNING. LOT 8 EXC E 6.45 FT OF S 100 FT. ALSO LOTS 9 & 10 ASSESSORS PLAT NO. 5, ALSO COM ON N LINE MICHIGAN AVE 46.5 FT E OF W LINE SEC 15, TH N 00DEG 11MIN 15SCD E 976.18 FT TO S LINE ASSESSORS PLAT NO. 5, E ON SAID LINE 153 FT +/- TO C/L OF RAILROAD SPUR TRACK, S ON SAID C/L 123.2 FT, SE/LY 130.77 FT ON A 239 FT RAD CURVE TO LT CHORD BEARING S 16DEG 12MIN 45SCD E 129.2 FT, SE/LY 102.32 FT ON 258 FT RAD CURVE TO RT CHORD BEARING S 20DEG 29MIN 14SCD E 101.65 FT, E 11.06 FT, S 00DEG 12MIN W 194.4 FT, S 08 DEG 16MIN E 19.47 FT, N 89DEG 48MIN 45SCD W 92.25 FT, S 00DEG 11MIN 15SCD W 431.89 FT, S 89DEG 32MIN 30SCD W 145.8 FT TO BEG; SEC 15 T4N R2W SPLIT/COMBINED ON 01/10/2022 FROM 33-01-01-15-151-002.

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 Karl Dorshimer – President and CEO, Lansing Economic Development Corporation, 401 South Washington Square, Suite 101, Lansing, MI 48933, (517) 243-3512.

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.

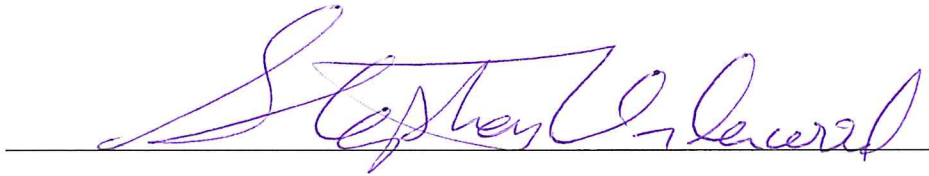
Chris Swope, Lansing City Clerk  
www.lansingmi.gov/Clerk  
www.facebook.com/LansingClerkSwope

## AFFIDAVIT OF PUBLICATION

AUG19'24 12PMCLERK

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#24-614 – City of Lansing Notice of Public Hearing, Aug. 26, 2024** – was published Wednesday, August 14, 2024, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 14th day of August 2024



Signature of Declarer

State of Michigan  
County of Ingham

---

This instrument was acknowledged before me on August 14, 2024

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2025



## AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#24-612 – City of Lansing Notice of Public Hearing, Brownfield Plan #81 Amendment #1** – was published Wednesday, August 14, 2024, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 14th day of August 2024



Signature of Declarer

State of Michigan  
County of Ingham

This instrument was acknowledged before me on August 14, 2024

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2025

**Resolution #2024-185**

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

WHEREAS, the Mayor has recommended the appointment of Hannah Jones-Nelson as the 2<sup>nd</sup> Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2026; 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 Equity Diversity & Inclusion met on August 14, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Hannah Jones-Nelson as the 2<sup>nd</sup> Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2026.

**Resolution #2024-186**

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

WHEREAS, the Mayor has made the appointment of Charles Paul Calati Jr. as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on City Operations met on July 3, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Charles Paul Calati Jr. as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2028.



**Resolution #2024-179**

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

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from Irish House Company for a SDM and Class C license, Sunday sales (AM/PM), dance, entertainment, and outdoor service area permits at 1910 West Saginaw, Lansing; and

WHEREAS, the Committee on City Operations met on August 21, 2024, and reviewed the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Irish House Company. for a SDM and Class C license, Sunday sales (AM/PM), dance, entertainment, and outdoor service area permits at 1910 West Saginaw St.

**Resolution #2024-180**

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

WHEREAS, Lansing Promise has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103a ; and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Lansing Promise as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to Lansing Promise of 1221 Reo Rd Lansing MI 48910.

**Resolution #2024-181**

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

WHEREAS, fees for services are to be approved by Lansing City Council; and

WHEREAS, administration is submitting fees for consideration and approval for I which will be implemented upon approval by City Council; and

WHEREAS, the Economic Development and Planning Department has undergone a its fee structure related to these activities; and

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council approves the fee below in this resolution, effective on the date of passage of this resolution for Building

BE IT FINALLY RESOLVED, the proposed fees are as follows:

| <b>Mechanical Fees</b>                                                                                    | <b>Current</b> |
|-----------------------------------------------------------------------------------------------------------|----------------|
| 1. Base Fee: Includes 1 inspection                                                                        | 110.00         |
| 2. License Registration (once per cycle)                                                                  | 15.00          |
| 3. Furnace Replacement (includes duct transition, gas piping, venting)                                    | 45.00          |
| 4. Air Conditioning (includes split systems)                                                              | 30.00          |
| 5. Humidifiers/Air Cleaners                                                                               | 10.00          |
| 6. Water Heater                                                                                           | 15.00          |
| 7. Boiler Residential 5 units or less                                                                     | 45.00          |
| 8. Boiler Commercial – Also requires State Permit (includes: gas piping, venting, combustion air)         | 45.00          |
| 9. Solid Fuel Equipment/Gas Fireplace (includes: chimney)                                                 | 45.00          |
| 10. Chimney, factory built (installed separately), B Vent, PVC Venting, Liner                             | 25.00          |
| 11. Damper                                                                                                | 10.00          |
| 12. Gas Piping; (Residential) each opening-new installation Minimum \$25 or \$5 per outlet over 5 outlets | 25.00          |
| 13. Solar: set of 3 panels – fluid transfer (including piping)                                            | 30.00          |
| 14. Dryer, Bath & Kitchen Exhaust (residential exhaust fan)                                               | 15.00          |
| 15. Type 1 Hood Suppression                                                                               | 60.00          |
| 16. Gas/Oil Burning Equipment (ROOF TOP UNITS, generators)                                                | 40.00          |
| 17. Heat Pumps/Geothermal (complete residential)                                                          | 45.00          |
| 18. Heat Recovery Units                                                                                   | 10.00          |

|                                                                          |                |
|--------------------------------------------------------------------------|----------------|
| 19. Commercial Heat Pumps (pipe not included)                            | 25.00          |
| 20. Commercial Hoods/Kitchen Type 1 or 2                                 | 60.00          |
| 21. Duct – minimum fee \$25.00                                           | \$.10/ft       |
| 22. Unit Heaters (terminal units)                                        | 30.00          |
| 23. Unit ventilators/PTAC Units                                          | 15.00          |
| 24. Exhausters                                                           | 15.00          |
| <b>Mechanical Fees (continued)</b>                                       | <b>Current</b> |
| 25. Air Handlers/Heat Wheels under 10,000 CFM                            | 30.00          |
| 26. Air Handlers/Heat Wheels over 10,000 CFM                             | 60.00          |
| 27. V.A.V. Boxes                                                         | 15.00          |
| 28. Coils (Heat/Cool)                                                    | 30.00          |
| 29. Refrigeration (split system)                                         | 30.00          |
| 30. Chiller                                                              | 60.00          |
| 31. Cooling Towers                                                       | 60.00          |
| 32. Compressor / Condenser                                               | 30.00          |
| 33. Fire Suppression Sprinkler Heads                                     | 0.50 each      |
| 34. Fire Suppression Hydrostatic Testing                                 | 150.00         |
| 35. Fire Suppression System Main Flushing Test                           | 80.00          |
| 36. Fire Suppression Main Drain Test                                     | 80.00          |
| 37. Fire Suppression Inspection Per Floor                                | 80.00          |
| 38. Piping - Fire Suppression - Per floor Minimum \$25                   | \$.10/ft       |
| 39. Tank inspection fee (CO2, LP, Oil, etc.).                            | New            |
| 40. Other fixtures not listed                                            | New            |
| 41. Additional Inspection Fee (each inspection)                          | 80.00          |
| 42. Investigative Fee (each inspection)                                  | 200.00         |
| <b>Electrical Fees</b>                                                   |                |
| 1. BASE FEE: Includes 1- inspection                                      | 110.00         |
| 2. License Registration                                                  | 15.00          |
| 3. Service: Thru 100 amps                                                | 30.00          |
| 4. Service: over 100 amp thru 600 amp                                    | 35.00          |
| 5. Service: over 600 amp thru 1,000amp                                   | 50.00          |
| 6. Service: over 1,000amp thru 1,600amp                                  | 90.00          |
| 7. Service: over 1,600 amp                                               | 150.00         |
| 8. Circuits (each)                                                       | 9.00           |
| 9. Signs                                                                 | 35.00          |
| 10. Feeders, Bus Ducts etc. Per 50' (or fraction thereof)                | 25.00          |
| 11. Lighting Fixtures/Smoke Detectors Per 25 units (or fraction thereof) | 17.00          |
| 12. Power Outlets<br>(Including ranges, dryers, etc)                     | 10.00          |
| 13. Dishwasher or Garbage Disposal each)                                 | 8.00           |
| 14. Electrical Heating Units (Baseboard)                                 | 13.00          |
| 15. Unit Heater: Below 150,000 BTU's                                     | 17.00          |
| 16. Unit Heater: 150,000 BTU's and above                                 | 33.00          |

|                                                              |                |
|--------------------------------------------------------------|----------------|
| 17. Furnace or Heat Pump (each)                              | 10.00          |
| 18. KVA & HP rated equipment Thru 20 KVA or HP               | 22.00          |
| 19. KVA & HP rated equipment 21 thru 40 KVA or HP            | 28.00          |
| 20. KVA & HP rated equipment 41 thru 60 KVA or HP            | 33.00          |
| 21. KVA & HP rated equipment 61 thru 80 KVA or HP            | 49.00          |
| 22. KVA & HP rated equipment 81 thru 100 KVA or HP           | 60.00          |
| <b>Electrical Fees (continued)</b>                           | <b>Current</b> |
| 23. KVA & HP rated equipment 101 thru 150 KVA or HP          | 72.00          |
| 24. KVA & HP rated equipment 126 thru 150 KVA or HP          | 83.00          |
| 25. KVA & HP rated equipment 151 and up KVA or HP            | 94.00          |
| 26. Solar Photovoltaic System (Each Panel)                   | 13.00          |
| 27. Fire Alarm (Wiring & Devices) Thru 10 stations and horns | 83.00          |
| 28. Fire Alarm<br>Additional station & horns (each)          | 9.00           |
| 29. Swimming Pool                                            | 44.00          |
| 30. Control Wiring: 20 outlets or less                       | 83.00          |
| 31. Control Wiring: Additional Outlets Over 20 (each)        | 6.00           |
| 32. Data / Telecommunication Outlets Line (1-19 Devices)     | \$5 ea         |
| 33. Data / Telecommunication Outlets Line (20-300 Devices)   | 100.00         |
| 34. Data / Telecommunication Outlets Line (Over 300 Devices) | 300.00         |
| 35. Additional Inspection Fee (Each Inspection)              | 80.00          |
| 36. Investigation Fee ( Each Inspection)                     | 200.00         |
| <b>Plumbing Fees</b>                                         |                |
| Base Fee (1 Inspecton)                                       | 110.00         |
| Acid Waste                                                   | 22.00          |
| Automatic Washer Waste                                       | 12.00          |
| Back Flow Preventers; ¾" or less                             | 13.00          |
| Back Flow Preventers; 1" – 1 ¼"                              | 20.00          |
| Back Flow Preventers; 1 ½" – 2"                              | 30.00          |
| Back Flow Preventers; Over 2"                                | 45.00          |
| Back Water Valve; 1 ½" & up                                  | 20.00          |
| Bathtub or Shower                                            | 12.00          |
| Chimney Liner in addition to a water heater                  | 25.00          |
| Dental Chair                                                 | 25.00          |

|                                                                       |                |
|-----------------------------------------------------------------------|----------------|
| Dish Washing Machine                                                  | 15.00          |
| Drinking Fountain                                                     | 20.00          |
| Floor Drain                                                           | 10.00          |
| Garbage Disposal                                                      | 9.00           |
| Grease Trap                                                           | 22.00          |
| Indirect Waste                                                        | 20.00          |
| Inside Conductor: Roof Sump – Each Head                               | 15.00          |
| Laundry Tub                                                           | 10.00          |
| Lavatory                                                              | 9.00           |
| Manufactured Housing/Mobile Home                                      | 20.00          |
| Med Gas/Vac Piping; ¾ -1                                              | 20.00          |
| Med Gas/Vac Piping; 1 ¼" – 1 ½"                                       | 30.00          |
| Med Gas/Vac Piping; 2"                                                | 40.00          |
| <b>Plumbing Fees (continued)</b>                                      | <b>Current</b> |
| Med Gas/Vac Piping; Over 2"                                           | 50.00          |
| Med Gas Outlets (each)                                                | 5.00           |
| Sand Trap                                                             | 20.00          |
| Sewage Ejector                                                        | 25.00          |
| Bathtub or Shower Valve                                               | 12.00          |
| Sink; Single Bowl                                                     | 10.00          |
| Sink; Slop                                                            | 15.00          |
| Sink;Two-Compartment or Bar                                           | 12.00          |
| Sink; Three-Compartment                                               | 15.00          |
| Soil Waste Vent Stack or Air Admittance Valve 3 Stories or less       | 25.00          |
| Soil Waste Vent Stack or Air Admittance Valve over 3 stories;<br>each | 35.00          |
| Sump Pump                                                             | 12.00          |
| Urinal                                                                | 10.00          |
| Water Closet                                                          | 12.00          |
| Water Distribution System 3 Stories or less; ¾" or less               | 25.00          |
| Water Distribution System 3 Stories or less; 1"                       | 30.00          |
| Water Distribution System 3 Stories or less; 1 ½"                     | 35.00          |
| Water Distribution System 3 Stories or less; 2" & Over                | 45.00          |
| Water Distribution System over 3 Stories; Each Story                  | 35.00          |
| Water Heater 50 Gallons or less                                       | 15.00          |
| Water Heater over 50 Gallons                                          | 25.00          |
| Sub-soil drainage/footing tile                                        | New            |
| Radon vent inspection fee.                                            | New            |
| Manhole/catch basins                                                  | New            |
| Other Fixtures Not Listed                                             | 25.00          |
| Each Additional Inspection                                            | 80.00          |
| Investigation Fee                                                     | 200.00         |



|                                                     |       |
|-----------------------------------------------------|-------|
| Building Sewer (exterior building to property line) | 75.00 |
| License Registration                                | 15.00 |

**Base Building Permit Fee (by valuation)**

|                      |                                                        |
|----------------------|--------------------------------------------------------|
| \$1.00 to \$2,000    | 110.00                                                 |
| \$2,001 to \$4,000   | 130.00                                                 |
| \$4,001 to \$10,000  | 165.00                                                 |
| \$10,001 to \$15,000 | 210.00                                                 |
| \$15,001 to \$50,000 | \$210 1st \$15K<br>plus \$7.50 each<br>additional \$1K |

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| \$50,001 to \$1,000,000 | \$472.50 1st \$50K<br>plus \$6.50 each<br>additional \$1K |
|-------------------------|-----------------------------------------------------------|

**Base Building Permit Fee (by valuation, continued)**

**Current**

|                            |                                                            |
|----------------------------|------------------------------------------------------------|
| \$1,000,001 to \$5,000,000 | \$6,647.50 1st \$1M<br>plus \$5.25 each<br>additional \$1K |
|----------------------------|------------------------------------------------------------|

|                             |                                                             |
|-----------------------------|-------------------------------------------------------------|
| \$5,000,001 to \$10,000,000 | \$27,647.50 1st<br>\$5M plus \$4.25<br>each additional \$1K |
|-----------------------------|-------------------------------------------------------------|

|                     |                                                           |
|---------------------|-----------------------------------------------------------|
| \$10,000,001 and up | \$48,897.50 1st<br>\$10M plus \$3 each<br>additional \$1K |
|---------------------|-----------------------------------------------------------|

**Plan Review Fee**

|                                                         |                               |
|---------------------------------------------------------|-------------------------------|
| Residential structures with valuation more than \$3,000 | 20% of building<br>permit fee |
|---------------------------------------------------------|-------------------------------|

|                                                                    |                                   |
|--------------------------------------------------------------------|-----------------------------------|
| Commercial and Multi-Family (including attached R3)<br>Structures: | 56% of the building<br>permit fee |
|--------------------------------------------------------------------|-----------------------------------|

|                                                         |        |
|---------------------------------------------------------|--------|
| Additional reviews billed 1/2 increments (minimum hour) | 100.00 |
|---------------------------------------------------------|--------|

**Building Permit Fees Based On Work Not Involving A Square Footage Computa**

|                                     |               |
|-------------------------------------|---------------|
| Siding - Residential buildings      | 110.00        |
| Siding - Commercial                 | Value of Work |
| Swimming Pool Installation Fee      | 110.00        |
| Roofing - Single Family/Residential | 110.00        |
| Roofing - Commercial                | Value of Work |

**Inspections**

|                           |        |
|---------------------------|--------|
| Additional Inspection Fee | 80.00  |
| Investigation Fee         | 200.00 |

**Demolition Permit Fees**

|                                                    |               |
|----------------------------------------------------|---------------|
| Private garages or sheds:                          | 110.00        |
| Single Family (R3) Dwellings (include garage):     | 170.00        |
| Commercial Buildings and Multi – Family (R1 & R2): | Value of Work |

**Moving Permit Fees**

|                                                                                                        |        |
|--------------------------------------------------------------------------------------------------------|--------|
| All buildings and structures less than 500 square feet in area and less than 17 feet high when loaded: | 120.00 |
| All buildings over 500 square feet in area over 17 feet high:                                          | 155.00 |

**Board Of Appeals & Administrative Modifications**

|                                    |        |
|------------------------------------|--------|
| Single Family Residential:         | 125.00 |
| Commercial:                        | 200.00 |
| Single Family Residential Rentals: | 200.00 |

**Other Fees****Current**

|                                                                                            |       |
|--------------------------------------------------------------------------------------------|-------|
| Commercial Paper Application Fee:                                                          | 35.00 |
| Commercial Construction Document – Electronic Conversion (11 x 14 and smaller, per sheet): | 2.50  |
| Commercial Construction Document – Electronic Conversion (larger than 11 x 14, per sheet): | 5.00  |
| Building Permit Application – Electronic Conversion (per page):                            | 1.50  |
| Building Permit Application fee (Contractors only):                                        | 35.00 |
| Special Inspector Approval (per discipline/per firm):                                      | 25.00 |

Building Safety fees

an external review of

» schedule as stated  
Safety services:

**Proposed**

120.00

15.00

45.00

30.00

10.00

15.00

45.00

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45.00

25.00

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30.00

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60.00

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**Proposed**  
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**Proposed**  
  
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200.00



75.00  
15.00

120.00  
140.00  
175.00  
220.00  
\$220 1st \$15K  
plus \$7.50 each  
additional \$1K

\$482.50 1st \$50K  
plus \$6.50 each  
additional \$1K

### **Proposed**

\$6,657.50 1st \$1M  
plus \$5.25 each  
additional \$1K

\$27,657.50 1st  
\$5M plus \$4.25  
each additional \$1K

\$48,907.50 1st  
\$10M plus \$3 each  
additional \$1K

20% of building  
permit fee

56% of the building  
permit fee

100.00

### **tion**

120.00  
Value of Work  
120.00  
120.00  
Value of Work

80.00  
200.00

120.00  
170.00  
Value of Work

120.00  
155.00

125.00  
200.00  
200.00

**Proposed**  
35.00

5.00

1.50

35.00  
25.00  
25.00

**Resolution #2024-###**

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

WHEREAS, the City of Lansing submitted a grant proposal on June 21, 2024, to request funding in the amount of \$20,000.00 to support costs associated with being a connector to families of the BOLD services thru testing ideas, planning projects, and supporting existing strategies that respond to community needs and was awarded the grant on July 24, 2024; and

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is as of July 1, 2024, part of the Department of Economic Development and Planning, will be receiving said funding from National League of Cities (NLC) for the purposes of advancing economic mobility; and

WHEREAS, this funding was the result of a competitive application process; and

WHEREAS, the award for \$20,000.00 does not require a local match.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the funding in the total amount of \$20,000.00 for the period beginning on the date of council approval for the City of Lansing and ending on January 31, 2025.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.

**Resolution #2024-182**

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

WHEREAS, the City of Lansing submitted a grant proposal on June 21, 2024, to request funding in the amount of \$20,000.00 to support costs associated with being a connector to families of the BOLD services thru testing ideas, planning projects, and supporting existing strategies that respond to community needs and was awarded the grant on July 24, 2024; and

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is as of July 1, 2024, part of the Department of Economic Development and Planning, will be receiving said funding from National League of Cities (NLC) for the purposes of advancing economic mobility; and

WHEREAS, this funding was the result of a competitive application process; and

WHEREAS, the award for \$20,000.00 does not require a local match.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the funding in the total amount of \$20,000.00 for the period beginning on the date of council approval for the City of Lansing and ending on January 31, 2025.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.

**Resolution #2024-183**

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

WHEREAS, In April, Lansing Police Department (LPD) submitted an application to the Battle Creek Community Foundation for participation as a pass-through entity for a Project Safe Neighborhood project with the purpose of purchasing Cameras for safety monitoring and firearm lock boxes to be handed out at community events; and

WHEREAS, LPD was informed on August 5<sup>th</sup> 2024, that it has been approved to receive grant funding reimbursement of goods; and

WHEREAS, the total grant compensation is \$22,020 of which there is no local match; and

WHEREAS, LPD plans to utilize the grant funds to purchase 100 wi-fi cameras @ \$110.10 each and 100 firearm lockboxes @ \$110.10; and

WHEREAS, the grant period ends September 30, 2024.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the \$22,020 grant from Battle Creek Community foundation; and

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

**Resolution #2024-184**

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

WHEREAS, the City of Lansing and the Capitol City Labor Program Inc., Non-Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering July 1, 2022 through June 30, 2026, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on August 16, 2024; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Capitol City Labor Program Inc., Non-Supervisory Unit for the period covering July 1, 2022 through June 30, 2026.



