Regular Meeting Of Lansing City Council

Tony Benavides Lansing City Council Chambers
David C. Hollister Lansing City Hall
124 W. Michigan Avenue,10th Floor
Lansing, Michigan

Agenda for February 9, 2026 at 7:00 PM

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

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

Roll Call

Meditation and Pledge of Allegiance

Approval of Printed Council Proceedings

1. January 26, 2026
2. January 12, 2026 corrected

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

3. Appointment; Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027 (PEND-4010)
4. Deep Green Technologies; 200 Block S. Cedar and S. Larch, ACT-7-2025 and Z-2-2025

Comments by Council Members and the City Clerk

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

Speaker Registration for Public Comment on Legislative Matters

Speakers at the meeting must sign up on BLUE form by the deadline announced by the City Clerk.

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link: https://events.gcc.teams.microsoft.com/event/869a1746-d5d7-4ac5-bd10-65bf40ebef0e@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

5. Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. (PEND-4277)
6. Public Hearing on Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4280)
7. Public Hearing on Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 019 Project within the project area and on major streets: W. Oakland Ave., N. Walnut St., N. Seymour Ave., N. Capitol Ave., and N. Washington Ave. (PEND-4303)
8. Public Hearing on Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 016/017 Project within the project area and on major streets, E. North St. and Turner Rd. (PEND-4301)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

9. Appointment; Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027 (PEND-4010)
10. Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028 (PEND-4270)
11. Tribute; in recognition of Lansing Community College's Changemakers Center (PEND-4368)
12. Workers Compensation Settlement; Claim #WC 2062876-00396 (PEND-4323)
13. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 3126 Maloney St. (PEND-4338)
14. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 904 E. Kalamazoo St. (PEND-4325)
15. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 408 Sawyer Rd. (PEND-4330)
16. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 408 Norman St. (PEND-4332)
17. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 2112 N. High St. (PEND-4334)
18. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1004 Cady Ct. (PEND-4336)
19. Setting a Public Hearing on Operating Agreement; Lansing Entertainment and Public Facilities Authority (PEND-4087)
20. Setting a Public Hearing on SLU-2-2025; Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church (PEND-4278)

21. Setting a Public Hearing on Brownfield Plan #90; Capitol Walk Apartments, S. Chestnut St. on the 500 block (PEND-4326)

Resolutions for Action

22. Council Rules; Amend Rule 44, Council Parking (PEND-4356)
(per Council Rule #41, motion may not be considered for adoption until the next Council meeting)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

23. Setting a Public Hearing on Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code (PEND-4293)
24. Setting a Public Hearing on Adding Section 1460.05 to establish a unified system of violation notices (PEND-4295)
25. Setting a Public Hearing on Amending Chapter 1460 to clarify and update the regulation and certification of rental properties (PEND-4297)

Ordinances for Passage

26. Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District (PEND-4258)
27. Z-3-2025; 117 Island Ave., Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor (PEND-4260)

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:

28. Minutes of Boards and Commissions placed on file in the Clerk's Office
29. Polling Places; temporary relocation of multiple precincts for the May 2026 Special Election (PEND-4353)
30. Non-Profit Recognition; Capital Area Literacy Coalition (PEND-4347)
31. Fireworks Display License; Lansing Lugnuts & Pyrotecnico Fireworks Inc. at Jackson Field for multiple dates (PEND-4350)

Item(s) from the Mayor re:

32. Setting a Public Hearing on Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) Cherry/Pine/Kalamazoo Project within the project area (PEND- 4348)
33. Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) Cherry/Pine/Kalamazoo Project within the project area (PEND-4349)
34. Grant Acceptance; Community Economic Development Association of Michigan (CEDAM) Children’s Savings Account (CSA) Innovation Projects (PEND-4351)