## **SUBSTITUTE**

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

WHEREAS, the Code Compliance Officer has determined that the building located at 1342 N. WALNUT ST., 33-01-01-09-180-011 S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 3/06/2014; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 06/27/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

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

WHEREAS, the City Council held a public show cause hearing on August 12, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1342 N WALNUT ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 21 days from the date of this resolution, \_\_\_\_\_ 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

**Resolution #2024-187**

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

WHEREAS, the Code Compliance Officer has determined that the building located at 1342 N. WALNUT ST., 33-01-01-09-180-011 S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 3/06/2014; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 06/27/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

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

WHEREAS, the City Council held a public show cause hearing on August 12, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1342 N WALNUT ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 21 days from the date of this resolution, August 26, 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**Resolution #2024-188**

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

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

WHEREAS, the Office of Financial Empowerment has operated within the Department of Neighborhoods, Arts, and Citizen Engagement and, due to executive reassignment, is to operate within the Department of Economic Development and Planning; and

WHEREAS, the total general fund appropriation for Neighborhood, Arts, and Citizen Engagement included \$572,997 in personnel and \$195,735 in operating funds for the Office of Financial Empowerment as originally adopted in the FY 2024/2025 budget;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2024/2025 budget amendment is approved; and,

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the appropriations.

| <b>Appropriation</b>                                | <b>Description</b>     | <b>Amount</b>          |
|-----------------------------------------------------|------------------------|------------------------|
| Neighborhoods, Arts, and<br>Citizen Engagement      | Personnel<br>Operating | (572,997)<br>(195,735) |
| Economic Development and<br>Planning                | Personnel<br>Operating | 572,997<br>195,735     |
| <b>Total General Fund Expenditure Appropriation</b> |                        | <b><u>\$0</u></b>      |



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## Chris Swope

### Lansing City Clerk

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August 22, 2024

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

Dear Councilmembers:

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

| <b><u>BOARD NAME</u></b>                       | <b><u>DATE OF MEETING</u></b> |
|------------------------------------------------|-------------------------------|
| Demolition Board                               | May 24, 2024<br>June 27, 2024 |
| Board of Ethics                                | July 9, 2024                  |
| Historic District Commission                   | July 8, 2024                  |
| Board of Police Commissioners                  | July 16, 2024                 |
| Lansing Gateway Corridor Improvement Authority | July 16, 2024                 |
| Joint Employees' Retirement System Board       | July 16, 2024                 |
| Police and Fire Retirement System Board        | July 16, 2024                 |

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Chris Swope, MMC/MiPMC

Lansing City Clerk's Office  
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695  
517-483-4131 □ 517-377-0068 FAX  
[www.lansingmi.gov/clerk](http://www.lansingmi.gov/clerk) □ [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov)

Lansing City Clerk

Lansing City Clerk's Office  
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695  
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# Chris Swope

## Lansing City Clerk

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August 23, 2024

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

Dear Council President and Councilmembers:

This is to notify you that my office received on August 22, 2024 Mayor Schor's Executive Order 2024-01 transfer the Office of Financial Empowerment (OFE) to the Department of Economic Development and Planning.

The Order is attached.

Sincerely,

A handwritten signature in black ink that reads "Chris Swope".

**Chris Swope, MMC/MiPMC level 3**

*Lansing City Clerk*

Andy Schor  
Mayor



Andy Schor, Mayor

**OFFICE OF THE MAYOR**  
CITY OF LANSING, MICHIGAN

AUG22'24 11AMCLERK

City Hall - 9th Floor  
124 W. Michigan Avenue  
Lansing, MI 48933-1694  
PH: 517.483.4141 – FAX: 517.483.6066  
Lansing.Mayor@lansingmi.gov

**TO: COUNCIL PRESIDENT, COUNCIL VICE PRESIDENT, MEMBERS OF LANSING CITY COUNCIL; ALL OFFICERS, EMPLOYEES, AGENCIES, BOARDS, AUTHORITIES, AND DEPARTMENTS OF THE CITY OF LANSING**

**RE: EXECUTIVE ORDER 2024-01 - Transfer of the Office of Financial Empowerment from the Department of Neighborhoods, Arts, and Citizen Engagement to the Department of Economic Development and Planning**

---

As Mayor of the City of Lansing, I am charged with supervising and coordinating all departments in the city. The departments are organized as far as practicable according to their major purpose and function to provide service as efficiently, effectively, and economically. Offices and divisions are organized within City departments to optimize administrative and operational effectiveness. To this end, I have determined that it will create efficiencies to transfer the Office of Financial Empowerment to the of Department of Economic Development and Planning. This is not a Charter reorganization.

The Office of Financial Empowerment offers professional, one-on-one financial counseling as a free public service for residents to address their financial needs and plan their futures. The office seeks to work with residents to strengthen their financial wellbeing and outlook. A transfer to the Department of Economic Development and Planning will assist in the coordination and administration of grant funds, and the community outreach.

Therefore, pursuant to Sections 4-102.1 and 4-301.4 of the Lansing City Charter, I hereby issue the following Executive Order:

**EXECUTIVE ORDER**

**IT IS HEREBY ORDERED:**

**The Office of Financial Empowerment is hereby transferred from the Department of Neighborhood, Arts, and Citizen Engagement to the Department of Economic Development and Planning.**

**All other Executive Orders in contravention of this Executive Order are hereby rescinded.**

**This Executive Order, signed on the twenty-second day of August, 2024, shall remain in full force and effect until it is rescinded or suspended.**

  
\_\_\_\_\_  
**Andy Schor**  
**Mayor**  
**City of Lansing, Michigan**

## **Z-1-2024**

**3724 Pleasant Grove Road**

### **Rezoning from “R-3” Suburban Residential to “MFR” Multi Family Residential**

At its August 7, 2024 meeting, the Planning Commission voted 5-0 to recommend approval of Z-1-2024. This is a request to rezone the property at 3724 Pleasant Grove Road from “R-3” Suburban Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to facilitate the building of two five-unit rowhouses.

The Planning Commission held a public hearing at its August 7 meeting at which no one spoke in favor or in opposition of the request. The Planning and Zoning Office staff recommended approval.

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 1246.02 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-1-2024                                                                                                                                                                 |
| Parcel Number's:    | 33-01-01-31-231-041                                                                                                                                                      |
| Addresses:          | 3724 Pleasant Grove Road                                                                                                                                                 |
| Legal Descriptions: | COM 10 FT S OF E 1/8 POST OF NE 1/4 SEC 31, TH N 140 FT, W 330 FT, S 140 FT, E TO BEG; SEC 31 T4N R2W, from "R-3" Suburban 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 \_\_\_\_\_, 2024, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment.

**PASSAGE OF ORDINANCE**

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

Z-1-2024:    3724 Pleasant Grove Road, Rezoning from “R-3” Suburban Residential to “MFR” Multi Family Residential

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

| COUNCIL MEMBER                   | YEAS                            | NAYS                     |
|----------------------------------|---------------------------------|--------------------------|
| Brown                            | <input type="checkbox"/>        | <input type="checkbox"/> |
| Carter                           | <input type="checkbox"/>        | <input type="checkbox"/> |
| Garza                            | <input type="checkbox"/>        | <input type="checkbox"/> |
| Hussain                          | <input type="checkbox"/>        | <input type="checkbox"/> |
| Jackson                          | <input type="checkbox"/>        | <input type="checkbox"/> |
| Kost                             | <input type="checkbox"/>        | <input type="checkbox"/> |
| Pehlivanoglu                     | <input type="checkbox"/>        | <input type="checkbox"/> |
| Spadafore                        | <input type="checkbox"/>        | <input type="checkbox"/> |
|                                  | <hr/>                           | <hr/>                    |
| <input type="checkbox"/> ADOPTED | <input type="checkbox"/> FAILED |                          |



**GENERAL INFORMATION**

|                       |                                                                                                                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:            | Brent Wheeler<br>1632 Robindale Dr.<br>Hermitage, TN 37076                                                                                                                                              |
| OWNER:                | WM Investments LLC (Resident Agent: Brent Wheeler)<br>515 Allen St.<br>Lansing, MI 48912                                                                                                                |
| REQUESTED ACTIONS:    | Rezone from R-3 “Suburban Residential” to MFR “Multi Family Residential”                                                                                                                                |
| EXISTING LAND USE:    | Single-family residential                                                                                                                                                                               |
| PROPERTY SIZE:        | 41,580 square feet, 0.955 acre                                                                                                                                                                          |
| SURROUNDING LAND USE: | N: City of Lansing Fire Station<br>S: BWL substation<br>E: Single-family residential<br>W: Multi-family residential                                                                                     |
| SURROUNDING ZONING:   | N: R-3 “Suburban Residential”<br>S: R-3 “Suburban Residential”<br>E: MFR “Multi Family Residential”<br>W: R-3 “Suburban Detached Residential”                                                           |
| MASTER PLAN:          | The Design Lansing Master Plan designates the future land use of the subject property for low density residential development. Pleasant Grove Rd is designated as a neighborhood connector street type. |

**DESCRIPTION:**

This request to rezone 3724 Pleasant Grove Road from R-3 “Suburban Residential” to MFR “Multi Family Residential” is to permit two five-unit, multi-family rowhouses. Exhibit A is a proposed plot plan intended to show site layout in compliance with the density restrictions and development requirements of the proposed MFR zoning district. The existing single-family house would be demolished to facilitate the new buildings.

**REZONING ANALYSIS****COMPATIBILITY WITH SURROUNDING LAND USE:**

The property is currently zoned R-3 Residential, which district permits one single-family residential dwelling unit per parcel. The proposed MFR zoning, by contrast, permits multiple family residential development with density limits that accommodate the proposed development. The acreage of the

subject property (0.955 acres) is sufficient to fit the 10-unit concept plan proposed by the applicant, under the permitted density of the proposed “MFR” zoning.

The proposed development will be compatible with and should have no negative impacts on any of the surrounding properties. Directly north of the subject parcel is a Lansing Fire Department Station, directly south is a Board of Water and Light substation, and west is an approximately 20-acre campus of two-story rowhouses similar to the proposed development.

#### **COMPLIANCE WITH MASTER PLAN:**

Although the Future Land Use Plan Map designates this area as low-density residential it fails to reflect the multi-family residential campus adjacent to the subject parcel or other multi-family developments nearby in this neighborhood.

At ten units per acre, the proposed development does fall within 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. Rowhouse developments are stated as 10-20 units per acre. The existing single-family home is slightly unusual at one unit per acre and could be considered an inefficient use of land.

The proposed development meets other master plan strategies and goals such as meeting the current housing demand, compatible residential infill, diverse housing choice and middle housing (dwellings two- to six-units) and locating multi-family housing near transit.

#### **IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:**

The subject property is located on Pleasant Grove Road and is less than a quarter mile (approximately 5-minute walk) from Holmes Road; both are the neighborhood connector street type which is designed to accommodate local traffic as a collector street. The ideal neighborhood connector street should have bike lanes and bus service, which are present on both Pleasant Grove Rd. and Holmes Rd. do so this site is well suited to accommodate increased residential density. This location gives residents options to move about without a personal vehicle, but anticipated traffic from a 10-unit development is predicted to have a negligible impact on the circulation network. The proposed development will have 25 parking spaces, slightly more than the required 20.

#### **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 all other 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. Furthermore, Pleasant Grove Road and Holmes Road are bus routes which will allow residents of the development 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.

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### IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for residential development on just one acre, consistent with the low-medium density standards in City's Master Plan. Because the subject property is adjacent to a 20-acre rowhouse development and between two non-residential land uses the two 5-unit buildings are not expected to have negative impacts on future patterns of development in the area nor set an unusual precedent for multi-family residential in the area.

The number of dwelling units, or density, in the MFR district is controlled by the minimum lot size per dwelling unit standard based on the number of bedrooms per unit. These standards are as follows: 2200 square feet of lot size per efficiency unit. 1-bdrm: 2600 sq. ft., 2 bdrm: 3000 sq. ft., 3+ bdrms: 3800 sq. ft. In this instance, to accommodate ten three-bedroom units the parcel would have to have at least 3,800 square feet of property per unit, or 38,000 square feet. At 41,580 sq. ft., this requirement for the subject property would be satisfied.

### SUMMARY

This purpose of this request to rezone 3724 Pleasant Grove Rd. from "R-3" Suburban Residential to "MFR" Multi Family Residential is to permit two five-unit, two-story rowhouses. Attached is a proposed plot plan. The subject property is large enough to satisfy the lot size per dwelling unit and required parking standards.

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. In addition, new residential units will provide much needed housing with convenient access to public transportation and bike lanes.

### RECOMMENDATION

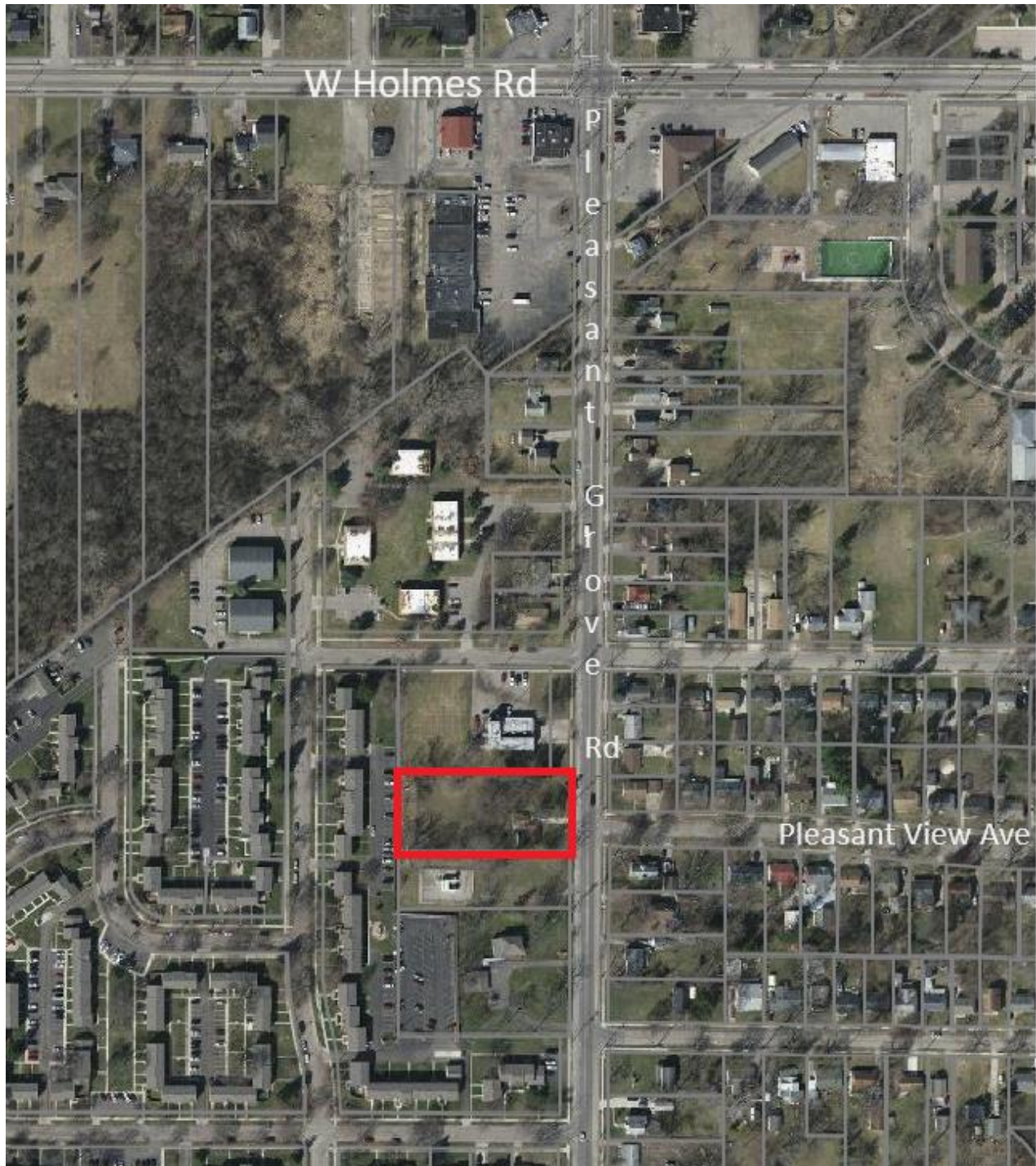
Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

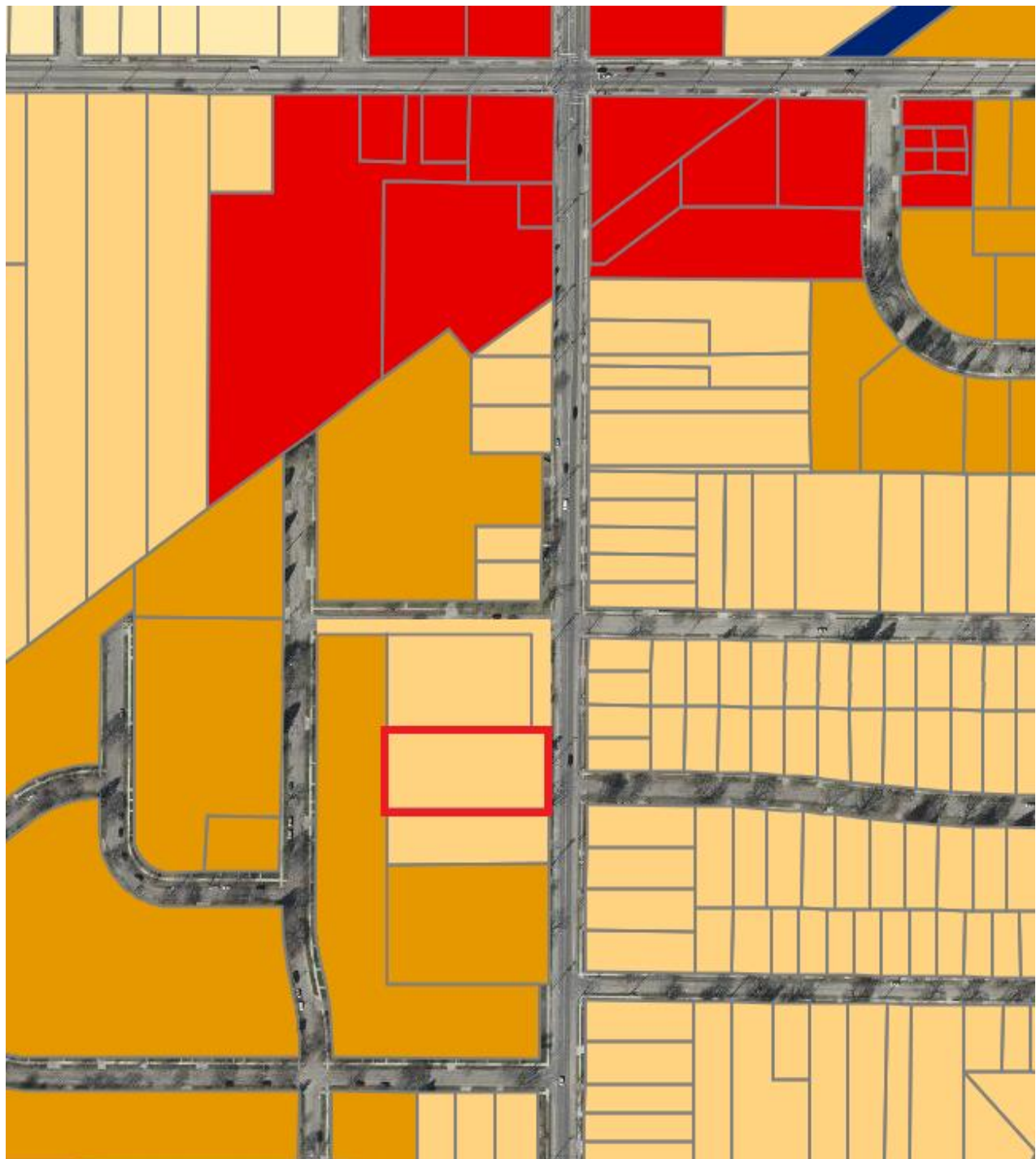
**"I make a motion to recommend approval of Z-1-2024 to rezone 3724 Pleasant Grove Road from "R-3" Suburban Residential to "MFR" Multi Family Residential."**

**Respectfully Submitted,**

**Andy Fedewa  
Planner**

Aerial:



**Zoning:**

 MX-1 - Mixed-Use Neighborhood Center

 R-3 - Suburban Residential

 MFR - Multi-Family Residential

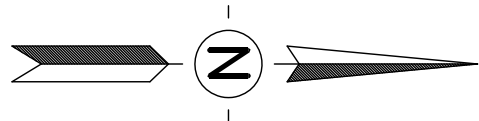


# SKETCH PLAN

## 3724 PLEASANT GROVE ROAD

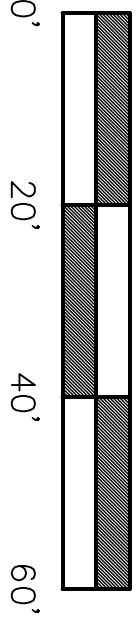
For:  
WM Investments, LLC  
1632 Robindale Drive  
Hermitage, TN 37076

Survey Address:  
3724 Pleasant Grove Road  
Lansing, MI 48910  
ID: 33-01-01-31-231-041



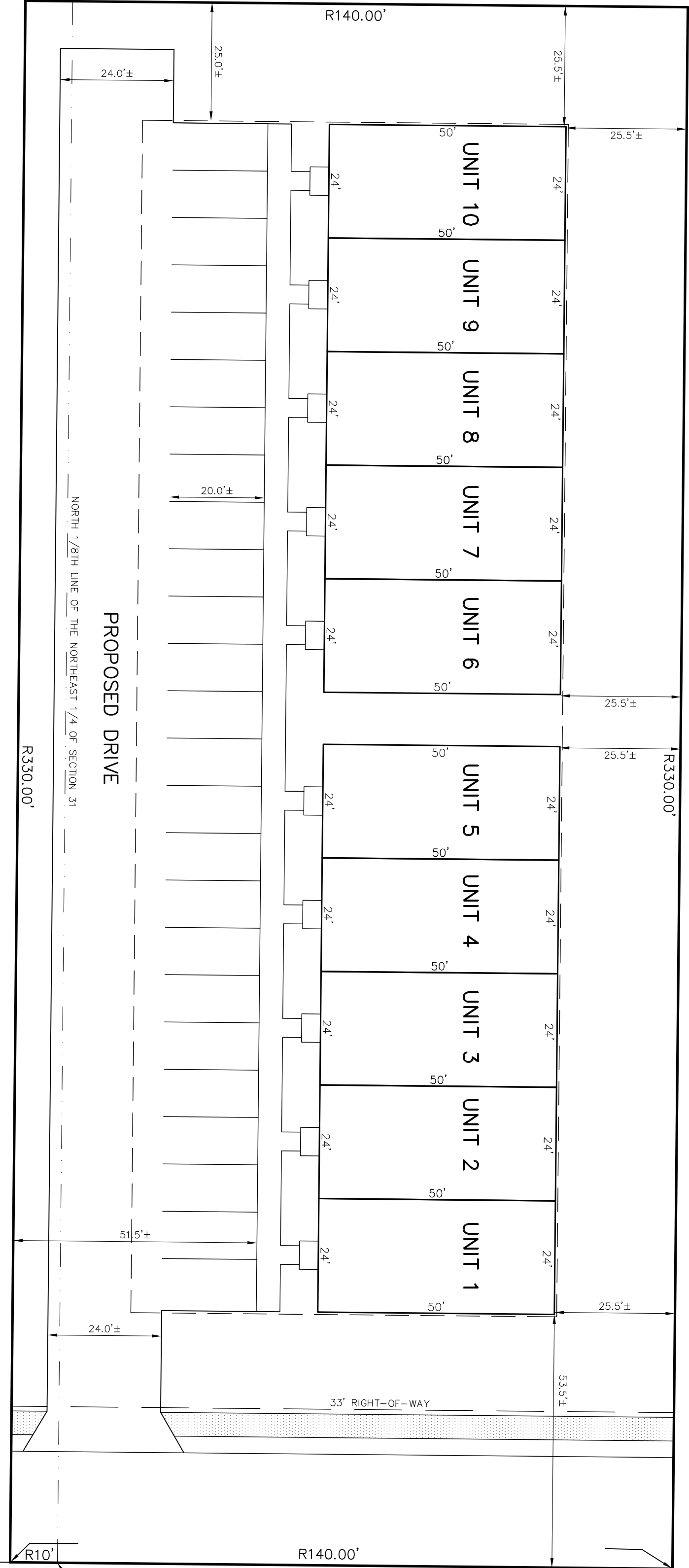
NORTHEAST CORNER  
SECTION 31, T4N, R2W

SCALE 1" = 20'



Legal Description (as provided): Commencing 10 South of the East 1/8th post of the Northeast 1/4 of Section 31, T4N, R2W, City of Lansing, Ingham County, Michigan; thence North 140 feet; thence West 330 feet; thence South 140 feet; East to the point of beginning.

R = Recorded Dimension  
— = Deed Line  
-|- = Distance Not to Scale  
[ ] = Deck, Porch, Sidewalk, & Patio Areas



EAST 1/8TH CORNER OF  
THE NORTHEAST 1/4 OF  
SECTION 31, T4N, R2W

P.O.B.

EAST 1/4 CORNER  
SECTION 31, T4N, R2W

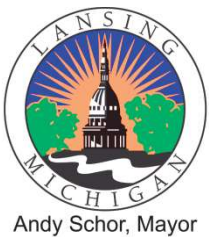
This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing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

PRELIMINARY

ERICK R. FRIESTROM DATE  
PROFESSIONAL SURVEYOR NO. 53497

| REVISIONS  | COMMENTS | KES ENGINEERING<br>BRYAN LAND SURVEYS                                         |                      |  |
|------------|----------|-------------------------------------------------------------------------------|----------------------|--|
| 06/11/2024 | SKETCH   | 2116 HASLETT ROAD, HASLETT, MI 48840<br>PH. 517-339-1014 FAX. 517-339-8047    |                      |  |
|            |          | 13432 PRESTON DRIVE, MARSHALL, MI 49068<br>PH. 269-781-9800 FAX. 269-781-9805 |                      |  |
|            |          | DRAWN BY SLH                                                                  | SECTION 31, T4N, R2W |  |
|            |          | FIELD WORK BY -                                                               | JOB NUMBER:          |  |
|            |          | SHEET 1 OF 1                                                                  | 102666.PLT           |  |





PETITION FOR RE-ZONING

CITY OF LANSING  
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

**3724 Pleasant Grove Rd, Lansing, MI 48910**

*Street address, including zip code, of property to be rezoned*

From \_\_\_\_\_ district to \_\_\_\_\_ district.

Legal  
description:

COM 10 FT S OF E 1/8 POST OF NE 1/4 SEC 31, TH N 140 FT, W 330 FT, S 140 FT, E TO  
BEG; SEC 31 T4N R2W

Applicant: **Brent Wheeler**

Address (including zip code): **3724 Pleasant Grove Rd**

Phone number(s): **517-881-5655**

Fax number: \_\_\_\_\_ Email: **wminvestmentsllc@gmail.com**

Name of owner: **Brent Wheeler**

Address (including zip code): **1632 Robindale Dr, Hermitage, TN 37076**

Phone number: **517-881-5655**

**Interest in Property** (please check one):

- ☐ Option to buy      ☒ Owner  
☐ Lessee      ☐ Represent owner  
☐ Other (please specify): \_\_\_\_\_

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

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or  
explain the specific land use  
proposed for this property:

Build two separate 5 unit buildings for a total of 10 units

Please answer the following:

☒ Check here if residential

| Number of bedrooms: | <u>Bedrooms</u> | <u># of Units</u> | <u>Total Bedrooms</u> |
|---------------------|-----------------|-------------------|-----------------------|
| Efficiency          |                 |                   |                       |
| One bedroom         |                 |                   |                       |
| Two bedrooms        |                 | 10                | 20                    |
| Three bedrooms      |                 |                   |                       |
| TOTAL UNITS         |                 |                   |                       |

# of accessible onsite parking spaces: 25

☐ Check here if non-residential

Number of employees (largest shift):

Number of accessible onsite parking spaces:

Hours and days / week of operation:

Explain what changes or changing conditions make the passage of this rezoning necessary:

Home is surrounded by other multi-family properties. No direct contact with any other single family homes. Would allow for more affordable housing units within the city.

Comment on other circumstances which justify the amendment:

New development of homes in the area would help lift the neighborhood. Raising the value of homes would allow for higher tax revenue in which the city could use to reinvest in the area.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: \_\_\_\_\_

*If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.*

**FEES:**

|                               |          |
|-------------------------------|----------|
| Less than one (1) acre:       | \$500.00 |
| One (1) to three (3) acres:   | \$650.00 |
| Greater than three (3) acres: | \$800.00 |

**Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.**

Signature of applicant:  \_\_\_\_\_

Name: **Brent Wheeler** \_\_\_\_\_

*For assistance, please contact:*

PLANNING OFFICE  
316 N. CAPITOL AVE., SUITE D-1  
LANSING, MI 48933-1236  
(517) 483-4066  
FAX: (517) 483-6036

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

Z-1-2024, 3724 Pleasant Grove Road

Rezoning from R-3 “Suburban Residential” to MFR “Multi Family Residential”

The Lansing City Council will hold a public hearing on Monday,     , 2024 at 7:00 p.m. in Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone 3724 Pleasant Grove Road from R-3 “Suburban Residential” to MFR “Multi Family Residential”. The purpose of the rezoning is to permit multiple-family residential use of the subject property.

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, 2024 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk, MMC/CMMC  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)

**Resolution #2024-###**

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, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-1-2024: 3724 Pleasant Grove Road – Rezoning from “R-3” Suburban Residential to “MFR” Multi Family Residential

**Ordinance no. \_\_\_\_\_**

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-six (56) low-income multi-family dwelling units in a project known as Riverview 220 Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The “Act”).

The City of Lansing ordains:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section \_\_\_\_\_ to read as follows:

\_\_\_\_\_ **Riverview 220 Apartments**

(a) ***Purpose.*** It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended [mcl 125.1401, et seq.]. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

(b) ***Definitions.***



- (1) **"Act"** means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
- (2) **"Annual shelter rents"** means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- (3) **"Authority"** means the Michigan State Housing Development Authority.
- (4) **"Housing development" or "Development"** means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Riverview 220 Apartments, and consist of fifty-six (56) units of rental housing located within Lansing at:  
  
                    LOTS 1, 2, 3, 4, 9, 10 & E 33 FT LOTS 11 & 12, BLOCK 134 ORIG  
                    PLAT
- (5) **"HUD"** means The Department of Housing and Urban Development of the United States government.
- (6) **"Low-income housing tax credit program"** means the program established by Section 42 of the United States internal revenue code.
- (7) **"Low or moderate income"** means low- or moderate-income eligibility under the authority act or rules.

- (8) **"Mortgage loan"** means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.
- (9) **"Sponsor"** means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Riverview 220 Apartments is the Lansing Housing Commission, or its successors or assigns.
- (10) **"Utilities"** means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.
- (c) ***Establishment of annual service charge.***
- (1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Riverview 220 Apartments in reliance upon the enactment and continuing effect of this section and upon the qualification of the fifty-six (56) units of housing in the housing development for exemption from all property taxes as established in this section,
- (2) Subject to the conditions and requirements of this section and the act, the fifty-six (56) units in the housing development for persons of low and moderate income identified as Riverview 220 Apartments and the property on which they are constructed shall be exempt from all property taxes for not more than forty (40) years, commencing with and including tax year 2025.
- (3) In lieu of all said property taxes on the fifty-six (56) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service

charge for public services in the sum equal to five percent (5%) of the annual shelter rents.

- (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.
- (5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:
- A. The annual audited accounting report for the Payment In Lieu Of Taxes; and
  - B. A certified statement identifying all the units rented to persons of low or moderate income; and
  - C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.
- (d) *Limitation on the payment of the annual service charge.* Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing

development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.

- (e) *Payment of annual service charge.* The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; mcl 211.1 et.seq.).
- (f) *Contractual effect.* Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.
- (g) *Duration.* This section shall remain in effect and shall not terminate for forty (40) years, commencing with and including tax year 2025, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD has an interest in the property; but in no event beyond December 31, 2065. If (a) the construction of the housing development project does not commence or the Sponsors fail

**to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to 220 Kalamazoo Limited Dividend Housing Association LP within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the fifty-six (56) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.**

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof including the Payment In Lieu of Taxes Agreement dated April 1, 2023, are hereby repealed as they pertain to Riverview 220 Apartments at the time this exemption commences.

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

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment unless given immediate effect by the City Council.

August \_\_, 2024

Lansing Housing Commission, ("Owner")  
Attn: Doug Fleming

Re: Prevailing Wage ("Davis-Bacon") Determination for Riverview 220  
Apartments (the "Development")

To Whom it May Concern:

City of Lansing policy requires the enforcement of the Davis-Bacon Act and other federal labor standards and requirements with respect to all housing developments receiving a benefit from the City of Lansing. The City of Lansing has agreed to grant tax exempt status to the Development and to accept a payment in lieu of taxes pursuant to the contract between the City of Lansing and the Owner. The Davis-Bacon Act requires the Owner and the Contractor to agree to pay prevailing wages to all laborers and mechanics providing work at the Development, and to certify the payment of those prevailing wage rates. The applicable Davis-Bacon prevailing wage determinations for this Development are as set forth by the Michigan Department of Labor and Economic Opportunity. The Federal Labor Standards provisions are also attached to this letter.



August \_\_, 2024  
Page 2

Please indicate your agreement to pay at least the greater of (1) the minimum hourly wage rate established by Michigan law or (2) the basic hourly prevailing wage rates set by the Michigan Department of Labor and Economic Opportunity and to comply with Federal Labor Standards during the construction of the Development by indicating your concurrence in the spaces provided for that purpose below. These prevailing wage determinations must be incorporated into the Construction Contract between the Owner and the Contractor (the "Contract"). The Owner and Contractor must also certify to the City of Lansing on a quarterly basis, beginning in \_\_\_\_\_, and ending upon completion of construction (as evidenced by the issuance of Certificates of Occupancy or equivalent on all of the units in the Development), that all laborers and mechanics have been paid prevailing wages as required by this Letter and under the Contract. The Certification issued by the Owner shall be in the form attached hereto as Exhibit A.

Sincerely,

CITY OF LANSING

By: \_\_\_\_\_

Andy Schor, Mayor

August \_\_, 2024  
Page 3

We hereby agree to require the Contractor to comply with the prevailing wage and other requirements contained in this letter, and to incorporate these requirements and the Federal Labor Standards Provisions in the Contract and each subcontract, as set forth in Exhibit B.

The provisions of this Letter may be enforced by the Owner, the City of Lansing, the U.S. Department of Labor, and, to the extent permitted by law, any person intended to be benefitted by them. A breach of the provisions of this Letter shall be considered a material breach of the Contract and shall give the Owner the rights following a default under the Contract. A breach of the provisions of this Letter may also result in the debarment of the Contractor from future participation in U.S. Government contracts under 29 CFR Part 98.

Owner:  
Lansing Housing Commission

---

By: Doug Fleming  
Its: Executive Director

We hereby agree to comply with the prevailing wage and other requirements listed in this letter and agree that these requirements are hereby incorporated in the Contract. We further agree that representatives of each of the foregoing parties with enforcement rights shall have full and free access, during working hours and after reasonable notice, to all our labor- related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements. We further agree that we shall promptly respond to all requests for information made by the City of Lansing respecting compliance with these requirements.

We shall further cause and require to be included in all subcontracts a provision that representatives of the City of Lansing shall have full and free access, during working hours and after reasonable notice, to all labor-related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, of the subcontractor relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements.

\_\_\_\_\_ Construction Company, Inc.

\_\_\_\_\_  
By: (Print)\_\_\_\_\_

Its: Owner

**EXHIBIT A**

**Prevailing Wage Certification**

August \_\_\_\_, 2024

City of Lansing  
Attn: City Assessor's Office  
124 W. Michigan Avenue  
Lansing, Michigan

RE: Riverview 220 Apartments

Pursuant to that certain Prevailing Wage Letter Agreement (the "Letter") dated August \_\_\_\_, 2024 the undersigned, Lansing Housing Commission("Owner"), and \_\_\_\_\_ Construction Company, Inc. ("Contractor"), hereby certify, each on their own behalf and to the best of their knowledge, to the City of Lansing that each have complied with the requirements of the Letter and that all laborers and mechanics have been paid prevailing wages as required by the Letter and under the Contract.

Lansing Housing Commission

\_\_\_\_\_  
By: Doug Fleming  
Its: Executive Director

\_\_\_\_\_ Construction Company, Inc.

\_\_\_\_\_  
By: (Print) \_\_\_\_\_  
Its: Owner

## Federal Labor Standards Provisions

U.S. Department of Housing  
and Urban Development  
Office of Labor Relations**Applicability**

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

**A. 1. (i) Minimum Wages.** All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made, or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

**(ii) (a)** Any class of laborers or mechanics which is not listed in the wage determination, and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

**(1)** The work to be performed by the classification requested is not performed by a classification in the wage determination; and

**(2)** The classification is utilized in the area by the construction industry; and

**(3)** The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

**(b)** If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U. S. Department of Labor,

**(c)** Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

**(d)** In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

**(e)** The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

**(iii)** Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a

**(iv)** fringe benefit, which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

**(v)** If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis- Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account asset for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215- 0140.)

**2. Withholding.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice,

3. trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

**4. (i) Payrolls and basic records.** Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section I(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5. 5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section I (b)(2)(B) of the Davis- Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been

communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215 -0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5. 5( a)( 3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e. g., the last four digits of the employee' s social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for

(iii) transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5. 5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5. 5( a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A. 3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iv) The contractor or subcontractor shall make the records required under subparagraph A. 3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

## 5. Apprentices and Trainees.

(i) **Apprentices.** Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U. S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who

is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) **Trainees.** Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to, and individually registered in a program which has received prior approval, evidenced by formal certification by the U. S. Department of Labor, Employment and Training Administration. The ratio of

(iii) trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

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Previous editions are obsolete



the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

**(iv) Equal employment opportunity.** The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

**6. Compliance with Copeland Act requirements.** The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

**7. Subcontracts.** The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

**8. Contract termination; debarment.** A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

**9. Compliance with Davis-Bacon and Related Act Requirements.** All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

**10. Disputes concerning labor standards.** Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U. S. Department of Labor, or the employees or their representatives.

**11. (i) Certification of Eligibility.** By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be

awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

**(ii)** No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

**(iii)** The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U. S. C. 1001. Additionally, U. S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part:

**(iv)** "Whoever, for the purpose of . . . influencing in any way the action of such Administration.... makes, utters or publishes any statement knowing the same to be false.... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

**12. Complaints, Proceedings, or Testimony by Employees.** No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

**B. Contract Work Hours and Safety Standards Act.** The provisions of this paragraph B are applicable where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

**(1) Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

**(2) Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

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**(3) Withholding for unpaid wages and liquidated damages.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally- assisted contract subject to the Contract

**(4) Work Hours and Safety Standards Act** which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

**(5) Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

**C. Health and Safety.** The provisions of this paragraph C are applicable where the amount of the prime contract exceeds \$100,000.

**(1)** No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

**(2)** The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91- 54, 83 Stat 96). 40 USC 3701 et seq.

**(3)** The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

## INTRODUCTION OF ORDINANCE

Council Member introduced:

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-six (56) low-income dwelling units in a project known as Riverview 220 Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The “Act”).

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

### **Resolution #**

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, , 2024, in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Riverview 220 Apartments, located at 220 East Kalamazoo Street in Lansing.

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, Monday, , 2024 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-six (56) low-income dwelling units in a project known as Riverview 220 Apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

**Ordinance no. \_\_\_\_\_**

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-five (55) low-income multi-family dwelling units in a project known as Grand Vista Place, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The “Act”).

The City of Lansing ordains:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section \_\_\_\_\_ to read as follows:

\_\_\_\_\_ **Grand Vista Place**

**(a) Purpose.** It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended [mcl 125.1401, et seq.]. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

**(b) Definitions.**

- (1) **"Act"** means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
- (2) **"Annual shelter rents"** means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- (3) **"Authority"** means the Michigan State Housing Development Authority.
- (4) **"Housing development" or "Development"** means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Grand Vista Place, and consist of fifty-five (55) units of rental housing located within Lansing at:

**Parcel 1**

**LOT 10 EXC N 1 FT, ALSO LOTS 8 & 9 BLOCK 151 ORIG PLAT**

**Parcel 2**

**LOT 3 BLOCK 151 ORIG PLAT**

- (5) **"HUD"** means The Department of Housing and Urban Development of the United States government.
- (6) **"Low-income housing tax credit program"** means the program established by Section 42 of the United States internal revenue code.

- (7) **"Low or moderate income"** means low- or moderate-income eligibility under the authority act or rules.
- (8) **"Mortgage loan"** means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.
- (9) **"Sponsor"** means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Grand Vista Place is the Lansing Housing Commission, or its successors or assigns.
- (10) **"Utilities"** means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.
- (c) ***Establishment of annual service charge.***
- (1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Grand Vista Place in reliance upon the enactment and continuing effect of this section and upon the qualification of the fifty-five (55) units of housing in the housing development for exemption from all property taxes as established in this section,
- (2) Subject to the conditions and requirements of this section and the act, the fifty-five (55) units in the housing development for persons of low and moderate income identified as Grand Vista Place and the property on which they are constructed shall be exempt from all property taxes for not more than forty (40) years, commencing with and including tax year 2025.



- (3) In lieu of all said property taxes on the fifty-five (55) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service charge for public services in the sum equal to five percent (5%) of the annual shelter rents.
- (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.
- (5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:
- A. The annual audited accounting report for the Payment In Lieu Of Taxes; and
  - B. A certified statement identifying all the units rented to persons of low or moderate income; and
  - C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.

- (d) *Limitation on the payment of the annual service charge.* Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.
- (e) *Payment of annual service charge.* The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; mcl 211.1 et.seq.).
- (f) *Contractual effect.* Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.
- (g) *Duration.* This section shall remain in effect and shall not terminate for forty (40) years, commencing with and including tax year 2025, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD

**has an interest in the property; but in no event beyond December 31, 2065. If (a) the construction of the housing development project does not commence or the Sponsors fail to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to 425 S. Grand Limited Dividend Housing Association LP within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the fifty-five (55) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.**

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof including the Payment In Lieu of Taxes Agreement dated January 29, 2021, are hereby repealed as they pertain to Grand Vista Place at the time this exemption commences.