35. Grant Acceptance; Office of Financial Empowerment, OS Reentry Program Offender Success Contract Bonus (PEND-4352)
36. Lansing Entertainment and Public Facilities Authority (LEPFA) Report on Financial Statements, Fiscal Year 2024-2025
37. General Fund Status Report; Fiscal Year 2025-2026, 2nd Quarter
38. Employment Vacancy Factor Report; Fiscal Year 2025-2026, 2nd Quarter
39. Appointment; Caitlin O'Rourke as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027 (PEND-4362)
40. Act-1-2026, license for use of right-of-way, 3119 Stoneleigh Dr., Lansing School District for a bus lane (PEND-4313)
41. Act-2-2026, license for use of right-of-way, 2000 Lewton Pl., Lansing School District for a bus lane (PEND-4314)
42. Z-2-2026; 332 Townsend St., Rezoning from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse (PEND-4364)
43. Setting a Public Hearing on Z-2-2026; 332 Townsend St., Rezoning from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse (PEND-4365)
44. SLU-2-2026; Special Land Use Permit, 332 Townsend St. to allow for a sheltered care facility in the "R-AR" Residential Adaptive Reuse district (PEND-4366)
45. Setting a Public Hearing on SLU-2-2026; Special Land Use Permit, 332 Townsend St. to allow for a sheltered care facility in the "R-AR" Residential Adaptive Reuse district (PEND-4367)

Item from the Lansing Board of Water & Light

46. Designation of Baker Tilly as Board of Water and Light External Auditor (PEND-4354)

Communications and Petitions

47. Multiple communications from Alison Peeler on varous City related topics

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

Chris Swope, City Clerk

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

LANSING CITY COUNCIL MEETING

DATE & TIME: 2/9/2026 7:00 PM

Starting Time 7:47

REGULAR MEETING: X SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
CARTER	☑	☐	_____
GARZA	☑	☐	_____
HUSSAIN	☑	☐	_____
KOST	☑	☐	_____
MARTINEZ	☑	☐	_____
NEVAREZ MARTINEZ	☑	☐	_____
PEHLIVANOGLU	☑	☐	_____
SPADAFORE	☑	☐	_____

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
January 26, 2026

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 8:30 p.m. by President Spadafore.

PRESENT: Council Members Carter, Garza, Hussain, Kost, Martinez, Nevarez Martinez, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council Member Nevarez Martinez asked people to remember Alex Pretti who was killed by federal ICE officers in Minnesota, during the moment of Meditation. Vice President Pehlivanoglu asked people to remember a child in Lansing, who recently passed away due to gun violence, during the moment of Meditation. Council Member Hussain asked people to remember Waverly School Educator Monica Jones, who recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Spadafore.

Approval of Printed Council Proceedings

By Vice President Pehlivanoglu

To approve the printed Council Proceedings of January 12, 2026

Motion Carried

Consideration of Late Items

By Vice President Pehlivanoglu

To suspend City Council Rule #9 to allow for Consideration of Late Items

Motion Carried

The following item was added to the agenda:
Opposition to the use of masks or face covering by ICE agents and reaffirming Lansing's status as a welcoming and inclusive city

Comments by Council Members and the City Clerk

Council Member Nevarez Martinez shared details of the upcoming Second Ward Constituent Contact Meeting as well as concerns of a video shared on social media of an arrest made by a Lansing Police Department officer of an unhoused individual at CATA Transportation Center.

Council Member Kost also shared concerns about the arrest made by a Lansing Police Department officer at the CATA Transportation Center and thanked Rebecca Kasen for providing the Women's Center of Greater Lansing as a warming center.

Council Member Martinez thanked those who attended the At Large Constituent Contact Meeting.

Council Member Hussain emphasized that the Third Ward Constituent Contact Meeting has been rescheduled.

Community Event Announcements

Deborah Mulcahey spoke about the upcoming Westside Neighborhood Association meeting.

Mike Lynn shared that Village Lansing has moved locations and the youth boxing program is up and running as well as other upcoming events at Village Lansing.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on legislative matters and that only those who have submitted a completed form will be permitted to speak.

Mayor's Comments

Mayor Schor thanked those who volunteered, staffed, and supported the warming centers across Lansing as well as those who worked to transport people to these stations. He then spoke about an upcoming meeting for the NOVA housing pods and announced that the City received $4.3 million from the State of Michigan for Reo Town renovation projects. Finally, Mayor Schor stated that the City has been plowing the main roads but is waiting to go into neighborhoods until it is warmer so the salt will work to melt the ice.

Public Comment on Legislative Matters

Public Comment on Legislative Matters:

Deborah Mulcahey spoke against the Noise Special Permits for the CSO 019 and CSO 016/017 projects and against the rezoning for the Union Missionary Church.

Mike Lynn spoke about the late resolution in opposition to the use of masks or face covering by immigration enforcement officers.

Legislative Matters

Consent Agenda

By Vice President Pehlivanoglu to approve items 4 to 14 on the Consent Agenda.

Motion Carried

Resolution #2026-010

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

WHEREAS, the City of Lansing has been awarded training access and a $2,500.00 stipend by the National Recreation and Parks Association, Incorporated for the term of January 2026 through June 2026; and

WHEREAS, the grant is to support training implementation for City of Lansing Parks and Recreation staff and volunteers through the Positive Coaching Alliance; and

WHEREAS, the grant will be carried through by the City of Lansing Parks and Recreation Department.

NOW, THEREFORE BE IT RESOLVED that the City Council approves the acceptance of the Grant from the National Recreation and Parks Association, Incorporated for training access and a stipend of $2,500.00 for the term of January 2026 through June 2026, subject to the terms and conditions of the grant agreement.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds, and to execute any necessary agreements upon approval as to form by the City Attorney.

Adopted as part of the Consent Agenda

Resolution #2026-011

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

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby appropriates the following Drug Court grant award amounts for the following purpose:

$30,000 State Grant Revenue
$29,130.00 Contractual Services
$870.00 Supplies

To assist in the basic funding of the new 54A District Court's Specialty DRUG Court, for things such as testing and treatment, with grant resources from Michigan Drug Court Grant Program administered by the State Court Administrative Office. The grant period is October 1, 2025, through September 30, 2026.

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

Adopted as part of the Consent Agenda

Resolution #2026-012

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, appropriates the following grant award amounts for the following purpose:

$26,947.00 State Grant Revenue 273.000000.730000.17221

$26,750.00 Contractual Services	273.132201.743000.17221
$197.00 Supplies	273.132201.742000.17221
$0.00 Training	273.132201.747000.17221

To assist in the basic funding of 54A District Court's Sobriety Court, for things such as testing and treatment, with grant resources from Michigan Drug Court Grant Program administered by the State Court Administrative Office. The grant period is October 1, 2025 through September 30, 2026.

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

Adopted as part of the Consent Agenda

Resolution #2026-013

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

Authorization to Apply for the Certified Local Government Grant Program

WHEREAS, the State Historic Preservation Office (SHPO) provides the Certified Local Government (CLG) Grant Program to member local governments to plan for, to protect, and to tell the story of important historic resources through local historic preservation activities; and

WHEREAS, Economic Development and Planning Department and the Lansing Historic District Commission wish to file an application to conduct a reconnaissance-level survey of portions of the Westside neighborhood following neighborhood interest in assessing the potential of future historic district nominations; and

WHEREAS, the grant program is expense reimbursement based and the Economic Development and Planning Department will use department funds for the upfront costs until reimbursement upon completion of the project; and

WHEREAS, the CLG Program does not require a local match from the City and the local match is 0%; and

WHEREAS, the Economic Development and Planning Department anticipates the cost for a reconnaissance-level survey of sections of the Westside Neighborhood, specifically the "Espanore Plat" subdivision to be conducted by a certified consultant will be Twenty Thousand Dollars ($20,000); and

WHEREAS, the City shall designate an authorized officer (the "Authorized Officer") who shall be authorized to file the Grant Application, to sign the grant agreement, including any necessary grant agreement amendments, and other agreement-related documents subject to review and approval as to form by the City Attorney; and

WHEREAS, the City shall designate a Grant Project Manager who will oversee the day-to-day grant management and grant administration duties, including vendor selection and coordinating the payment of vendor invoices (the "Grant Project Manager").