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

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment unless given immediate effect by the City Council.



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

Reset Form

Print

Date: 07-08-2024

Name (requesting party): Douglas E. Fleming

Firm: Lansing Housing Commission and 425 S. Grand LDHA LP

Phone number: 517-487-6550

☐ Home ☒ Work ☐ Cell ☐ Other

Phone number: \_\_\_\_\_

☐ Home ☐ Work ☐ Cell ☐ Other

has approached our office in regards to combining two (2) or more tax parcels for the next roll year.

This is to facilitate new construction of:

- ☒ Dwelling  
☐ Garage  
☐ Addition  
☐ Commercial building  
☐ None

The above person is:

- ☐ Owner  
☒ Owner's representative  
☐ Owner's contractor  
☐ Other

Please explain: \_\_\_\_\_

of/for the tax parcels listed as:

Parcel #: 33-01-01-16-456-012

Parcel #: 33-01-01-16-456-101

Parcel #: \_\_\_\_\_

Parcel #: \_\_\_\_\_

Property address(es): S. Grand Avenue Lansing, MI 48933; Cherry Street Lansing, MI 48933

Accordingly, the City will combine aforesaid descriptions for the 2025 tax year in keeping with applicable state laws and ordinances.

**Note:** Combinations and splits will be revalued for the next assessment year. If the request is due to the sale of the property, the request will not take effect until approved by the City of Lansing Planning and Neighborhood Development Department, and a deed is recorded at the County Register of Deeds.

Approval of this form indicates that all taxes, special assessments, and miscellaneous receivables are current.

\_\_\_\_\_  
Susan Stachowiak, Zoning Administrator

August \_\_, 2024

Lansing Housing Commission, ("Owner")  
Attn: Doug Fleming

Re: Prevailing Wage ("Davis-Bacon") Determination for Grand Vista Place (the  
"Development")

To Whom it May Concern:

City of Lansing policy requires the enforcement of the Davis-Bacon Act and other federal labor standards and requirements with respect to all housing developments receiving a benefit from the City of Lansing. The City of Lansing has agreed to grant tax exempt status to the Development and to accept a payment in lieu of taxes pursuant to the contract between the City of Lansing and the Owner. The Davis-Bacon Act requires the Owner and the Contractor to agree to pay prevailing wages to all laborers and mechanics providing work at the Development, and to certify the payment of those prevailing wage rates. The applicable Davis-Bacon prevailing wage determinations for this Development are as set forth by the Michigan Department of Labor and Economic Opportunity. The Federal Labor Standards provisions are also attached to this letter.

August \_\_, 2024  
Page 2

Please indicate your agreement to pay at least the greater of (1) the minimum hourly wage rate established by Michigan law or (2) the basic hourly prevailing wage rates set by the Michigan Department of Labor and Economic Opportunity and to comply with Federal Labor Standards during the construction of the Development by indicating your concurrence in the spaces provided for that purpose below. These prevailing wage determinations must be incorporated into the Construction Contract between the Owner and the Contractor (the "Contract"). The Owner and Contractor must also certify to the City of Lansing on a quarterly basis, beginning in \_\_\_\_\_, and ending upon completion of construction (as evidenced by the issuance of Certificates of Occupancy or equivalent on all of the units in the Development), that all laborers and mechanics have been paid prevailing wages as required by this Letter and under the Contract. The Certification issued by the Owner shall be in the form attached hereto as Exhibit A.

Sincerely,

CITY OF LANSING

By: \_\_\_\_\_

Andy Schor, Mayor

August \_\_, 2024  
Page 3

We hereby agree to require the Contractor to comply with the prevailing wage and other requirements contained in this letter, and to incorporate these requirements and the Federal Labor Standards Provisions in the Contract and each subcontract, as set forth in Exhibit B.

The provisions of this Letter may be enforced by the Owner, the City of Lansing, the U.S. Department of Labor, and, to the extent permitted by law, any person intended to be benefitted by them. A breach of the provisions of this Letter shall be considered a material breach of the Contract and shall give the Owner the rights following a default under the Contract. A breach of the provisions of this Letter may also result in the debarment of the Contractor from future participation in U.S. Government contracts under 29 CFR Part 98.

Owner:  
Lansing Housing Commission

---

By: Doug Fleming  
Its: Executive Director



We hereby agree to comply with the prevailing wage and other requirements listed in this letter and agree that these requirements are hereby incorporated in the Contract. We further agree that representatives of each of the foregoing parties with enforcement rights shall have full and free access, during working hours and after reasonable notice, to all our labor- related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements. We further agree that we shall promptly respond to all requests for information made by the City of Lansing respecting compliance with these requirements.

We shall further cause and require to be included in all subcontracts a provision that representatives of the City of Lansing shall have full and free access, during working hours and after reasonable notice, to all labor-related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, of the subcontractor relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements.

\_\_\_\_\_ Construction Company, Inc.

\_\_\_\_\_  
By: (Print)\_\_\_\_\_

Its: Owner

**EXHIBIT A**

**Prevailing Wage Certification**

August \_\_\_\_, 2024

City of Lansing  
Attn: City Assessor's Office  
124 W. Michigan Avenue  
Lansing, Michigan

RE: Grand Vista Place

Pursuant to that certain Prevailing Wage Letter Agreement (the "Letter") dated August \_\_\_\_, 2024 the undersigned, Lansing Housing Commission("Owner"), and \_\_\_\_\_ Construction Company, Inc. ("Contractor"), hereby certify, each on their own behalf and to the best of their knowledge, to the City of Lansing that each have complied with the requirements of the Letter and that all laborers and mechanics have been paid prevailing wages as required by the Letter and under the Contract.

Lansing Housing Commission

\_\_\_\_\_  
By: Doug Fleming  
Its: Executive Director

\_\_\_\_\_ Construction Company, Inc.

\_\_\_\_\_  
By: (Print) \_\_\_\_\_  
Its: Owner

## Federal Labor Standards Provisions

## U.S. Department of Housing and Urban Development Office of Labor Relations

### Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

**A. 1. (i) Minimum Wages.** All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made, or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

**(ii) (a)** Any class of laborers or mechanics which is not listed in the wage determination, and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

**(1)** The work to be performed by the classification requested is not performed by a classification in the wage determination; and

**(2)** The classification is utilized in the area by the construction industry; and

**(3)** The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

**(b)** If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U. S. Department of Labor,

**(c)** Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

**(d)** In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

**(e)** The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

**(iii)** Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a

**(iv)** fringe benefit, which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

**(v)** If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis- Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account asset for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215- 0140.)

**2. Withholding.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice,

3. trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

**4. (i) Payrolls and basic records.** Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section I(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5. 5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section I (b)(2)(B) of the Davis- Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been

communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215 -0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5. 5( a)( 3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e. g., the last four digits of the employee' s social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for

(iii) transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5. 5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5. 5( a)(3)(i), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A. 3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iv) The contractor or subcontractor shall make the records required under subparagraph A. 3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

## 5. Apprentices and Trainees.

(i) **Apprentices.** Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U. S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who

is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) **Trainees.** Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to, and individually registered in a program which has received prior approval, evidenced by formal certification by the U. S. Department of Labor, Employment and Training Administration. The ratio of

(iii) trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

form HUD-4010 (06/2009)

Previous editions are obsolete

the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

**(iv) Equal employment opportunity.** The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

**6. Compliance with Copeland Act requirements.** The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

**7. Subcontracts.** The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

**8. Contract termination; debarment.** A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

**9. Compliance with Davis-Bacon and Related Act Requirements.** All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

**10. Disputes concerning labor standards.** Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U. S. Department of Labor, or the employees or their representatives.

**11. (i) Certification of Eligibility.** By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be

awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

**(ii)** No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

**(iii)** The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U. S. C. 1001. Additionally, U. S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part:

**(iv)** "Whoever, for the purpose of . . . influencing in any way the action of such Administration.... makes, utters or publishes any statement knowing the same to be false.... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

**12. Complaints, Proceedings, or Testimony by Employees.** No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

**B. Contract Work Hours and Safety Standards Act.** The provisions of this paragraph B are applicable where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

**(1) Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

**(2) Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

**(3) Withholding for unpaid wages and liquidated damages.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally- assisted contract subject to the Contract

**(4) Work Hours and Safety Standards Act** which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

**(5) Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

**C. Health and Safety.** The provisions of this paragraph C are applicable where the amount of the prime contract exceeds \$100,000.

**(1)** No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

**(2)** The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91- 54, 83 Stat 96). 40 USC 3701 et seq.

**(3)** The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.



## INTRODUCTION OF ORDINANCE

Council Member introduced:

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-five (55) low-income dwelling units in a project known as Grand Vista Place, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The “Act”).

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

### **Resolution #**

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, , 2024, in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Grand Vista Place, located at the 500 block of South Grand Avenue in Lansing.

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, Monday, , 2024 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.\_\_\_\_ for the purposes of providing for a service charge in lieu of taxes for fifty-five (55) low-income dwelling units in a project known as Grand Vista Place, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]) (The "Act").

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

**Resolution #2024-###**

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

**Act-4-2024, Purchase of Property, 2300 South Washington Avenue**

WHEREAS, the City of Lansing has requested to acquire from the Lansing Building Authority a parcel of real property, 2300 S Washington Avenue, Parcel Identification Number 33-01-01-28-151-023, and legally described below, to facilitate the construction of the Public Safety Complex; and

WHEREAS, the property is approximately 11.7 acres; and

WHEREAS, the agreed upon purchase price is Three Hundred Thousand Dollars (\$300,000.00) plus closing costs; and

WHEREAS, on August 7, 2024, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously 5-0 to recommend approval of Act-4-2024, Purchase of Property, 2300 S Washington Ave.; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-4-2024, and approves the purchase of property in the City of Lansing, County of Ingham, State of Michigan, legally described as:

Commencing at the intersection of the centerlines of Mt. Hope Avenue and South Washington Avenue, South 31 degrees 56 minutes 55 seconds West 1382.08 feet for the point of beginning; thence West 1268.81 feet to railroad Right of Way; thence Southwesterly 612.34 feet; thence East 1537.29 feet; thence Northeasterly 428.82 feet to beginning.

From the Lansing Building Authority for a sum of Three Hundred Thousand Dollars (\$300,000.00), plus closing costs.

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

## Act-4-2024, 2300 S Washington Ave., Purchase of Property - STAFF REPORT

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

|                                  |                                                                                                                   |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------|
| APPLICANT                        | City of Lansing                                                                                                   |
| PROPOSAL:                        | Purchase of Real Property, 2300 S Washington Ave.                                                                 |
| PARCEL(S):                       | 2300 S Washington Ave. - PID # 33-01-01-28-151-023                                                                |
| CURRENT OWNER(S):                | Lansing Building Authority<br>124 W Michigan Ave.<br>Lansing, Mi 48933-2500                                       |
| EXISTING LAND USE<br>& ZONING:   | Use: Vacant office – former McLaren of Greater Lansing<br>parking lot and buildings, Zoning: INST-1 Institutional |
| PROPERTY SIZE AND SHAPE:         | 11.7 acres, irregular                                                                                             |
| SURROUNDING ZONING<br>& LAND USE | North: IND-2; parking<br>South: R-5, Washington Park<br>West: IND-2, railroad<br>East: R-6a, residential          |

### **ANALYSIS**

#### **BACKGROUND:**

The City of Lansing proposes to purchase the property at 2300 South Washington Ave. to facilitate the parcel combination with the city-owned 2500 South Washington Ave. (former Lansing Public Media Center offices) and development of the new Public Safety Complex. The new Public Safety Complex centralizes Lansing Police Department, Lansing Fire Department, and 54-A District Court operations on one campus. The project has been approved and funded using a \$175 million bond voted and approved in 2022.

Relocation of the 54-A District Court, Lansing Police Department headquarters, and Lansing Fire Department Station #9 will result in updated operational facilities and will allow more flexibility for City Hall relocation plans. The subject parcel was previously owned by the McLaren Greater Lansing Hospital network and used as a parking lot. 2500 S Washington Ave. was once home to the Michigan National Guard Armory before it was donated to the City of Lansing in 2008, which then housed the City's elections office and the Lansing Public Media Center until 2023.

Site work for the Public Safety Complex has begun and the purchase of this property is necessary for the procedural process and for the lots to be properly combined.

**LOCATION:**

The subject property is located along S. Washington Ave, south of W Mt. Hope Ave., between S MLK Jr. Blvd. and S Cedar St. See Aerial.

**CHARACTER:**

The subject property was vacant serving as overflow parking for city operations. The site will be part of the new public safety complex.

**EXTENT:**

The extent of the acquisition is one parcel roughly 11.7 acres to facilitate the development of the new public safety complex.

**AGENCY REFERRALS**

Agency Referrals not conducted.

**STAFF RECOMMENDATION**

Staff recommends approval of Act-4-2024 as proposed, to support the goals of the City of Lansing and to effectively deliver government services.

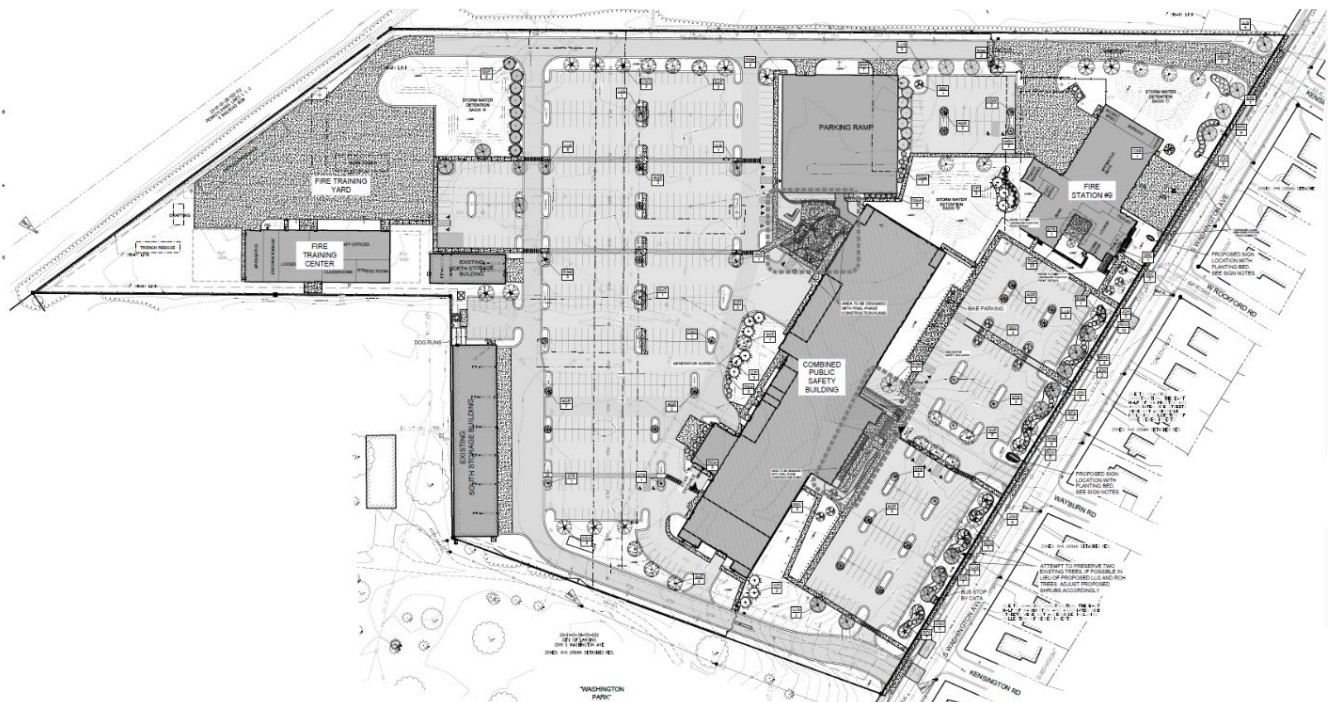
**Respectfully submitted,**  
**Stephen Bezold, Planner**

## Act-4-2024, 2300 S Washington Ave., Purchase of Property - STAFF REPORT

Aerial:



Proposed Site Plan:







## ACT 33 REVIEW APPLICATION

CITY OF LANSING  
PLANNING OFFICE

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

FILE NUMBER: ACT-\_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

Applicant: **City of Lansing**Address (including zip code): **124 W. Michigan Ave, Lansing Mi 48933**Phone number: **(517) 483-4456**

Fax number: \_\_\_\_\_

Email: **andrew.kilpatrick@lansingmi.gov****Interest in Property:**☒ Owner☐ Represent owner☐ Option to buy☐ Other: \_\_\_\_\_**If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):**

Name of owner(s): \_\_\_\_\_

Address (including zip code): \_\_\_\_\_

Phone number(s): \_\_\_\_\_

Fax number: \_\_\_\_\_ Email: \_\_\_\_\_

**SUBJECT PROPERTY GENERAL INFORMATION:**Address (if any): **2300 South Washington Ave.**Location description: **Former McLaren of Greater Lansing parking lot and buildings**Permanent parcel #: **33-01-01-28-151-023**Legal description (see note below): **COM INTERSECTION C/L MT HOPE & S WASHINGTON AVE, S 31DEG 56MIN 55SCD W 1382.08 FT FOR POB; TH W 1268.81 FT TO RR ROW, SW'LY 612.34 FT, E 1537.29 FT, NE'LY 428.82 FT TO BEG**Applicant's proposal: **Transfer ownership of parcel from the Lansing Building Authority to the City of Lansing to enable the lots to be combined for the Public Safety Complex.**



**REQUESTED ACTION:** (please check one)

☒ City Acquisition of Property      ☐ Street or Alley Closure      ☐ City Sale of Property  
☐ Vacation of R.O.W      ☐ Significant Change of Use of City Property  
☐ Other: \_\_\_\_\_

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

Will enable construction of the Public Safety Complex.

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

If the property isn't transferred and the parcels aren't combined, buildings and other structures couldn't span the two parcels, utilities would have to be separate by parcels, etc.

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

None.

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

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

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

**NOTE:**

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

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

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

**FEES:**

|                                     |          |
|-------------------------------------|----------|
| Involving land sales over \$50,000  | \$100.00 |
| Involving land sales under \$50,000 | \$50.00  |

Signature of applicant:

 / 6/13/2024  
Date

Signature of owner(s):

\_\_\_\_\_/\_\_\_\_\_  
Date

\_\_\_\_\_/\_\_\_\_\_  
Date

\_\_\_\_\_/\_\_\_\_\_  
Date

**SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.**

*For assistance, please contact:*

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

**Resolution #2024-###**

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

WHEREAS, the Code Compliance Officer has determined that the building located at 1044 ONTARIO ST., 33-01-01-08-276-081 LOT 280 NORTH HIGHLAND SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 7/19/2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 07/23/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

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

WHEREAS, the City Council held a public show cause hearing on \_\_\_\_\_ 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1044 ONTARIO ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within **60 days** from the date of this resolution, \_\_\_\_\_ 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

|                                             |                                                                               |                       |
|---------------------------------------------|-------------------------------------------------------------------------------|-----------------------|
| CITY OF LANSING<br>DEMOLITION HEARING BOARD | <b>ORDER TO MAKE SAFE,<br/>DEMOLISH OR MAINTAIN<br/>BUILDING OR STRUCTURE</b> | FILE NO.<br>D2024-001 |
|---------------------------------------------|-------------------------------------------------------------------------------|-----------------------|

Matter of the building/structure at 1044 ONTARIO ST., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: MAY 23, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

**THE HEARING OFFICER FINDS THAT:**

3. Notice of this hearing was properly served on the  
☐ rental registration owner(s)  
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood  
☒ other:
7. The state equalized value of the building/structure is \$33,000.00
8. The cost to repair the building or structure to make it safe is \$71,253.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 08 276 081

LOT 280 NORTH HIGHLAND SUB, City of Lansing

**IT IS ORDERED THAT:**

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 7/23/24
- ☐ The case be tabled until \_\_\_\_\_.
- ☐ The building or structure shall be demolished on or before \_\_\_\_\_ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including  
☐ lawns, trees and shrubs ☐ paint on structure ☐ other \_\_\_\_\_ on or before \_\_\_\_\_.