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby authorizes the grant project including expenditures in an amount not to exceed the project cost using funds from the Economic Development and Planning Department, and designates Mayor Andy Schor as the 'Authorized Officer' and Andrew Fedewa, Principal Planner' as the 'Grant Project Manager' with the duties and responsibilities defined herein.

Adopted as part of the Consent Agenda

Resolution #2026-014

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

Authorization to Apply for the Certified Local Government Grant Program

WHEREAS, the State Historic Preservation Office (SHPO) provides the Certified Local Government (CLG) Grant Program to member local governments to plan for, to protect, and to tell the story of important historic resources through local historic preservation activities; and

WHEREAS, Economic Development and Planning Department and the Old Town Commercial Association wish to file an application to produce design guidelines to provide clear directions for creating consistent, functional, and architectural best practices to maintain the historical integrity of buildings in Old Town and provide guidance for compatible designs of any future buildings within Old Town; and

WHEREAS, the grant program is expense reimbursement based and the Economic Development and Planning Department will use department funds for the upfront costs until reimbursement upon completion of the project; and

WHEREAS, the CLG Program does not require a local match from the City and the local match is 0%; and

WHEREAS, the Economic Development and Planning Department anticipates the cost for design guidelines to be conducted by a certified consultant will be Ten Thousand Dollars ($10,000); and

WHEREAS, the City shall designate an authorized officer (the "Authorized Officer") who shall be authorized to file the Grant Application, to sign the grant agreement, including any necessary grant agreement amendments, and other agreement-related documents, subject to review and approval as to form by the City Attorney; and

WHEREAS, the City shall designate a Grant Project Manager who will oversee the day-to-day grant management and grant administration duties, including vendor selection and coordinating the payment of vendor invoices (the “Grant Project Manager”).

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby authorizes the grant project including expenditures in an amount not to exceed the project cost using funds from the Economic Development and Planning Department, and designates Mayor Andy Schor as the ‘Authorized Officer’ and Andrew Fedewa, Principal Planner, as the ‘Grant Project Manager’ with the duties and responsibilities defined herein.

Adopted as part of the Consent Agenda

Resolution #2026-015
By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Kenbrook Road and Labelle Street. This study was in response to a resident request; and

WHEREAS, a safe approach speed study was performed and revealed a safe approach speed of thirteen (13) miles per hour (MPH) due to the large spruce trees on the northwest quadrant of the intersection; and

WHEREAS, based on the safe approach speed at this intersection the Transportation and Non-Motorized Section recommends the installation of a yield sign on Kenbrook Road at Labelle Street to assign right-of-way at this intersection; and

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

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

WHEREAS, the Committee on City Operations met on January 22, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board; and

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-25, thereby authorizing the Assistant City Engineer to install a yield sign on Kenbrook Road and Labelle Street.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-25 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate sign is installed.

Adopted as part of the Consent Agenda

Resolution #2026-016
By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from the Parking Servies Office to review the parking regulations along the 1100 block of West Ottawa Street to increase the amount of available on-street parking; and

WHEREAS, the Transportation and Non-Motorized Section conducted a field investigation of this area; and

WHEREAS, the 1100 block of West Ottawa Street is 30 feet wide in this area with curb and gutter. Parking is prohibited along the north side of the street from 270 feet west of ML King Jr Boulevard to Lahoma Street. Parking is prohibited along the south side of the street from 150 feet east of Lahoma Street to ML King Jr Boulevard; and

WHEREAS, the Public Service Department recommends that the existing parking regulations be modified to allow parking along the south side of Ottawa Street from Lahoma Street to 500 feet east of Lahoma Street; and

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

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

WHEREAS, the Committee on City Operations met on January 22, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-19, thereby authorizing the Assistant City Engineer to regulate parking along 1100 block of West Ottawa Street.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-19 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed / installed.