5/23/24  
Date

Paul L. Mylles  
Hearing Officer

**CITY OF LANSING - DEMOLITION BOARD  
REPORT FOR CITY COUNCIL  
CASE OVERVIEW SHEET**

|                |                     |
|----------------|---------------------|
| ADDRESS:       | 1044 ONTARIO ST.    |
| PARCEL NUMBER: | 33 01 01 08 276 081 |

|                          |           |
|--------------------------|-----------|
| SHOW CAUSE HEARING DATE: |           |
| DEMOLITION CASE FILE #:  | D2024-001 |

|                     |                |
|---------------------|----------------|
| LISTED TAXPAYER:    | CREAGH, JORDAN |
| INTERESTED PARTIES: |                |
| SEV INFORMATION:    | \$32,100.00    |
| LAND VALUE:         | \$2,700.00     |
| BUILDING VALUE:     | \$29,400.00    |
| LOT SIZE:           | 35 X 110.50    |

|                             |                       |
|-----------------------------|-----------------------|
| HOUSING CODE VIOLATION LTR: | 7/19/2016 & 3/27/2024 |
| ORIGINAL RED TAG DATE:      | 7/19/2016             |
| ZONING:                     | "B" RESIDENTIAL       |
| ESTIMATE OF REPAIRS:        | \$71,253.00           |
| PICTURES:                   | YES                   |
| OTHER:                      |                       |

|                    |                            |
|--------------------|----------------------------|
| LEGAL DESCRIPTION: | LOT 280 NORTH HIGHLAND SUB |
|--------------------|----------------------------|

**ORDER OF DEMOLITION BOARD**

|                                |                                  |
|--------------------------------|----------------------------------|
| DEMOLITION BOARD MEETING DATE: | 5/23/2024                        |
| ORDER:                         | MAKE SAFE OR DEMOLISH BY 7/23/24 |
| REASON/CONDITIONS:             | UNSAFE                           |
| HEARING OFFICER:               | DAVE MUYLLE                      |

**CURRENT CITY COUNCIL ACTIVITY**

|                                      |           |
|--------------------------------------|-----------|
| REQUEST FOR SHOW CAUSE SENT:         | 8/12/2024 |
| SHOW CAUSE HEARING DATE:             |           |
| PUBLIC SAFETY COMMITTEE WILL REVIEW: |           |

**CURRENT PERMIT ACTIVITY**

|             |                   |
|-------------|-------------------|
| BUILDING:   | N                 |
| ELECTRICAL: | N                 |
| MECHANICAL: | ON HOLD 5/14/2024 |
| PLUMBING:   | N                 |
| DEMOLITION: | N                 |



Mayor Virg Bernero

**Lansing Fire Department  
Fire Marshal's Office  
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 07/19/2016

**Unsafe and Dangerous Correction Notice**

**Inspection Type:** Safety  
**Inspection Date:** 07/19/2016  
**Compliance Due Date:** 08/18/2016

FUTURE CAPITAL HOLDINGS L L C  
40960 CALIFORNIA OAKS RD # 266  
MURRIETA, CA 92562-5747

**Warning:** *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

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**Violation Location:** 1044 ONTARIO ST  
**Parcel No:** 33-01-01-08-276-081

---

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

*Sec 308.1 Accumulation of trash - debris - combustibles - feces - soiled clothing - deteriorated furniture - deteriorated appliances throughout the dwelling - in basement - in garage - in yard*

*Sec 505.4 Hot running water lacking at plumbing fixtures.*

*Sec 108.1.3 Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.*

*SEC 305.3 Uncleanliness of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.*

*Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.*

*Sec 304.2 Soffit and/or the fascia is deteriorated.*

*Sec 304.7 Roof on house is deteriorated and damaged. Replace all deteriorated wood and shingles.*

*Section 304.6 Siding - trim is deteriorated - damaged - missing.*

*Sec 304.10 Steps are deteriorated - damaged at front porch.*



This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4380 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

**Officer: Cameron Priest**

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

**Taxpayer of Record: FUTURE CAPITAL HOLDINGS L L C, 40960 CALIFORNIA OAKS RD # 266, MURRIETA, CA 92562-5747**



## Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238  
(517) 483-4361

Notice Printed: 03/27/2024

### Safety Inspection Correction Notice – Re-Inspection Required

CREAGH JORDAN  
3923 TREBOR WAY  
LANSING, MI 48911

Inspection Type: Safety  
Inspection Date: 03/27/2024  
Compliance Due Date: 04/26/2024

**Warning:** Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location: 1044 ONTARIO ST  
Parcel No: 33-01-01-08-276-081

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

At the request of the property owner, a safety inspection was performed on this dwelling. I was not able to do a complete inspection as all utilities are not on and kitchen and bathroom are completely gutted; all corrections must be completed before any further occupancy of the dwelling will be allowed.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Scott.Webb@lansingmi.gov, Electrical Inspector, Chris.Blackburn@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

**AREA:** Basement

Sec 605.1 Permit for service panel / electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. Please call the Building Safety Office, ph. 483-4355, or you can email the Electrical Inspector at Chris.Blackburn@lansingmi.gov with any questions or concerns.

INSPECTOR COMMENTS: Dated 2010 and 2015.

Sec 504.1 Water heater base - jacket is deteriorated.

INSPECTOR COMMENTS: The entire water heater is deteriorated and/or damaged.

Sec 504.1 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

INSPECTOR COMMENTS: Bathroom and Kitchen are gutted. New supply and waste piping needed.

Sec 504.1 Plumbing permit may be required for new water heater / water supply piping / waste piping. Please contact the Building Safety Office at 517-483-4355, or you can email the Chief Plumbing Inspector at Dave.Burton@lansingmi.gov to verify if needed.

INSPECTOR COMMENTS: Most of the supply piping has been removed. Some of the waste piping is missing and water heater needs to be replaced.

Sec 607.1 Duct work is missing, deteriorated, damaged, and/or disconnected.

Sec 603.1 Furnace: Due to age and or condition, have a licensed mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust, and corrosion. Inspect furnace casing, check for proper venting, and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance.

Sec 603.1 Equipment doors - panels on furnace are missing. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance

Sec 307.1 Lack of guardrail at the open side of the basement stairs.

Sec 307.1 Handrail is missing at the basement stairs.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detector in the basement.

AREA: Exterior

Sec 304.2 Soffit and/or the fascia is deteriorated and/or damaged.

Section 304.13.1 Window glass is broken and/or missing at the attic windows.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.2 Paint or protective coating is missing and deteriorated at siding and/or trim on house and garage.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

INSPECTOR COMMENTS: Retaining wall at driveway/garage is deteriorated and/or damaged.

AREA: Interior

Sec 305.3 Wall and ceiling covering has been replaced in multiple locations. One of the bedrooms has all new drywall without tape or mud.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detectors inside and outside of bedrooms.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Scott.Webb@lansingmi.gov, Electrical Inspector, Chris.Blackburn@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

INSPECTOR COMMENTS: Both the kitchen and the bathroom are completely gutted.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas and water service is turned off. The dwelling lacks sanitary / heating facilities.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those

repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

**Officer: Amy Castillo [amy.castillo@lansingmi.gov](mailto:amy.castillo@lansingmi.gov)**

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 – Notices and Orders - a copy of this violation was sent to:

**Registered Rental Owner: CREAGH JORDAN, 3923 TREBOR WAY, LANSING, MI 48911**

**Resolution #2024-###**

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1044 ONTARIO ST. 33-01-01-08-276-081 LOT 280 NORTH HIGHLAND SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JULY 19, 2016 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MAY 23, 2024, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by 7/23/2024; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, \_\_\_\_\_, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1044 ONTARIO ST., as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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



**Resolution #2024-###**

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

WHEREAS, in June of 2024, the City of Lansing applied for the LEO 2024 Firefighter Turnout Gear Grant; and

WHEREAS, on August 1, 2024, the City of Lansing received notification from the Department of Labor & Economic Opportunity that Lansing was awarded; and

WHEREAS, the City of Lansing was awarded \$549,500.00 with no match; and

WHEREAS, the funded work must be completed within 12 months of signing the grant agreement; and

WHEREAS, the funds will be used for a second set of Turnout Gear for all full-time firefighters; and

WHEREAS, the City of Lansing had no partners and will be the sole awardee of the funds mentioned above; and

WHEREAS, the Administration and the City Council recognize the importance of supporting Lansing firefighters, providing updated technology, and keeping them safe while also finding efficiencies to better serve Lansing residents.

WHEREAS, the Mayoral department on behalf of Lansing Fire Department is requesting acceptance of the LEO 2024 firefighter turnout gear grant; and

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the LEO Firefighter Turnout Gear Grant for the purpose of purchasing turnout gear for full-time firefighters.

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





## LANSING CITY COUNCIL

### GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE:

GRANT NAME: LEO 2024 Firefighter Turnout Gear (FTG)

DEPARTMENT: Mayor

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Zachary McElroy, [zachary.mcelroy@lansingmi.gov](mailto:zachary.mcelroy@lansingmi.gov), 5178964618

APPLICATION DATE: 05/28/2024

AWARD DATE: 08/01/2024

GRANT CYCLE: 1 year

Check One: ☒ Annual ☐ One-Time

FUND AMOUNT: \$549,500.00 (Breakdown below should total this amount)

|                  |              |
|------------------|--------------|
| GOODS & SERVICES | \$549,500.00 |
|------------------|--------------|

|           |  |
|-----------|--|
| PERSONNEL |  |
|-----------|--|

|              |               |
|--------------|---------------|
| CONSTRUCTION | <u>\$0.00</u> |
|--------------|---------------|

|      |        |
|------|--------|
| LAND | \$0.00 |
|------|--------|

|                  |  |
|------------------|--|
| OTHER (Training) |  |
|------------------|--|

CITY MATCH (IF APPLICABLE): \$0

GRANT PAYS FOR: New turnout gear for all full-time firefighters.

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

Grant is to pay for a second set of turnout gear for all full-time firefighters.

**Resolution #2024-###**

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

WHEREAS, The City of Lansing submitted a grant proposal on February 13, 2024, to request funding in the amount of \$20,000.00 to support costs associated with partnership with the CFE Fund and was awarded the grant on March 14, 2024;

WHEREAS, The City of Lansing's Office of Financial Empowerment, part of the Department of Economic Development and Planning, will be receiving said funding from Cities for Financial Empowerment Fund, Inc. (CFE) for the purposes of providing technical assistance to nine municipalities "FE Cities Grantees" planning for and launching their own Offices of Financial Empowerment as part of those municipalities' grant relationships;

WHEREAS, this funding was the result of a competitive application process;

WHEREAS, the award for \$20,000.00 does not require a local match;

NOW, THEREFORE, BE IT RESOLVED, The Lansing City Council approves acceptance of the funding in the total amount of \$20,000.00 for the period beginning on the date of council approval for the City of Lansing and ending on March 31, 2025.

BE IT FINALLY RESOLVED, The Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.



**LANSING CITY COUNCIL  
GRANT INFORMATION FORM**

(Required for all grant applications and acceptances)

REFERRAL DATE:

GRANT NAME: Cities for Financial Empowerment Fund, Inc. (CFE)

DEPARTMENT: Economic Development and Planning-Office of Financial Empowerment

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Amber Paxton [amber.paxton@lansingmi.gov](mailto:amber.paxton@lansingmi.gov) 517-483-4530

APPLICATION DATE: Feb 13, 2024

AWARD DATE: March 18, 2024

GRANT CYCLE: March 18, 2024 – March 31, 2025

Check One: ☐ Annual ☒ One-Time

FUND AMOUNT: \$20,000.00 (Breakdown below should total this amount)

|                            |           |
|----------------------------|-----------|
| GOODS & SERVICES           | \$        |
| PERSONNEL                  | \$ 20,000 |
| CONSTRUCTION               | \$        |
| LAND                       | \$        |
| OTHER (Misc operating)     | \$        |
| CITY MATCH (IF APPLICABLE) | \$ N/A    |

GRANT PAYS FOR: Partnership through technical assistance to nine municipalities "FE Cities Grantees" planning for and launching their own Offices of Financial Empowerment as part of those municipalities' grant relationships with the CFE Fund.

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

Funds are intended to offset salaries of OFE staff who serve as mentors (OFE Director, OFE Municipal Financial Empowerment Program Manager). The CFE Fund allows mentor cities to spend the dollars as they see fit. In OFE, we use the dollars to add contractual staff on a short-term basis for various programs and initiatives.

Salary – \$20,000

**Resolution #2024-###**

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

WHEREAS, in April 2024, the City of Lansing applied for a Community Energy Management (CEM) Grant to fund an update of the non-motorized plan; and

WHEREAS, on June 13, 2024, the City of Lansing received notification from the State of Michigan's Department of Environment, Great Lakes, and Energy (EGLE) that the City has received the 2024 CEM grant; and

WHEREAS, The City of Lansing was awarded \$100,000 with no matching requirement; and

WHEREAS, the funded work must be completed by August 31, 2025; and

WHEREAS, the funds will be used to update the non-motorized plan; and

WHEREAS, the Public Service Department is requesting acceptance of the Community Energy Management Grant; and

WHEREAS, the Administration and the City Council recognize the importance of updating the non-motorized plan to reflect newer issues, such as scooters, e-bikes, etc. and how the plan relates to the Sustainability Action Plan and other new or updated planning documents in the City of Lansing.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the EGLE Community Energy Management grant for the purposes of updating the City of Lansing's Non-motorized Plan;

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



## LANSING CITY COUNCIL

### GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE:

GRANT NAME: EGLE Community Energy Management Grant

DEPARTMENT: Public Service

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Zachary McElroy, [zachary.mcelroy@lansingmi.gov](mailto:zachary.mcelroy@lansingmi.gov), 5178964618

Michelle Smalley, [michelle.smalley@lansingmi.gov](mailto:michelle.smalley@lansingmi.gov), 5174834818

APPLICATION DATE: 04/11/2024      AWARD DATE: 06/13/2024

GRANT CYCLE: \_\_\_\_ Check One: \_\_\_\_ Annual   ☒ One-Time

FUND AMOUNT: \$100,000.00 (Breakdown below should total this amount)

|                  |              |
|------------------|--------------|
| GOODS & SERVICES | \$100,000.00 |
|------------------|--------------|

|           |  |
|-----------|--|
| PERSONNEL |  |
|-----------|--|

|              |               |
|--------------|---------------|
| CONSTRUCTION | <u>\$0.00</u> |
|--------------|---------------|

|      |        |
|------|--------|
| LAND | \$0.00 |
|------|--------|

|                  |  |
|------------------|--|
| OTHER (Training) |  |
|------------------|--|

CITY MATCH (IF APPLICABLE):

GRANT PAYS FOR: Update to City's non-motorized plan which is currently outdated and no longer reflects current or upcoming goals.

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

Funds will be used by City Engineers to conduct surveys and produce a new/updated non-motorized plan for the City of Lansing to reflect attainable upcoming goals.



**Resolution #2024-###**

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

WHEREAS, the City of Lansing and the Capitol City Labor Program Inc., Non-Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering July 1, 2022 through June 30, 2026, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on August 16, 2024; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Capitol City Labor Program Inc., Non-Supervisory Unit for the period covering July 1, 2022 through June 30, 2026.



**Resolution #2024-###**

By the Committee \_\_\_\_\_

Resolved by the City Council of the City of Lansing

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

WHEREAS, the Office of Financial Empowerment has operated within the Department of Neighborhoods, Arts, and Citizen Engagement and, due to executive reassignment, is to operate within the Department of Economic Development and Planning; and

WHEREAS, the total general fund appropriation for Neighborhood, Arts, and Citizen Engagement included \$572,997 in personnel and \$195,735 in operating funds for the Office of Financial Empowerment as originally adopted in the FY 2024/2025 budget;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2024/2025 budget amendment is approved; and,

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the appropriations.

| <b>Appropriation</b>                                | <b>Description</b> | <b>Amount</b>     |
|-----------------------------------------------------|--------------------|-------------------|
| Neighborhoods, Arts, and<br>Citizen Engagement      | Personnel          | (572,997)         |
|                                                     | Operating          | (195,735)         |
| Economic Development and<br>Planning                | Personnel          | 572,997           |
|                                                     | Operating          | 195,735           |
| <b>Total General Fund Expenditure Appropriation</b> |                    | <b><u>\$0</u></b> |

COPY

### MEMORANDUM OF LAND CONTRACT

---

*This Memorandum of Land Contract*, entered into on September 7, 2023

*BY AND BETWEEN* 300 Walnut, LLC, a Michigan limited liability company,

whose address is 15138 Chetwyn Dr, Lansing, MI 48906 hereinafter "Seller"

and Eddie Nuno,

whose address is 2710 Narraganset Dr, Lansing, MI 48910 hereinafter "Buyer":

WITNESSETH:

*Whereas*, buyer and Seller have entered into a Land Contract of even date herewith; and,

*Whereas*, the parties desire to give record notice of existence of said Land Contract.

*Now Therefore*, in consideration of the Premises and for other good and valuable consideration Seller acknowledges and agrees that they have sold to Buyer on the Land Contract dated September 7, 2023, the following described premises situated in the City of Lansing, County of Ingham, and State of Michigan to-wit:

The West 82.5 feet of Lot 12, Block 85, Original Plat, City of Lansing, Ingham County, Michigan, according to the plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Commonly known as: 330 N. Walnut Street, Lansing, MI 48933

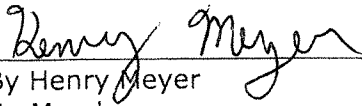
Tax Parcel # 33-01-01-16-176-002

The purpose of this Memorandum of Land Contract is to give record notice to the existence of said Land Contract.

*In Witness Whereof*, the parties hereto have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first above written.

MEMORANDUM OF LAND CONTRACT - Continued

300 Walnut, LLC, a Michigan limited liability company



By Henry Meyer  
Its Member

  
Eddie Nuno

STATE OF MICHIGAN

COUNTY OF Ingham

The foregoing instrument was acknowledged before me on September 07, 2023, by Henry Meyer, Member of 300 Walnut, LLC, a Michigan limited liability company and by Eddie Nuno.

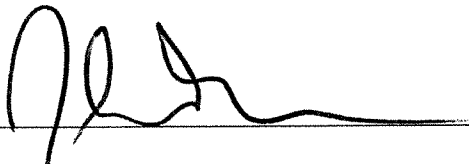
Notary Signature:

Notary Name Printed:

Notary Public,

Acting in

My commission expires:

  
County, Michigan  
County

**JENNIFER L. WARNER**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF INGHAM**  
My Commission Expires May 8, 2027  
Acting in the County of \_\_\_\_\_

Prepared By: Henry Meyer  
300 Walnut, LLC  
15138 Chetwyn Dr  
Lansing, MI 48906

File No. 420848LANS

When recorded return to:  
Eddie Nuno  
2710 Narraganset Dr  
Lansing, MI 48910

420848LANS

## Syrja, Emily

---

**From:** Parks, Danielle  
**Sent:** Friday, November 3, 2023 1:49 PM  
**To:** OMAAdmin  
**Subject:** FW: Proof of Low Income  
**Attachments:** doc00431620231103134342.pdf

Good afternoon,

Frank Austin II has a sofa that needs to be picked up the address is 329 W Shiawassee Apt #2, the correct address is on the back of his license, & his contact number is 517-703-7241.

Have a great weekend!

Danielle Parks  
Customer Service

Treasury Department-Income Tax  
124 W. Michigan Ave. | Lansing, MI 48933  
O: 517-483-4697 | E: danielle.parks@lansingmi.gov Website | Facebook | Twitter | Instagram

The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message in error, please reply to this message and follow with its deletion, so that we can ensure such an error does not occur in the future.

-----Original Message-----

From: BLDGSVC-PRINTER@lansingmi.gov <BLDGSVC-PRINTER@lansingmi.gov>  
Sent: Friday, November 3, 2023 1:44 PM  
To: Parks, Danielle <Danielle.Parks@lansingmi.gov>  
Subject:

-----  
TASKalfa 4054ci  
[d4:f0:c9:01:00:c5]  
-----

DATE: 4/09/2024

PPN: 33 01 01 16 176 002  
DATE SUBMITTED: 12/27/2024  
ADDRESS OF VIOLATION: 330 N WALNUT  
LISTED TAXPAYER OF RECORD: NUNO, EDDIE  
OTHER TAXPAYER OF RECORD:  
CLAIMANT: NUNO, EDDIE  
CLAIMANT'S ADDRESS: 2710 NARRAGANSET DRIVE  
LANSING, MI 48910  
TYPE OF ACTIONS CONTESTED: TRASH REMOVAL  
VIOLATION DATE: 11/03/2023  
NOTIFICATION DATE: 11/03/2023  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT: \$565.00  
CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER 23-T174  
11/21/2024  
AMOUNT OF CLAIM: \$565.00

ADDITIONAL ACTIONS CONTESTED:  
VIOLATION DATE:  
NOTIFICATION DATE:  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT:  
CONTRACTOR NAME - INVOICE NO. - DATE:  
AMOUNT OF CLAIM:  
MEMO DATE – INVOICE NO.:

HISTORY: TRASH  
REMOVAL  
11/03/2023

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for indoor furniture in the outdoors on 11/03/2023 with a compliance due date of 11/10/2023. The officer rechecked the property on 11/13/2023. The violation was still present, and it was submitted to the trash contractor to abate. The contractor arrived on 11/21/2024, the item was still present it was then abated. I spoke with Lori in Public Service she stated that the tenant never scheduled pickup of the item as required. On the form for the free bulk pick up the tenant wrote 329 W Shiawassee which is an invalid address, Public Service tried to contact the tenant for the correct address they left a voicemail message the tenant never responded. When a week had passed with no response the Public Service Department sent the driver to 330 N Walnut to see if the bulk item was present. This office recommends denial of the claim the tenant never scheduled the pickup as required, provided Treasury with an incorrect address, and never responded to the voicemail message.



2061

## Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Eddie Munio DATE: 12-22-23  
MAILING ADDRESS: 2710 Harrenganset Dr. EMAIL: \_\_\_\_\_  
CITY: Lansing STATE: MI ZIP CODE: 48910  
TELEPHONE: Home ( ) 817-239-2052 Work ( ) \_\_\_\_\_

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 330 N Walnut St PARCEL NO. 00201467 or E23-12610

DATE OF INCIDENT: 11-28-23 AMOUNT YOU WERE BILLED: 565.00

TOTAL AMOUNT YOU ARE CONTESTING: 565.00

TYPE OF ASSESSMENT: Bulk Item Pick Up. Street Name Discrepancy

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

My property is on a corner lot and has 2 addresses for 1 location. my tenant has 2 free bulk item pick up a year & got everything handled with the city for pick up. Placed it outside but it was facing the wrong side of the street & got picked up by the city thinking it was placed outside for no reason. I feel like it was a misunderstanding since my property has 2 addresses on file. 329 W Shawansee & 330 N Walnut St

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>



Andy Schor, Mayor

**PUBLIC SERVICE DEPARTMENT**

601 E. South Street  
Lansing, Michigan 48910  
(517) 483-4400  
FAX: (517) 483-4038  
[www.lansingrecycles.com](http://www.lansingrecycles.com)



**CLEANER  
GREENER**

December 11, 2023

Frank Austin II  
329 W. Shiawassee Street  
Lansing, MI 48933

Dear Frank,

Enclosed is the work order that was submitted to pick up the couch. Unfortunately, the couch was placed on Shiawassee Street, so the driver missed it. My sincerest apologies for the mishap, and you still qualify for one free bulk item pick up.

Any further questions, please give us a call at (517) 483-4400.

Best regards,

CAPITAL AREA RECYCLE AND TRASH





# CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

**Bill To:**

NUNO EDDIE

2710 NARRAGANSET DR

LANSING, MI 48910

DUE DATE: 12/28/2023

INVOICE

12/04/2023

**TOTAL AMOUNT DUE**

**\$ 565.00**



|                                                                                   | Invoice Number            | Record No. | Address         | Amount Due |
|-----------------------------------------------------------------------------------|---------------------------|------------|-----------------|------------|
|  | 00241467                  | E23-12610  | 330 N WALNUT ST | \$565.00   |
|                                                                                   | 11/28/2023                |            |                 |            |
|                                                                                   | Trash - Admin Fee         |            |                 |            |
|                                                                                   | Trash - Contractor Charge |            |                 |            |

**TOTAL DUE: \$565.00**

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

**Payment Information:**

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:  
City of Lansing Treasurers Office  
124 W Michigan Ave 1st Fl  
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

**Appeals Process:**

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: [www.lansingmi.gov](http://www.lansingmi.gov). Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

**Other Information:**

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

**By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04**

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Work Order #: LIEU23-000791

Type: LIEU

Account Information

Account #: 023709

Customer: FRANK AUSTIN II

Address: 330 N WALNUT

Cycle: C

Route: T-01

1. General 2. Notes 3. Meter Info.

Scheduled Date: 11/16/2023 Time: 12:00 AM  
Job Length: 0.00 View Scheduled Work Orders  
Due By: 11/16/2023  
Assigned To:  
Added By: XXXXXXXXXX ☐ Exported

Completed: 11/16/2023 Time: 12:54 PM  
Result: COMPLETED

Status: Completed

Requested: 11/16/2023

Filer: FRANK AUSTIN II

Date Filed: 11/14/2023

RESULTS Bulk Item Not Out

WO User2

WO User3

CITYWORKS W/O= 968219

| Billing Item Name | Action Detail | Additional Information | Transaction Amount | Balance |
|-------------------|---------------|------------------------|--------------------|---------|
|-------------------|---------------|------------------------|--------------------|---------|



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### TRASH AND DEBRIS CORRECTION NOTICE

NUNO EDDIE  
2710 NARRAGANSET DR  
LANSING, MI 48910

Violation Date: 11/03/2023  
Violation Location: 330 N WALNUT ST  
Parcel No: 33-01-01-16-176-002  
Compliance Due Date: November 10, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### TRASH AND DEBRIS CORRECTION NOTICE

Occupant  
330 N WALNUT ST  
LANSING, MI 48933

Violation Date: 11/03/2023  
Violation Location: 330 N WALNUT ST  
Parcel No: 33-01-01-16-176-002  
Compliance Due Date: November 10, 2023

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Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)

"Equal Opportunity Employer"

Taxpayer's Copy



**Economic Development & Planning  
Code Enforcement Office**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

**Trash Authorization Form – East Side**

Submitted to: Eric Crutcher on 11/13/2023

**TAXPAYER: NUNO EDDIE, 2710 NARRAGANSET DR LANSING, MI 48910**

**Location of Work:**

**Enf Num: E23-12610**

**Address: 330 N WALNUT ST  
Lot No:  
Description:  
Parcel No: 33-01-01-16-176-002**

**Remove Trash and Debris**

**Work Authorized:**

**Violation: Indoor type furniture in the outdoors**

**Violation: Deteriorated furniture**

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 1**

**Authorized Cubic Yards: 5**

**Warning Comment:**

**Sofa in ROW**

**Submitted By: Jeremy Bliesener (517) 483 7620**

This action is authorized by the Manager of Code Compliance

**Nuisance Fees**

City of Lansing Treasurers Office

124 W Michigan Ave 1st Floor

Lansing, MI 48933

Ph: (517) 483-4361 Fx: (517) 377-0169

**Nuisance Fee Billing Statement**

Date Created: 11/28/2023

Due Date: 12/28/2023

Pay Invoice In Full



NUNO EDDIE

2710 NARRAGANSET DR

LANSING MI 48910

Inv Number: 00241467

Parcel: 33-01-01-16-176-002

Address: 330 N WALNUT ST

Parcel: 33-01-01-16-176-002

**Bill Detail**

| Invoice Number   | Date of Service | Enforcement Num | Address                   | Amount Due |
|------------------|-----------------|-----------------|---------------------------|------------|
| 00241467         |                 | E23-12610       | 330 N WALNUT ST           | \$565.00   |
| Fee Details:     |                 | Quantity        | Description               | Balance    |
|                  |                 | 1.000           | Trash - Admin Fee         | \$ 265.00  |
|                  |                 | 300.000         | Trash - Contractor Charge | \$ 300.00  |
| Total Amount Due |                 |                 |                           | \$ 565.00  |

**Questions** regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361**Payment Information:**

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:  
City of Lansing Treasurers Office  
124 W Michigan Ave 1st Fl  
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

**Appeals Process:**

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: [www.lansingmi.gov](http://www.lansingmi.gov). Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

**Other Information:**

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

**By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04**

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC  
P.O. Box 16035  
Lansing, MI 48901 US  
ericsrefuse@hotmail.com

## INVOICE

### BILL TO

Economic Development &  
Planning Code  
Enforcement Office  
316 N Capitol, Ste. C-1  
Lansing, MI 48933-1238

INVOICE # 6233  
DATE 11/21/2023

---

### PROPERTY ADDRESS

330 N walnut ST

### PARCEL NUMBER

33-01-01-16-176-002

DESCRIPTION

QTY

PRICE

TOTAL

city:1hour 3 yards  
first hour and 3 cubic yards  
11/14/23  
3 yards  
jeremy bliesener  
4 man crew  
1 20 yard truck

1

300.00

300.00

---

BALANCE DUE

**\$300.00**





















2023/11/14  
08:24









2023/11/14  
08:25







## Kumar, Venus

**From:** Turner, Geri  
**Sent:** Monday, July 29, 2024 11:51 AM  
**To:** Kumar, Venus; Smalley, Michelle  
**Cc:** Spousta, Courtney  
**Subject:** RE: Question on a claim

That was the Comment as shown below on the N Walnut address:

Accounts » 023709 - 330 N WALNUT

CREATE DISCARD SAVE            QUICK BILL PRINT

INFORMATION SERVICES BILLING HISTORY WORK ORDERS DEPOSITS COMMENTS 17 ATTACHMENTS 4

 ACCOUNT  
023709 - 330 N WALNUT

Status ★ ACTIVE-RECYCLING  Primary Customer FRANK AUSTIN  
Cycle ★ C  330 N WALNUT  
Service Address ★ 330 N WALNUT  LANSING, MI  
Class

Comment  
< > 3 OF 17

▼ COMMENT INFORMATION

Created by ESYRJA - EMILY SYRJA  
Created 11/07/2023 09:37 AM  
Last Modified by ESYRJA - EMILY SYRJA  
Last Modified 11/07/2023 09:37 AM

▼ COMMENT SETTINGS

☐ Flag this Comment as Important  
Use the Custom Flag Color for Important Comments  
Color

▼ GENERAL INFORMATION

ASSESSMENT ROLL: CITY

▼ COMMENT

Title ADDRESS IS NOT ON ASSESSOR'S SITE - I LEFT FRANK A VOICEMAIL TO REQUEST ADDRESS CON

Best regards,

*Geri L Turner*

Geri L. Turner, CAP  
Accounting & Operations / Specialist  
City of Lansing Public Service | O&M Division  
601 E. South Street | Lansing, MI 48910  
O: 517-483-6916 | E: [Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)



# City of Lansing

OFFICE OF THE CITY ATTORNEY

**Gregory S. Venker, Interim City Attorney**

July 29, 2024

Eddie Nuno  
2710 Narraganset Drive  
Lansing, MI 48910

**Re: Claims Review Committee**  
**Claim for: 330 N. Walnut**

Dear Mr. Nuno:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$565.00 for a trash violation for property located at 330 N. Walnut, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

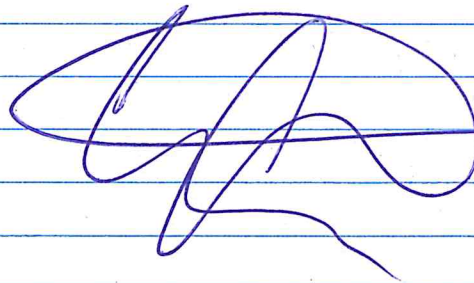
Venus Kumar  
Paralegal

Claim: 2061

I Eddie Nuño am appealing  
the decision made on my violation.  
This mistake was on the city  
for not doing their due diligence  
on my my property.

Claim # 2061

330 N Walnut  
Jensing MI, 48933

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

I'm appealing The decision  
On the property RE: claim 2042

1705-N-MLK

You can reach me at  
(517-) 507-8719

AUG21'24 9AMCLERK

my current  
Address

5519 Haag Rd  
48911

James Williams Lansing MI



# City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, Interim City Attorney

July 24, 2024

James Williams Jr.  
5519 Haag Road  
Lansing, MI 48910

Re: Claim – 1705 N. MLK Blvd.

Dear Mr. Williams:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$2,375.00 for a trash violation for property located at 1705 N. MLK Blvd., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

Venus Kumar  
Paralegal

Claim: 2042



RECEIVED JAN 03 2024

DATE: 12/27/2023

PPN: 33-01-01-08-202-261  
DATE SUBMITTED: 10/24/2023  
ADDRESS OF VIOLATION: 1705 N MLK BLVD  
LISTED TAXPAYER OF RECORD: WILLIAMS, JAMES JR.  
OTHER TAXPAYER OF RECORD:  
CLAIMANT: WILLIAMS, JAMES JR.  
CLAIMANT'S ADDRESS: 5519 HAAG RD.  
LANSING, MI 48910

2042  
7/17/24  
11:00am

TYPE OF ACTIONS CONTESTED: ~~RED TAG MONITORING~~  
VIOLATION DATE: ~~FEES~~ 4/06/2023  
NOTIFICATION DATE: 4/06/2023  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT: ~~\$622.50~~  
CONTRACTOR NAME - INVOICE NO. - DATE: CITY OF LANSING CODE  
AMOUNT OF CLAIM: ENFORCEMENT  
MEMO DATE - INVOICE NO.: \$2,375.00  
ADDITIONAL ACTIONS CONTESTED:  
VIOLATION DATE:  
NOTIFICATION DATE:  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT:  
CONTRACTOR NAME - INVOICE NO. - DATE:  
AMOUNT OF CLAIM:  
MEMO DATE - INVOICE NO.:

|          |                         |                   |                               |                       |
|----------|-------------------------|-------------------|-------------------------------|-----------------------|
| HISTORY: | RED TAGGED<br>4/06/2023 | DAMV<br>9/11/2023 | TRASH<br>REMOVAL<br>9/11/2023 | BOARD UP<br>9/11/2023 |
|----------|-------------------------|-------------------|-------------------------------|-----------------------|

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: LFD requested a Code Enforcement Officer to the property due to the fire and other health safety violations. Upon inspection the Code Officer cited multiple safety violations within the home outside of the fire damage, the property is unsafe for occupation the property was Red Tagged. All properties that are Red Tagged longer than 90 days are billed the monthly Red Tag Monitoring fees as required per City of Lansing Ordinance this office recommends denial of the claim.



RECEIVED OCT 24 2023

## City of Lansing

OFFICE OF THE CITY ATTORNEY

2042

## Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: James Williams Jr. DATE: 10/23/23  
MAILING ADDRESS: 5519 Haag Rd EMAIL: jamesjw1954@gmail.com  
CITY: Lansing STATE: Mich. ZIP CODE: 48910  
TELEPHONE: Home ( 517 ) 507-8719 Work ( 517 ) 507-8719

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1705 N. M.L.K Blvd PARCEL NO. \_\_\_\_\_  
DATE OF INCIDENT: 9/1/2023 AMOUNT YOU WERE BILLED: 2375  
TOTAL AMOUNT YOU ARE CONTESTING: 2,375  
TYPE OF ASSESSMENT: Tag monitoring Fee

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

My house caught fire April 6-2023 total loss inside, Had it cleaned out w/ pad lock on front door (LFD) then you all came and boarded up front door and put a sticker on it. To my surprise I received this outrageous bill. I'm being charged 155.00 mo. inside and out has been cleaned nothing else to do but sell which I'm in process of trying

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process> to sell.

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>



## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### TRASH AND DEBRIS CORRECTION NOTICE

Occupant  
1705 N L KING JR BLVD # M  
LANSING, MI 48915

Violation Date: 09/11/2023  
Violation Location: 1705 N L KING JR BLVD # M  
Parcel No: 33-01-01-08-202-261  
Compliance Due Date: September 18, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Garbage

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Junk tire debris

Loose trash and debris

Violation: Plastic Container(s) debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance.** If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice. The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### TRASH AND DEBRIS CORRECTION NOTICE

**WILLIAMS JAMES JR  
1705 N M L KING JR BLVD  
LANSING, MI 48915**

**Violation Date: 09/11/2023  
Violation Location: 1705 N L KING JR BLVD # M  
Parcel No: 33-01-01-08-202-261  
Compliance Due Date: September 18, 2023**

**You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.**

**Violation: Garbage**

**Violation: Paper/Glass/Plastic/Metal/Cardboard debris**

**Violation: Junk tire debris**

**Loose trash and debris**

**Violation: Plastic Container(s) debris**

**Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.**

**Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice. The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year. If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.**

**Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.**



**Economic Development & Planning  
Code Enforcement Office**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

**Trash Authorization Form – East Side**

Submitted to: Eric Crutcher on 09/19/2023

**TAXPAYER: WILLIAMS JAMES JR, 1705 N M L KING JR BLVD LANSING, MI 48915**

**Location of Work:**

**Enf Num: E23-10904**

**Address: 1705 N L KING JR BLVD # M**

**Lot No:**

**Description:**

**Parcel No: 33-01-01-08-202-261**

**Remove Trash and Debris**

**Work Authorized:**

**Violation: Garbage**

**Violation: Paper/Glass/Plastic/Metal/Cardboard debris**

**Violation: Junk tire debris**

**Loose trash and debris**

**Violation: Plastic Container(s) debris**

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 2**

**Authorized Cubic Yards: 15**

**Warning Comment:**

**vacant property, tires, brush, debris mainly in back**

**Submitted By: Jeremy Bliesener (517) 483 7620**

This action is authorized by the Manager of Code Compliance





**CITY OF LANSING**  
 316 N. CAPITOL SUITE C2  
 Lansing, MI 48933  
 (517) 483-4361  
 (517) 377-0100

# Nuisance Fee Billing Statement

**Due Date: 11/01/23**  
**Pay Invoice In Full**



**WILLIAMS JAMES JR**  
**1705 N M L KING JR BLVD**  
**LANSING MI 48915**  
**Re: 1705 N L KING JR BLVD # M**

**Inf Number: E23-10904**  
**Parcel: 33-01-01-08-202-**  
**Address: 1705 N L KING JR**

\_\_\_\_\_  
**Signature of Owner/Owner's Agent**

\_\_\_\_\_  
**Date**

Please detach and return with payment

## Bill Detail

| Invoice Number          | Enforcement Number | Address                            | Amount Due         |
|-------------------------|--------------------|------------------------------------|--------------------|
| 00237464                | E23-10904          | 1705 N L KING JR BLVD # M          | \$2,375.00         |
| Fee Details:            |                    | Quantity Description               | Balance            |
|                         |                    | 1.000 Trash - Admin Fee            | \$ 265.00          |
|                         |                    | 2110.000 Trash - Contractor Charge | \$ 2,110.00        |
| <b>Total Amount Due</b> |                    |                                    | <b>\$ 2,375.00</b> |

## Questions? Contact CODE ENFORCEMENT at 483-4361

### Note:

1. Payment in full may be made within 30 days from billing date.
2. Any unpaid balance remains as a lien against this property, and will be added to the next property tax bill, (JULY TAXES).
3. July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
4. In order to assure proper credit, please send in the top portion of this bill along with your payment.
5. Fees not paid within 30 days are subject to a 5% penalty, which will be applied on the 31st day.

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are in the City Attorney's Office and the City of Lansing's web address: [www.LansingMI.gov](http://www.LansingMI.gov). Return completed claim to: Lansing City Attorney's Office, 5th Floor, City Hall, 124 West Michigan Ave, Lansing, MI 48933

**Please make checks payable to: Lansing City Treasurer**  
**124 W. Michigan Avenue**  
**1st Floor**  
**Lansing, MI 48933**

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail.

Eric's Refuse LLC  
P.O. Box 16035  
Lansing, MI 48901 US  
ericsrefuse@hotmail.com

# INVOICE

## BILL TO

Economic Development &  
Planning Code  
Enforcement Office  
316 N Capitol, Ste. C-1  
Lansing, MI 48933-1238

INVOICE # 6149  
DATE 09/26/2023

## PROPERTY ADDRESS

1705 N ML King JR BLVD

## PARCEL NUMBER

33-01-01-08-202-261

## DESCRIPTION

city:1hour 3 yards  
first hour and 3 cubic yards

1

300.00

300.00

city:add hours  
any hours after 1

2

300.00

600.00

city:add cy  
any after 3

17

30.00

510.00

city:tire  
tire removal

28

25.00

700.00

9/20/23

20 yards

jeremy bliesener

4 man crew

1 20 yard truck

BALANCE DUE

**\$2,110.00**

























































# City of Lansing

OFFICE OF THE CITY ATTORNEY

**Gregory S. Venker, Interim City Attorney**

July 24, 2024

James Williams Jr.  
5519 Haag Road  
Lansing, MI 48910

Re: Claim – 1705 N. MLK Blvd.

Dear Mr. Williams:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$2,375.00 for a trash violation for property located at 1705 N. MLK Blvd., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

Venus Kumar  
Paralegal

Claim: 2042



# City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, Interim City Attorney

July 24, 2024

Dave Mann  
1123 Hapeman Street  
Lansing, MI 48915

Re: Claim – 1123 Hapeman Street

Dear Mr. Mann:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$565.00 for a trash violation for property located at 1123 Hapeman Street, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

Venus Kumar  
Paralegal

Claim: 2066

THIS IS MY WRITTEN APPEAL  
OF THE DECISION OF THE  
CLAIMS REVIEW COMMITTEE  
TOO THE LANSING CITY COUNCIL  
FOR THE TRASH VIOLATION  
AT 1123 ~~WILSON~~ HADEMAN ST,  
LANS. MI.

DAVE MANN  
DM



RECEIVED MAY 31 2024

DATE: 5/31/2024

PPN: 33 01 01 08 332 181

DATE SUBMITTED: 1/08/2024

ADDRESS OF VIOLATION: 1123 HAPEMAN ST.

LISTED TAXPAYER OF RECORD: MANN DAVID

OTHER TAXPAYER OF RECORD: MANN, ANGEL

CLAIMANT: MANN, DAVID

CLAIMANT'S ADDRESS: 1123 HAPEMAN ST.

**TYPE OF ACTIONS CONTESTED:**

VIOLATION DATE: TRASH VIOLATION

NOTIFICATION DATE: 2/08/2023

2<sup>ND</sup> NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT: \$565.00

CONTRACTOR NAME - INVOICE NO. - DATE:

TRUMBLE 23-T008 3/02/2023

AMOUNT OF CLAIM: \$565.00

**ADDITIONAL ACTIONS CONTESTED:**

VIOLATION DATE:

NOTIFICATION DATE:

2<sup>ND</sup> NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT:

CONTRACTOR NAME - INVOICE NO. - DATE:

AMOUNT OF CLAIM:

MEMO DATE – INVOICE NO.:

**HISTORY:**

|                 |                 |
|-----------------|-----------------|
| TRASH VIOLATION | GRASS VIOLATION |
| 2/08/2023       | 5/17/2023       |

**CITATIONS IN PREVIOUS YEAR:**

TRASH VIOLATION  
3/30/2022

CLAIMANT'S CIRCUMSTANCES:

**See Attached**

**CODE OFFICER'S NOTES:**

This property was cited on 5/17/2023 for violations in the driveway and between the sidewalk & curb. The officer rechecked the property on 2/17/2023 as noted in the recheck photos the violations remained; they were then submitted to the trash contractor to abate. The contractor arrived on 3/02/2023 the violations between the sidewalk and curb were removed however the furniture in the driveway was still present. This office recommends denial of the claim.



Handwritten mark resembling a stylized 'D' or a signature.