Adopted as part of the Consent Agenda

Resolution #2026-017
By the Committee on City Operations

Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Inverness Avenue and Shiawassee Street. This study was in response to a resident inquiry to assign right of way at this intersection; and

WHEREAS, no intersection sight obstructions were identified at the intersection of Inverness Avenue and Shiawassee Street; and

WHEREAS, based on the unique street geometrics of this intersection the Transportation and Non-Motorized Section recommends the installation of a yield sign on Shiawassee Street at Inverness Avenue / Shiawassee Street to assign right-of-way at this intersection; and

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

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

WHEREAS, the Committee on City Operations met on January 22, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-24, thereby authorizing the Transportation Engineer to install a yield sign on Shiawassee Street at Inverness Avenue / Shiawassee Street.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-24 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate sign is installed.

Adopted as part of the Consent Agenda

Resolution #2026-018

By the Committee of the Whole
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, February 23, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-1-2026: 500 S Martin Luther King Jr. Blvd., Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex

SLU-1-2026: 500 S Martin Luther King Jr. Blvd., Special Land Use for a Sheltered Care Facility

Adopted as part of the Consent Agenda

Resolution #2026-019

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

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to construct the utility and infrastructure improvements associated with the Combined Sewer Overflow (CSO) 019 Project, a project area generally bounded by W. Cesar E. Chavez Avenue on the northside, N Chestnut Street on the westside, W Lapeer Street on the southside, and N Grand Avenue on the eastside, including the contractor’s staging yard at 1038 N. Larch Street ; and

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

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, W. Oakland Avenue, N Walnut Street, N Seymour Avenue, N Capitol Avenue and N Washington Avenue; and

WHEREAS, for the period of March 7, 2026, through December 12, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

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

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, February 9, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros. Inc., while the company is conducting work as part of the CSO 019 Project on Saturdays from 8:00 AM to 4:30 PM for the period of March 7, 2026, through December 12, 2026.

Adopted as part of the Consent Agenda

Resolution #2026-020
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

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

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

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

WHEREAS, for the periods April 4, 2026, through September 26, 2026, the construction contractor, Hoffman Bros., Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

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

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, February 9, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros., Inc., while the company is conducting work as part of the CSO 016/017 Phase 2 Project on Saturdays from 8:00 AM to 4:30 PM for the periods April 4, 2026, through September 26, 2026.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2026-021
By Council Member Spadafore
Resolved by the City Council of the City of Lansing

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

WHEREAS, with the adoption of the amended City of Lansing Charter on November 4, 2025 an Office of Independent Internal Auditor was created and the Council appointed Internal Auditor was eliminated.

NOW THEREFORE, BE IT RESOLVED that the City Council amends the City Council Rule 16 Standing Committees as follows:

Ways and Means. Reviews all proposed modifications to the City's annual Budget ~~and program audits prepared by the Internal Auditor~~, the City's short-range and long-range financial condition, workforce needs for City operations and financial impact statements developed on proposed actions; and reviews and develops policy recommendations on City financial and budget matters. **The Committee will review the annual risk-based audit plan submitted by the Office of the Independent Internal Auditor, and consult with the Mayor prior to August 1st and February 1st of each fiscal year to make recommendations to Council on the audits the Auditor will conduct during the first half and second half of the fiscal year.**

~~COMMITTEE ON MUNICIPAL AUDIT~~

~~Objectives of the Committee are to provide guidance and oversight to the City Council Internal Auditor in the performance of his/her responsibilities, create and review annual audit plans, and evaluate the financial position of the City.~~

~~The Committee on Municipal Audit will prepare an annual audit plan by June 30th each year.~~

~~This does not impede other requests made by other Councilmembers.~~

By President Spadafore

Motion Carried

Resolution #2026-022
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 Michigan Department of Treasury, through Numbered Letter 2016-1, requires a deficit elimination plan for funds ending in a deficit condition; and

WHEREAS, the Lansing Public Media Authority reimburses the City for payroll services of its sole employee, responsible for fundraising and for overseeing construction and design for the upcoming Ovation Performing Arts Center and Public Media Center.