RECEIVED JAN 08 2024  
**City of Lansing**  
OFFICE OF THE CITY ATTORNEY

2066

**Claims Review Committee Form**

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: DAVE MANN DATE: 6-26-23  
MAILING ADDRESS: 1123 HADEMAN ST. EMAIL: DAVE.MANN@GMAIL.COM  
CITY: LANSING STATE: MI. ZIP CODE: 48915  
TELEPHONE: Home ( 517 2193255 ) Work ( N/A )

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1123 HADEMAN ST PARCEL NO. 33-01-01-08-332-181  
DATE OF INCIDENT: MAY 2023 AMOUNT YOU WERE BILLED: \$565<sup>00</sup>  
TOTAL AMOUNT YOU ARE CONTESTING: \$565<sup>00</sup>  
TYPE OF ASSESSMENT: TRASH REMOVAL

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

CITY GAVE PERMISSION TO TRESPASS MY PROPERTY  
I AM HANDICAPPED I LEFT A VOICE THAT I  
MADE ARRANGEMENT TO HAVE BOTTOM HALF OF A  
CHAIR REMOVED FROM MY DRIVEWAY THEY CAME &  
TOOK IT ANYWAY 2 WEEKS BEFORE THIS I  
PAID \$33<sup>00</sup> FOR THE CITY TO REMOVE A LARGE  
T.V. & A 10x10 CARPET. THEN THEY CHARGE  
ME \$565<sup>00</sup> THAT'S A 500% INCREASE, I HOPE  
COMMON SENSE WILL PREVAIL

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### TRASH AND DEBRIS CORRECTION NOTICE

MANN DAVID & ANGEL  
1123 HAPEMAN  
LANSING, MI 48915

Violation Date: 02/08/2023  
Violation Location: 1123 HAPEMAN ST  
Parcel No: 33-01-01-08-332-181  
Compliance Due Date: February 15, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Deteriorated furniture

Violation: Deteriorated electronic equipment

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### TRASH AND DEBRIS CORRECTION NOTICE

HAAS THOMAS R JR  
1491 FRANKLIN ST  
HASLETT, MI 48840-8402

Violation Date: 02/08/2023  
Violation Location: 1123 HAPEMAN ST  
Parcel No: 33-01-01-08-332-181  
Compliance Due Date: February 15, 2023

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Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### TRASH AND DEBRIS CORRECTION NOTICE

Occupant  
1123 HAPEMAN ST  
LANSING, MI 48915

Violation Date: 02/08/2023  
Violation Location: 1123 HAPEMAN ST  
Parcel No: 33-01-01-08-332-181  
Compliance Due Date: February 15, 2023

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Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)



## Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238  
(517) 483-4361 FAX (517) 377-0100

### Trash Authorization Form – West Side

Submitted to: Matt Trumble on 02/17/2023

**TAXPAYER: MANN DAVID & ANGEL, 1123 HAPEMAN LANSING, MI 48915**

**Location of Work:**

**Enf Num: E23-01185**

**Address: 1123 HAPEMAN ST**  
**Lot No:**  
**Description:**  
**Parcel No: 33-01-01-08-332-181**

**Remove Trash and Debris**

**Work Authorized:**

**Violation: Paper/Glass/Plastic/Metal/Cardboard debris**

**Violation: Deteriorated furniture**

**Violation: Deteriorated electronic equipment**

**Violation: Indoor type furniture in the outdoors**

**Violation: Carpeting/Carpet Padding debris**

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 1**

**Authorized Cubic Yards: 2**

**Warning Comment:**  
**furniture in drive**

**Submitted By: Jeremy Bliesener (517) 483 7620**

This action is authorized by the Manager of Code Compliance





Andy Schor, Mayor

## CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Building Safety (517) 483-4355

Code Compliance (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00219502

Date: 03/10/2023

Record: E23-01185

MANN DAVID & ANGEL

1123 HAPE MAN

LANSING, MI 48915

### TOTAL AMOUNT DUE

**\$565.00**

| Item Category           | Item Description          | Amount Due      |
|-------------------------|---------------------------|-----------------|
| Code Compliance         | Trash - Admin Fee         | \$265.00        |
| Code Compliance         | Trash - Contractor Charge | \$300.00        |
| <b>Total Amount Due</b> |                           | <b>\$565.00</b> |

# Trumble Trucking & Excavating, Inc

DATE: March 4, 2023

INVOICE # 2073

**SERVICE ADDRESS:**

1123 hapeman st  
3301-01-08-332-181

BILL TO: Economic Develop & Planning  
Enforcement Office  
316 N Capital, Ste. C-1  
Lansing, Mi 48933-1238  
Phone

| DESCRIPTION                                | AMOUNT   |
|--------------------------------------------|----------|
| 1 hour 3 yards                             | \$300.00 |
| Compactable in excess of 3 yards \$30x     | N/A      |
| Non-compactable in excess of 3 yards \$32x | N/A      |
| Applicances w/freon \$75 each x            | N/A      |
| Tires up to 32 inches \$25 each x          | N/A      |
| Tires over 32 inches \$60 each x           | N/A      |
| 17 yard trailer 2 man crew                 |          |
| jeremy Bliesener 3/2/23                    |          |

Make all checks payable to Trumble Trucking & Excavating, Inc.  
If you have any questions concerning this invoice, please contact  
Matt Trumble at 517.213.9500

**THANK YOU FOR YOUR BUSINESS!**

**TOTAL \$300.00**

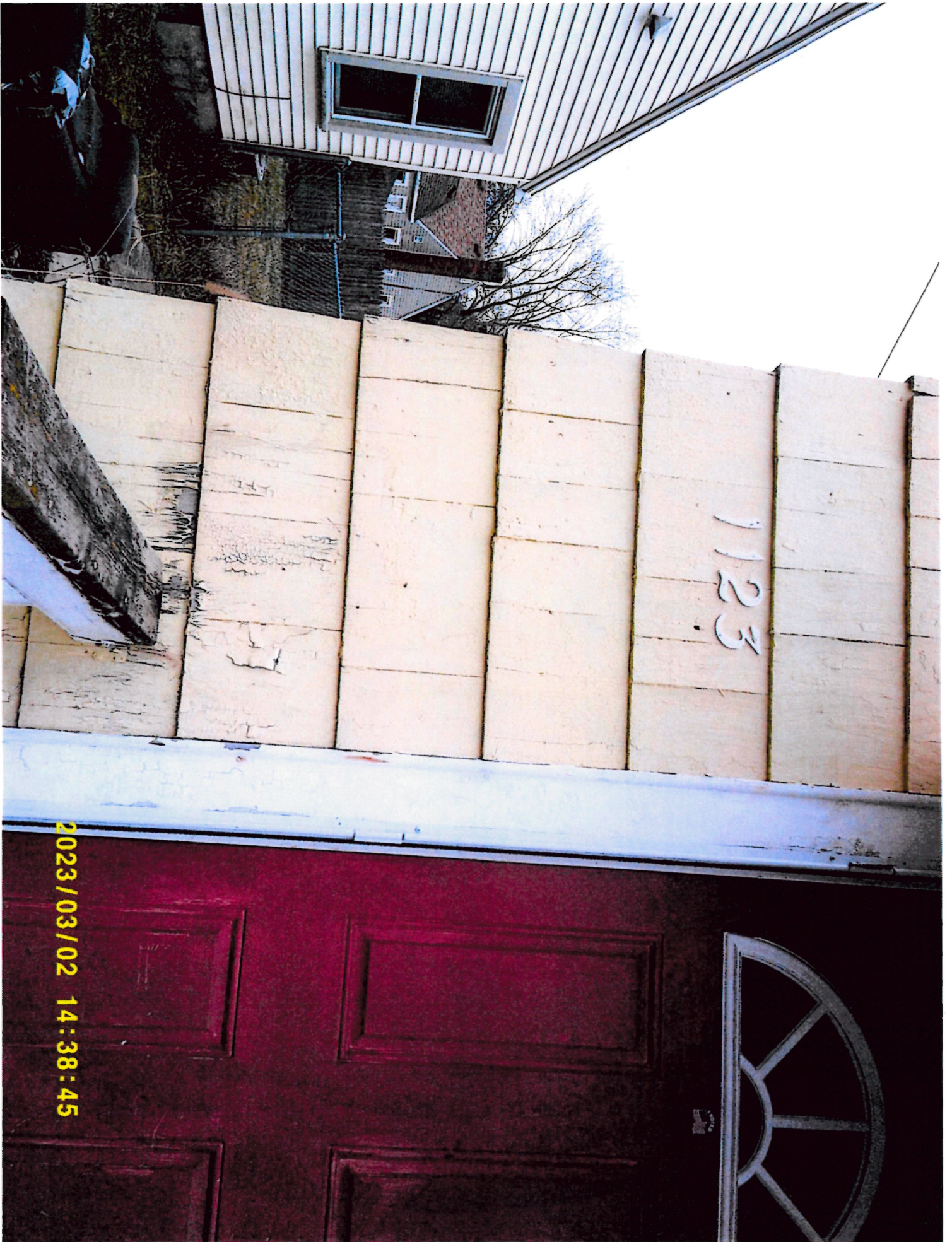




























# City of Lansing

OFFICE OF THE CITY ATTORNEY

**Gregory S. Venker, Interim City Attorney**

July 24, 2024

Dave Mann  
1123 Hapeman Street  
Lansing, MI 48915

Re: Claim – 1123 Hapeman Street

Dear Mr. Mann:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$565.00 for a trash violation for property located at 1123 Hapeman Street, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

Venus Kumar  
Paralegal

Claim: 2066

Michigan Department of Treasury  
2388 (Rev. 2-04)**Homeowner's Principal Residence Exemption Affidavit**

Issued under authority of P.A. 105 of 2003.

An affidavit filed by an owner for a principal residence exemption rescinds all previous exemptions filed by that owner. This form must be filed with the assessor for the city or township where the property is located.

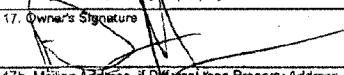
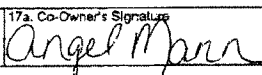
Print or type in blue or black ink. Use a separate form for each property number.

|                                                                     |                                                                                                                                     |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Information</b>                                         |                                                                                                                                     |
| 1. Property Tax Identification Number<br><b>33-01-01-08-332-181</b> | 2. ZIP Code<br><b>48915</b>                                                                                                         |
| 3. Street Address of Property<br><b>1123 HAPEMAN ST</b>             | 4. Name of Township or City<br><input type="checkbox"/> Township<br><input checked="" type="checkbox"/> City <b>CITY OF LANSING</b> |
| 5. County<br><b>INGHAM COUNTY</b>                                   |                                                                                                                                     |

6. Date the property in line 1, above, became your principal residence ..... 6. 10 15 13  
The property in line 1 above is my: Month Day Year  
6a. ☐ Principal residence  
6b. ☐ Residential vacant contiguous or adjacent lot

|                                                                      |  |
|----------------------------------------------------------------------|--|
| 7. Name of Owner (First, Middle, Last)<br><b>Angel Marie Mann</b>    |  |
| 8. Name of Co-Owner (First, Middle, Last)<br><b>David Lewis Mann</b> |  |

11. Property owner's daytime telephone number ..... 11. **517 348 0081**
12. If this parcel has more than one home on it, or if you own and live in one unit of a multiple-unit dwelling (or a multi-purpose property) give the percentage of the entire property that your unit (your principal residence) occupies. Your exemption will be based on this percentage ..... 12. 100 %
13. Have you claimed a principal residence exemption for another Michigan principal residence? ..... 13. ☐ Yes ☒ No
14. If yes, have you rescinded that principal residence exemption? ..... 14. ☐ Yes ☒ No
15. Do you or your spouse claim an exemption, credit or deduction on property located in another state? ..... 15. ☐ Yes ☒ No
16. Have you or your spouse filed a tax return as a resident of another state? ..... 16. ☐ Yes ☒ No

|                                                                                                                                |                         |                                                                                                                   |                         |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Certification</b>                                                                                                           |                         |                                                                                                                   |                         |
| I certify under penalty of perjury the information contained on this document is true and correct to the best of my knowledge. |                         |                                                                                                                   |                         |
| 17. Owner's Signature<br>                   | Date<br><b>11-22-13</b> | 17a. Co-Owner's Signature<br> | Date<br><b>11-22-13</b> |
| 17b. Mailing Address, if Different than Property Address Above                                                                 |                         |                                                                                                                   |                         |
| 18. Closing Agent or Preparer's Name and Mailing Address                                                                       |                         |                                                                                                                   |                         |
| <b>RECEIVED</b><br>NOV 22 2013<br>ASSESSORS OFFICE                                                                             |                         |                                                                                                                   |                         |

|                                                                                  |              |
|----------------------------------------------------------------------------------|--------------|
| <b>Local Government Use Only - Do Not Write Below This Line</b>                  |              |
| 19. Was an exemption in place prior to this affidavit being filed? .....         | 19. _____    |
| 20. What is the first year this exemption will be posted to the tax rolls? ..... | 20. _____    |
| 21. Indicate property classification .....                                       | 21. <b>R</b> |

DL. OK

[www.michigan.gov/treasury](http://www.michigan.gov/treasury)



8 1 5 2 0 7 1  
Tx:4090430

3/14/2014 4:20:00 PM

2014-008712  
CURTIS HERTEL JR  
INGHAM COUNTY MICHIGAN  
REGISTER OF DEEDS  
RECORDED ON:  
03/17/2014 09:59 AM  
PAGES: 3

INGHAM COUNTY TREASURER'S CERTIFICATE  
I HEREBY CERTIFY that there are no TAX LIENS or TITLES  
held by the state or any individual against the within description, and  
all TAXES on same are paid for five years previous to the date of this  
instrument as appears by the records of this office except as stated.

3/14/14  
Eric Schertzing, Ingham County Treasurer  
Sec. 138, Act 206, 1893 as amended

2013 NOT EXAMINED

THE SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE



Curtis Hertel Jr.  
Ingham County Register of Deeds

THIS PAGE IS ADDED TO ALLOW ADEQUATE ROOM FOR RECORDING INFORMATION

PLEASE DO NOT REMOVE

*Handwritten initials*





# GREATER LANSING BOARD OF REALTORS® LAND CONTRACT



THIS CONTRACT is made October 15, 2013 between  
 SELLER Thomas R Haas, Jr. (a married man), whose address is  
1491 Franklin St, Haslett, Michigan 48840 and BUYER'S  
DAVID LEWIS MANN and Angel Marie Mann, whose address is  
3420 W. Saginaw St, Lansing, MI 48917

1. SELLER sells to Buyer the land and any improvements ("PROPERTY") located in the City/Township of LANSING  
 County of Ingham, State of Michigan, legally described as:

Lot 34 Westmore Park Sub

further identified as permanent ID parcel # 33-01-01-08-332  
181

PROPERTY address:

1123 Hape M40, LANSING, MI 48915

2. BUYER buys the PROPERTY and agrees to pay SELLER the purchase price of Fifty Five Thousand and 00/100  
 Dollars (\$ 55,000.00). SELLER has received BUYER'S downpayment of Five Thousand and 00/100  
 Dollars (\$ 5,000.00). BUYER agrees to pay the balance in monthly payments of Four Hundred Forty Nine and 75/100  
 Dollars (\$ 449.95), or more at BUYER'S discretion, beginning on the 16th day of November, 2013  
 and continuing on the same day of each month until October 16, 2033 when the entire balance of principal and accrued  
 interest must be paid in full. Interest will accrue on the unpaid principal balance at the annual rate of Nine percent (9%).  
 Each payment shall be applied first to interest, then to principal. SELLER may collect a late charge not to exceed five percent (5%) of each  
 payment not received by the due date. No late charge will be collected on any balloon payment.

3. BUYER will not commit or allow any other person to commit any unlawful acts, on, or waste or damage to the PROPERTY. BUYER  
 will not add to, remove from, or change the PROPERTY without the written consent of SELLER, except when required by governmental authority.  
 BUYER will provide liability insurance, and fire and extended coverage insurance on the PROPERTY. The fire and extended coverage insur-  
 ance will be for at least the amount of the Contract balance. All insurance will list SELLER and any parties named by SELLER as additional  
 insureds. Copies of all policies will be given to SELLER at closing and at each policy renewal. In case of loss, the insurance will be used to  
 repair or rebuild, if adequate. If not adequate and if BUYER does not add sufficient additional funds, the insurance will be paid to SELLER  
 and credited on this Contract to the extent of the Contract balance. Any excess insurance will belong to BUYER.

4a. BUYER will notify the local assessor to transfer the PROPERTY to BUYER's name for property tax purposes and agrees to pay, prior  
 to the imposition of any interest or penalty, all taxes and assessments which become a lien on the PROPERTY after the date of this Contract.  
 BUYER will furnish SELLER with proof of payment. Any special assessment may be paid in installments if permitted by the taxing authority.

4b. (Agreed to only if Paragraph 4a is deleted.) BUYER will pay SELLER each month, in addition to the monthly payment, 1/12 the annual  
 cost of all taxes, assessments, insurance premiums and/or association fees, which is estimated to be \$ 170.00. As long as BUYER  
 is not in default, SELLER will pay all taxes, assessments, insurance premiums and/or association fees for which payments are collected. The  
 amount of the estimated monthly payment may be adjusted from time to time to produce the approximate sum required annually for taxes,  
 assessments, insurance premiums and/or association fees. This adjustment will be made on the request of either party. Any deficiencies will  
 be paid by BUYER within ten (10) days of SELLER's written request.

1) Add Back: BUYER's payments will be credited as received by SELLER on the principal balance of this Contract. The cost of all  
 taxes, assessments, insurance premiums and/or association fees will be added to the principal balance of this Contract when  
 paid by SELLER.

2) Escrow: (Agreed to only if Subparagraph 1 is deleted.) Payments received from BUYER will be held by SELLER for the benefit  
 of BUYER. Any interest earned will belong to SELLER. SELLER has received BUYER's initial deposit of \$ 5,000.00.  
 All amounts paid for taxes, assessments, insurance premiums and/or association fees will be deducted from this account.

5. SELLER may pay any taxes, assessments, association fees, insurance premiums or other payments required by this Contract if BUYER  
 is in default. Any amounts paid, including interest and penalty, will be due at once, and may be added to the principal balance of this Contract.

6. SELLER's interest in this Contract may be transferred without Buyer's consent. SELLER may mortgage the PROPERTY at any time,  
 but the outstanding balances of all mortgages on the PROPERTY and the total monthly payments of principal and interest required cannot,  
 in total, exceed the Contract balance or the monthly payments required on this Contract. All SELLER's mortgage(s) will be superior to BUYER's  
 rights to the PROPERTY under this Contract, and BUYER understands that BUYER can be required to sign a subordination agreement if  
 requested by SELLER's mortgage lender. BUYER acknowledges receiving copies of any underlying land contracts, all existing mortgages and  
 all related papers. SELLER will give BUYER copies of all new mortgages and all related papers when any new mortgage is entered into. If any  
 mortgage or underlying land contract covering the PROPERTY goes into default, BUYER may pay any amount needed to bring the mortgage  
 or land contract current and apply the payment to the monthly payments required under Paragraph 2 above or against the Contract balance.

7. When the principal balance owed on this Contract is paid down to the total balance owed on any mortgage(s) and underlying land  
 contract, either BUYER or SELLER may terminate this Contract if the indebtedness can lawfully be assumed by BUYER. SELLER will deliver  
 a warranty deed or assignment to BUYER as appropriate, and BUYER will assume and agree to pay the mortgage(s) and/or underlying land  
 contract. The party requesting the termination will pay any assumption fee required.

8. BUYER has received and accepts a commitment for an owner's policy of title insurance with standard exceptions dated  
as evidenced by deed. Title Insurance Company  
 commitment no. \_\_\_\_\_, and evidence that the premium for the policy has been paid.

9. SELLER will give BUYER or any other party designated by BUYER a warranty deed for the PROPERTY when this Contract is paid  
 in full or on BUYER's assumption of mortgage(s), as described in Paragraph 7. SELLER's warranty will be subject to easements, restrictions  
 and rights existing on the date of the Contract and any defects created after the date of this Contract, unless created by SELLER, and to  
 any mortgage that BUYER is to assume.

10. If BUYER defaults in making any required payment or is otherwise in default of this Contract, SELLER may give written notice of  
 forfeiture of this Contract in the manner required by law. If BUYER's default is not cured within the time period permitted by law, the PROPER-  
 TY will be forfeited to SELLER and all payments made on this Contract will be kept by SELLER as stipulated damages. All persons in posses-  
 sion may be removed by SELLER in any manner permitted by law.

11. SELLER may pursue any legal or equitable remedies against BUYER in the case of default, and is not limited by Paragraph 10 above.  
 SELLER also has the right to declare the entire Contract balance of principal and interest immediately due and payable after any default of BUYER.

12. If the balance of any mortgage or underlying land contract on the PROPERTY becomes due and payable by use of a due-on-sale clause or because of any act or failure to act by the BUYER, the entire balance of this Contract will also become immediately due and payable.

13. SELLER understands that consummation of the sale or transfer of the PROPERTY described in this Contract will not relieve SELLER of any liability that SELLER may have under the mortgage(s) or other indebtedness to which the PROPERTY is subject, unless otherwise agreed to by the lender or required by law or regulation.

14. This is a due-on-sale Contract. If BUYER sells or transfers any interest in this Contract or in the PROPERTY, the entire balance of this Contract will immediately become due and payable.

15. Any notices to be given under this Contract to either party are conclusively presumed to be served upon that party when sent by certified mail to that party at the address given above or any later address of that party for which the other party has been given written notice.

16. BUYER's possession of the PROPERTY will begin immediately, and BUYER's occupancy will begin on 10/16/2013 subject to the rights of any present tenants or lawful occupants.

17. BUYER will comply with all laws, governmental standards and regulations applicable to the PROPERTY including those pertaining to occupational health and safety and Hazardous Materials. BUYER will promptly notify SELLER of receipt of any notice of a violation of any such law, standard or regulation.

In the event this Land Contract is forfeited or SELLER otherwise obtains possession of the PROPERTY because of BUYER's default, BUYER will deliver the PROPERTY free of any and all Hazardous Materials so that the condition of the PROPERTY will conform with all environmental laws.

BUYER will indemnify and hold SELLER harmless from and against any and all claims, losses, liabilities, suits, fines and costs caused by BUYER's breach of Paragraph 17 of this Contract.

18. IT IS EXPRESSLY AGREED THAT TIME IS OF THE VERY ESSENCE OF THIS CONTRACT.

#### ADDITIONAL PROVISIONS:

To show their agreement, BUYER and SELLER have both signed this Contract as of the date given at the beginning of the Contract.