WHEREAS, the timing of reimbursement resulting in a June 30, 2025 balance of $25,033 reimbursed within the FY 2025/2026 fiscal year;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2025/2026 budget amendment is approved:

LPMA Revenue	Reimbursements	$25,033
LPMA Revenue	Appropriation of Fund Balance	($25,033)

BE IT FURTHER RESOLVED, the Administration is authorized to create appropriation accounts and to make the necessary operating transfers for the expenditure and control of the appropriations:

BE IT FINALLY RESOLVED, that the below schedule is adopted as the City's Lansing Public Media Fund deficit elimination plan:

LPMA	**FY2026**
Charges for Services - General	$25,033
Charges for Services - DEP	($25,033)
Total Revenues	**$25,033**
Total Expenditures	**$0**
Beginning Fund Balance	($25,033)
Change	$25,033
Ending Fund Balance	**$0**

By Vice President Pehlivanoglu

Motion Carried

Resolution #2026-023
By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, Maria Fletcher sought to eliminate a special assessment of $1,649 for trash fees on the property tax bill for 1128 Hickory Street, Lansing, MI 48912, (Tax ID #33-01-01-15-378-231), and additionally sought reimbursement for $350 that she paid in removal fees, for a total claim of $1,999; and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on January 22, 2026, and denied the claim in the combined amount of $1,999.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the combined amount of $1,999 for trash and removal fees on the property tax bill for 1128 Hickory Street, Lansing, MI 48912, (Tax ID #33-01-01-15-378-231).

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

By Vice President Pehlivanoglu

Motion Carried

Resolution #2026-024
By Council Members Kost and Hussain
Resolved by the City Council of the City of Lansing

Resolution to Abolish an Obsolete Property Rehabilitation Act District at 414 Baker St.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing; and

WHEREAS, by Resolution 2025-281, the City Council approved the creation of an Obsolete Property Rehabilitation District (the "District"), for the property commonly known as 414 Baker St, Lansing, Michigan (the "Property"); and

WHEREAS, the structure located on the Property, which was intended to be rehabilitated pursuant to the Act, collapsed due to weather events on or about January 9, 2026; and

WHEREAS, there is no longer any structure on the Property and no ability for an owner of the Property to qualify or apply for an Obsolete Property Rehabilitation Exemption Certificate pursuant to the Act.

NOW THEREFORE BE IT RESOLVED that the Obsolete Property Rehabilitation District created by Resolution 2025-281 for the property commonly known as 414 Baker Street, and legally described as:

W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH SIDE ADD, #33-01-01-21-429-065

is hereby abolished.

By Council Member Kost

Motion Carried

Resolution #2026-025
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, Lansing City Council is committed to identifying and addressing issues related to fostering trust between the police and the communities they serve; and

WHEREAS, trust between residents and public officials, including law enforcement agencies operating within the City of Lansing, is essential to community safety, civic participation, and access to public services; and

WHEREAS, civil immigration enforcement practices that obscure officer identification, including the use of face coverings or masks that conceal identity by law enforcement officers during civil enforcement actions can undermine transparency, obscure identification, and erode public trust, particularly in communities that have historically experienced over-policing, surveillance, and discrimination; and

WHEREAS, reports across the nation indicate that Immigration and Customs Enforcement (ICE) officers have, in some instances, conducted civil immigration enforcement actions while wearing masks or other face coverings that conceal their identities, raising concerns regarding accountability and due process; and