SELLER:

Drafted by Thomas R. Haas Jr.  
1491 Franklin St.  
Hastle H. MI 48840

BUYER:

DAVID MANN  
ANGEL MANN  
ANGEL MANN

STATE OF MICHIGAN

COUNTY OF Ingham

SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2013 by DAVID MANN AND ANGEL MANN, as Buyer.

Sworn to (or affirmed) and subscribed before me this 15 day of OCT, 2013, by DAVID MANN  
ANGEL MANN  
Mary F. Rutkowski Notary Public  
My Commission Exp. February 19, 2019

Mary F. Rutkowski  
Ingham  
County, Michigan  
My Commission Expires: 2/19/19

STATE OF MICHIGAN

COUNTY OF Ingham

SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2013 by THOMAS R. HAAS JR., as Seller.

STATE OF MICHIGAN  
COUNTY OF INGHAM

Sworn to (or affirmed) and subscribed before me this 15 day of OCT, 2013, by THOMAS R. HAAS JR.  
Mary F. Rutkowski  
Mary F. Rutkowski Notary Public  
My Commission Exp. February 19, 2019

Mary F. Rutkowski  
Ingham  
County, Michigan  
My Commission Expires: 2/19/19

RECORDING. Recording this Contract with the Register of Deeds may provide legal protection to one or both parties. The parties are advised to consult their attorneys regarding the advisability of recording this Contract.

DISCLAIMER: This form is provided as a service of the Greater Lansing Board of REALTORS®. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Board of REALTORS® is not responsible for the use or misuse of the form, for



Lansing City Council  
124 W. Michigan Ave.  
10<sup>th</sup> Floor City Hall  
Lansing, MI 48933

August 15, 2024

Re: BWL's Energy Planning

City Councilmembers,

Producing and delivering electricity at a utility-scale is a delicate balancing act of three equally important and competing elements: (1) Reliability - the production and delivery must reliably coincide with total electric demand at any given moment; (2) Sustainability – electricity production should strive to minimize its use of natural resources and impact on the environment; and (3) Affordability – Electricity is an integral part of our daily lives and our economy and keeping costs down matters. When any one of these three elements is treated as paramount over the others, the balance is lost.

For example, by favoring the Sustainability element over the other two elements, Reliability and Affordability will suffer and the overall balance between the three elements can be lost, resulting in customers suffering less reliable electricity at a higher price. This scenario will play out when any one element is treated as paramount over the others, and the BWL therefore strives to understand the market factors, forecasts, and regulatory requirements applicable to all elements, not simply the one that a particular group may favor as being paramount over the others.

The Reliability of power generation resources is equivalent to its capacity factor. The Energy Information Association (EIA) has assigned the following capacity factors to electric generation resources in Michigan: Solar 21%; Wind 32%, Natural Gas 58.7%, Coal 52.5%, and Nuclear 81%. Renewable energy resources naturally have lower reliability ratings because they depend on wind and sunshine, which are not within a utility's control. In addition to being assigned an overall lower capacity factor, these resources also receive less credit during the season in which they are least productive. For example, Michigan's regional electric system operator, the Midcontinent Independent System Operator (MISO), awards solar a 50% capacity credit in three seasons, but in winter only a 5% capacity credit. Fossil-fuel fired and nuclear resources, on the other hand, can be directly dispatched by a utility to meet demand consistently in all seasons and are therefore considered more reliable with higher capacity factors and capacity credits assigned.

As to Affordability, renewable resources enjoy a lower cost per Kilowatt-hour (kWh) when the sun shines, or the wind blows, but the Affordability advantage is eroded because the only method of harnessing that electricity beyond its immediate production is to store it immediately after it is generated so it can be delivered when needed. Such storage currently means utility-scale batteries or some other costly mechanism such as building a pump storage facility. Utilities and



environmentalists alike look forward to advances in technology that will allow renewable energy to be stored at a lower cost in sufficient quantities that will meld Reliability, Sustainability, and Affordability into a cohesive balance.

Long-term storage technology, however, has not yet arrived at a competitive scale and cost, nor is it on the immediate horizon. Current long-term storage solutions that can dispatch for 10 to 12 hours are currently still only being deployed at small volumes and in certain locations in the country. Moreover, the suggestion that energy storage technologies are currently ready to replace dispatchable resources such as natural gas plants have not been borne out. When the BWL launched its All-Sources Request for Proposals (RFP) in 2023, it cast the broadest net possible, seeking any and all generation resources to add at least 475 MW of electricity to its portfolio over the coming years. The door was open to any vendor to submit a proposal for *any* energy generation resource that would fit BWL's needs. All storage proposals received were of four-hour duration and all were lithium-ion technology except for one. The BWL is currently pursuing storage options as a valuable new resource and though its discharge can be controlled to address different circumstances, it is by no means capable of managing a significant portion of the BWL's load for any significant period.

These are the reasons why, in a nutshell, utilities continue to build reliable peaking plants that run on natural gas to support Reliability as they build out renewable and storage capacity.

Regarding natural gas, it continues to supplant coal as the dominant fuel of electricity production in Michigan because of lower emissions, more efficient operation, and its reliable and economical supply chain. Nonetheless, when the new renewable and clean energy legislation took effect in Michigan in February 2024, the new definition of clean energy effectively excluded fossil fuel generation, including natural gas, until carbon capture becomes viable. The new law also pushes utilities – technologies permitting – to a carbon-free future in 2040. The BWL began its journey to a renewable future long ago in 2007 when it became the first utility in Michigan to adopt a renewable energy standard. Today renewable energy represents 21% of its retail sales and 375 MWs of additional solar and wind are currently in negotiation because of the All-Sources RFP. Much of this new generation will be sited in the Lansing region using local labor for both construction and long-term maintenance.

The BWL is also well on its way to meeting the targets set by the new legislation with the ultimate goal being a fossil-free future. These new resources will require significant future investments which will be submitted to the BWL's Board of Commissioners for approval at open meetings consistent with, the latest round of new generation resources.

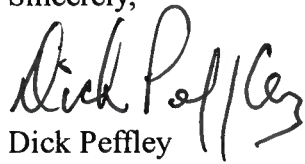
Of course, renewable energy resources are not the only means of reducing the carbon footprint of utilities and their surrounding community. Energy waste reduction is an additional tool to reduce generation and has been part of the BWL's toolbox since 2009. The Hometown Energy Savers® program offers all BWL customers a wide variety of programs and rebates to help them reduce their energy usage and their carbon footprint, which also reduces the amount of electricity the utility must generate, further lowering emissions.



BWL has also recently launched its first demand response program, Peak Power Partner, which allows customers with smart thermostats to participate directly in reducing their electric demand on hot and humid summer days and reducing the need to build future resources to meet peak electric loads.

The goal of eliminating fossil fuels from the repertoire of energy production is shared not only by those with a single-minded agenda to immediately eliminate fossil fuel use, but also by utilities such as the BWL. The time will come when that goal can be achieved without sacrificing Reliability or Affordability in favor of Sustainability, but it is not here yet. In the meantime, the BWL will continue to look out for the best interests of *all* customers with an eye towards new technology options and continued focus on a balanced approach to providing utility services.

Sincerely,



Dick Peffley  
General Manager

cc: Mayor Andy Schor  
Lansing Board of Water & Light Board of Commissioners  
Delhi Charter Township Board of Trustees  
Delta Township Board of Trustees  
DeWitt Charter Township Board of Trustees  
East Lansing City Council  
Lansing Township Board of Trustees  
Meridian Township Board  
Capital Area Friends of the Environment





**From:** [Clarissa Potter](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL] BWL Proposed Rate Increase  
**Date:** Tuesday, August 13, 2024 7:15:37 PM

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Hello,

I'm writing out of concern over another rate increase being proposed by Lansing Board of Water and Light. I am unable to make the hearing so I am emailing you instead.

BWL just finished with a 2 year increase, causing bills to go up as recently as November of 2023. Less than a year later, and they are trying to get another increase approved. This cannot stand. They are draining their clients dry. Many people are already having to choose between rent, food, or bills. Between most jobs in this area paying well below the cost of living and inflation, the last thing anyone needs is yet another utility increase.

Please consider your city residents here. We are barely surviving. Don't let another monopoly giant continue to exploit us out of greed and a lack of regulations protecting us. This is not the way to save our community, it's a way to harm.

Thank you,

Clarissa Potter



**From:** [Erica Touchette](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL]  
**Date:** Thursday, August 15, 2024 5:47:34 PM

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Chris Swope!!

Stressed out citizen here! Another increase in our bills? We already can't afford it now! This is crazy! At what point does it stop? At what point does LBWL make enough money on its customers!!! It's either I pay the bill or put food on my table and gas in my vehicle to get back n forth to work to pay for these bills! For the love of god stop! We will have more ppl living on the streets than in houses because they couldn't afford it either! Enough is enough! It's pure greed at this point!

-Pissed off citizen!

**From:** [John Harris](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL] BWL rate increase  
**Date:** Tuesday, August 13, 2024 8:39:33 PM

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STOP this nonsense! You can't just keep raising rates for public NECESSITIES. People are struggling and getting VERY pissed, with an out of control increase of food, gas, utilities, housing, taxes, insurance, EVERYTHING.  
Do the right thing and STOP this now.

John Harris, Founder/Commander  
JAH Consulting  
Vulture Team SAR/R  
(517)862-7564  
[jharris217@yahoo.com](mailto:jharris217@yahoo.com)  
[www.facebook.com/Vultureteam](https://www.facebook.com/Vultureteam)

**From:** [Julia Ousley](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL] Board water light  
**Date:** Wednesday, August 14, 2024 9:15:06 PM

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Sir first excuse my language cause I'm pissed off to no end with board of water and light they have changed how they do their billing that we don't even understand stand it 2) our apartment complex is younger than I am and I'm 62 it has no insulation at all and even when I put insulation board up on my patio window my electric for heat with new furnace is 200 or more on a 650 square ft apartment I call that bullshit. I quit using my heat after first yr living there and I been there 8 yrs. And I have health issue with heart lungs seizure and diabetes I'm disabled and live on less than 1,000 a month and for the last 8 yr they have increased my fees to the point I can't afford to cook without watching on off peak is so I'm in dark which with my eyesight I don't see well and I'm in the dark most of the time people of lansing are fed up and will leave lansing bet on it people can not afford more increase people are going homeless because rent going up power going up. My social security don't go up like you all want your freaking ass increases is bullshit I demand it go on the NOVEMBER BALLOT FOR VOTERS TO DECIDE AND WHAT VOTER SAY GOES AND NO CHANGING FROM BOARD . OR CITY WE AT OUR COMPLEX DONT EVEN SEE A BLW PERSON COME READ OUR METER AND WE KNOW WHEN THEY SUPPOSED TO COME AND WHEN WE HAVE QUESTION ABOUT OUR BILL AND WANT A SUPERVISOR WE CAN NEVER TALK TO A SUPERVISOR. SO MAYBER WE HAVE AN AUDIT ON THE BOOKS AND 42YR OF SECURITY DEPOSIT THEY NEVER PAID BACK I CALLED BEING CURIOUS THEY SAID I WOULD NOT QUIFY CAUSE WHERE I LIVE I DIDNT PUT SECURITY DEPOSIT DOWN .. NO BS I HAVE RENTED DIFFERENT PLACES IN LANSING SINCE 1982 I HAD MY FIRST KID SO I DONT THINK BWL KNOW WHAT THEY TALKING ABOUT.

STOP YOUR DAMN INCREASES OUR YOU WILL HAVE PEOPLE PROTESTING IT ALL CAUSE DAMN ELECTION YR AND MAYBE IT TIME TO PUT ALL NEW IN CITY HALL THAT WORK FOR THE PEOPLE CAUSE I KNOW I COULDNT GET THE HELP 5 YRS AGO FROM YOU ,THE MAYOR OFFICE OR ANY OTHER OFFICE DOWN THERE..

**From:** [Lorie Benjamin](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL] BWL rate increase  
**Date:** Tuesday, August 20, 2024 4:26:15 PM

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I'm just a resident that is retired and wants to state that I feel the rate increase they are requesting is too high. I know everything has gone up but reading if these new increases are approved that from 2018 to now the increase will amount to 26%. This is just a ridiculous increase!  
I doubt my comments being known will matter because once again they always get all their rate increases they request. Just remember when you become a retired person you yourself might not be able to pay your bill!

Lori Benjamin  
4508 Burchfield Ave  
Lansing 48910  
Sent from my iPhone

**From:** [Kathy Gray](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL] BWL increase  
**Date:** Wednesday, August 14, 2024 4:54:09 PM

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Dear Mr. Swope,

I am writing to you about the proposed BWL rate increase for consumers. This increase is totally unacceptable, even if it MIGHT be only \$10.00. As a retiree on a fixed income, who is also caregiver to my 93 year old mother with no compensation, it is becoming more and more difficult to afford utilities, mortgage payments, grocery increases, gas increases, trash and recycle pickup, and car payments; not to mention property tax increases. You have adult children that are forced to live with their parents these days also because of all these increases and no increase in wages. It's not that the adult children want to live with their parents, they can't afford not to. As BWL seems to be the only option that some of us have, depending on where we live, it is outrageous these companies have a monopoly on what we can choose from. I worked 35 years for the State of Michigan before I retired and now in order to afford all these increases some of us are going to be forced to go back to work just so we can survive.

I am asking for you to consider those that are struggling to afford necessities when making a decision to allow or deny this increase. I am asking you to please deny the increase.

Thank you for your consideration in this matter. Have a blessed day.

Sincerely,

Rev. Kathy Gray  
4910 Wainwright Ave.  
Lansing, MI 48911  
[graykathy69@yahoo.com](mailto:graykathy69@yahoo.com)



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Anne Kingery](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL] Lansing board of water and light concerns  
**Date:** Wednesday, August 14, 2024 9:51:53 AM

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Good morning,

I am a Lansing resident who is concerned about the upcoming price increases for LBWL utilities.

We are a family of four living on Lansings west side, and frankly our bills have become unmanageable, with LBWL as the biggest culprit.

We are on a plan that averages your usage and that number is \$445 a month. We simply cannot afford an increase.

I am writing and sending a letter to Lansing Board of Water and Light for their upcoming meeting next week that addresses this.

I beg of you to consider the residents of this city, many who have chosen to move here or stay here, because it's an affordable place to live, who cannot afford their utilities.

My family has considered multiple times moving elsewhere with this as a leading factor, and i'm aware of others who have moved or will due to this same reason.

Please consider this, please look to the Lansing community facebook pages, the comments that will be made at the LBWL meeting August 29, and consider that the people of this city cannot afford an increase.

Thank you for your time,  
Anne Kingery

Sent from Anne's iPhone



**From:** [Cathy Barnes](#)  
**To:** [Clerk, City](#)  
**Subject:** [EXTERNAL] BWL Rate Increases  
**Date:** Friday, August 16, 2024 12:33:55 PM

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I, unfortunately, do not know if I will be able to attend the public BWL meeting next week due to another commitment, however, I wanted to express my concern about the financial impact that another BWL rate increase would impose not just to myself but other families who are struggling just to get by.

I am on a fixed monthly income and last month alone, my electric charges jumped from \$81 a month to \$142 which is almost doubled. I try to conserve as much electricity as possible during the day by keeping my thermostat turned up to 75-76 during the extreme heat but no matter what I do I can't seem to get ahead. I am assuming this increase was due to the summer commodity charges that went into effect 6/1/24.

I was previously on the budget plan which ended in July. My budgeted amount was \$125 per month for electric, water and sewage. Due to an issue that BWL had with my water meter, I was notified in October that I had not been billed for water usage for the past year and a half. The meter was replaced in November, but I never received a bill for water usage until January/February which left me with a \$480 balance due. I was told I could make additional payments on my bill (which I did) which resulted in a credit balance on my monthly statements going forward because I paid more than the monthly budgeted amount. My past due balance, however, kept rising instead of decreasing which was extremely confusing. I spoke with the billing manager on several occasions because the math just wasn't adding up. In July, I received a budget bill settlement statement due of \$589.70 and was shocked!! I again spoke with the billing supervisor and expressed my concern over their statements and the gentleman did acknowledge that their billing statements were confusing and they had received several complaints and were working to improve them for consumers. I was offered a payment plan on top of my future charges but I said absolutely not. I had to withdraw money from my retirement account just to cover that bill. I also took myself off the budget plan moving forward.

This month's statement arrived and I was hit with another bill of \$231.90 (\$142 was for electricity only). Yikes!! I feel like the rich just keep getting richer and us middle-class are struggling to get by. It's getting out of control.

I hope you will consider voting against another rate increase at this time. With insurance rates, food and everything else going up we can barely afford to eat as it is.

Thank you for listening.

Cathy Everling  
2137 Kuerbitz Dr  
Lansing, MI 48906

(517) 896-3842



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

Thursday, August 22, 2024

Eshaan 1111 Inc  
Manjit Singh  
([singh.bila@yahoo.com](mailto:singh.bila@yahoo.com))

**RID #** 2408-09560 **Reference/Transaction:** CONDITIONAL LICENSE, Transfer Ownership 2024 SDM license issued under MCL 436.1533(5) from WNMK, Inc.; new Sunday Sales Permit (AM) and Sunday Sales Permit (PM) Mixed Spirit Drink.

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

**Applicant/Licensee:** Eshaan 1111 Inc

**Business address and phone number:** 618 E Kalamazoo St, Lansing 48912

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

1. Manjit Singh: 2464 Barnsbury Rd, East Lansing 48823 C: (517) 303-2060

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

**Lansing District Office (517) 284-6330**

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

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

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

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

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

cc: City of Lansing ([city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov))  
WNMK, Inc. ([randythomas.mhc@gmail.com](mailto:randythomas.mhc@gmail.com))

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



## Public Comment on City Government Matters Registration

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

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

Topic(s) to be addressed Sparrow vs Eastern

Name (print) Christine Miller E-Mail (optional) Chris.Hanes@sparrow.org

Address (street, city, zip) 1712 Blair St

Company or organization represented, etc. (if applicable) Lan Sparrow Hosp

Signature [Handwritten Signature] Pronouns She/Her

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

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



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Topic(s) to be addressed Sparrow

Name (print) John Pirich E-Mail (optional) JOHN.PIRICH@gaker.com

Address (street, city, zip) 5080 Hawk Hollow DR - Bath

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

Signature [Signature] Pronouns he

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Topic(s) to be addressed Neogen  
Name (print) Bill Black E-Mail (optional) billblacksc43@yahoo.com  
Address (street, city, zip) 5900 Executive Drive Lansing MI  
Company or organization represented, etc. (if applicable) Trans 243  
Signature [Handwritten Signature] Pronouns 248 781.5005

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Topic(s) to be addressed BWL Rate Hike Issue

Name (print) Ronald Pedersen E-Mail (optional) rpjpedersen@sbglobal.net

Address (street, city, zip) 418 Lathrop St.

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature Ronald J. Pedersen Pronouns He/him

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Topic(s) to be addressed Sparrow Land, EHS,

Name (print) Margaret Dimond E-Mail (optional) margaret.dimond@sparrow.org

Address (street, city, zip) 1200 E. MI Ave, Lansing, MI 48912

Company or organization represented, etc. (if applicable) UMit-Sparrow

Signature Margaret Dimond Pronouns Dr.

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Topic(s) to be addressed UofM Sparrow

Name (print) Dustin Howard E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 5405 S. Martin Luther King Jr Blvd.

Company or organization represented, etc. (if applicable) Local 333

Signature [Signature] Pronouns \_\_\_\_\_

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Topic(s) to be addressed U of M Sparrow

Name (print) AARON RANGBORN E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 5710 IVAN DR. LANSING, MI 48917

Company or organization represented, etc. (if applicable) IBEW LOCAL 665

Signature [Signature] Pronouns \_\_\_\_\_

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Topic(s) to be addressed Sparrow

Name (print) TODD E-Mail (optional) todd.mccastle@hammer9.com

Address (street, city, zip) 2310 W. Washtenaw Lansing MI

Company or organization represented, etc. (if applicable) MRCC Carpenters

Signature Todd McCastle Pronouns He

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Topic(s) to be addressed SPARROW

Name (print) CHAD MORRISON E-Mail (optional) CHAD.MORRISON@BRICKLAYERS.ORG

Address (street, city, zip) 3321 Remy Dr Lansing MI 48906

Company or organization represented, etc. (if applicable) BRICKLAYERS + ALTER CRAFTWORKS 10041 2

Signature [Handwritten Signature] Pronouns \_\_\_\_\_

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Topic(s) to be addressed Sparrow

Name (print) Jimmy Chegan E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 3270 O'BRIEN RD. Stockbridge MI. 49285

Company or organization represented, etc. (if applicable) Laborers Local 499

Signature [Signature] Pronouns He/Him

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Topic(s) to be addressed misc

Name (print) Loretta Stanaway E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 546 Armstrong Rd

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature L Stanaway Pronouns \_\_\_\_\_

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Hokenson

Topic(s) to be addressed Illegal Activity

Name (print) David Hokenson E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 818 Pacific Ave Lansing MI

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature [Signature] Pronouns \_\_\_\_\_

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Topic(s) to be addressed CATABUS Nonsense

Name (print) Nick Zand E-Mail (optional) nuzand@gmail.com

Address (street, city, zip) 411 W. Willow St. Lansing MI 48906

Company or organization represented, etc. (if applicable) None

Signature Nick Zand Pronouns he/him/his

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Topic(s) to be addressed General

Name (print) Thomas Kweku E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 333 Straight Street

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature [Handwritten Signature] Pronouns MALE

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