WHEREAS, Immigration and Customs Enforcement (ICE) officers across the country have reportedly engaged in a pattern of discriminatory enforcement actions and detentions that constitute profiling based on perceived racial or ethnic identity, practices that are inconsistent with the City of Lansing and Lansing Police Department's policies and actions; and

WHEREAS, the City of Lansing has previously affirmed its role as a welcoming community and has adopted policies intended to ensure that City resources are not used in ways that harm community trust or public safety; and

WHEREAS, while ICE is a federal agency beyond the direct authority of the City of Lansing, the City has a responsibility to use its voice to advocate for practices that uphold civil rights, human dignity, and transparency for all residents, regardless of immigration status; and

WHEREAS, clear identification of law enforcement officers—including visible faces, name badges, and agency identification—supports accountability, lawful conduct, and the ability of individuals to exercise their rights; and

NOW THEREFORE, BE IT RESOLVED, the Lansing City Council formally opposes the use of masks or face coverings by ICE officers that conceal their identities during civil immigration enforcement activities occurring within the City of Lansing, except in circumstances where face coverings are required for verified public health or safety reasons.

BE IT FURTHER RESOLVED, the Lansing City Council encourages the Mayor and Office of City Attorney to collaborate with appropriate legal subject-matter experts, including external immigrant-rights legal organizations, to develop a proposed City policy that is consistent with the aims and values articulated in this resolution.

BE IT FURTHER RESOLVED, Lansing City Council reaffirms the City of Lansing's commitment to being a welcoming and inclusive community, and to protecting the safety, dignity, and civil rights of all residents, including immigrant and mixed-status families.

BE IT FINALLY RESOLVED, Lansing City Council encourages and urges cities, townships, villages, school districts, and other local governmental entities within and the Greater Lansing Region as well as health care organizations and public transit systems, to consider adopting similar resolutions and policies that promote transparency, accountability, racial equity, and public trust, and oppose the use of face coverings that conceal the identities of ICE officers during civil enforcement actions

By Vice President Pehlivanoglu

Motion Carried

Ordinances for Introduction

Resolution #2026-026
By the Committee of the Whole

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, February 23, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-1-2026	500 S Martin Luther King Jr. Blvd., Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex
SLU-1-2026:	500 S Martin Luther King Jr. Blvd., Special Land Use for a Sheltered Care Facility

By Vice President Pehlivanoglu

Motion Carried

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on City government related matters and that only those who have submitted a completed form will be permitted to speak.

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:
Minutes of Boards and Commissions placed on file in the Clerk’s Office
Placed on File

Item(s) from the Mayor re:
Workers Compensation Settlement; Claim #WC 2062876-00396.
Referred to the Committee on Ways and Means

Orders to Make Safe or Demolish to the owners of 904 E. Kalamazoo St.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 904 E. Kalamazoo St.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 408 Sawyer Rd.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 408 Sawyer Rd.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 408 Norman St.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 408 Norman St.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 2112 N. High St.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 2112 N. High St.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 1004 Cady Ct.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1004 Cady Ct.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 3126 Maloney St.
Referred to the Committee on Public Safety

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 3126 Maloney St.
Referred to the Committee on Public Safety

Setting a Public Hearing on Brownfield Development Plan #90; Capitol Walk Apartments, S. Chestnut St. on the 500 block
Referred to the Committee on Development and Planning

Brownfield Plan #90; Capitol Walk Apartments, S. Chestnut on the 500 block
Referred to the Committee on Development and Planning

Traffic Control Order No. 25-26; regulate parking on Josephine Wy.
Referred to the Committee on City Operations

Transportation Asset Management Plan
Referred to the Committee on City Operations

Drain Easement; Board of Water and Light at 2030 Lake Lansing Rd. and 2320 Wood St. in Lansing Township for Lansing MI Ventures, LLC
Referred to the Committee on City Operations

- Communications and Petitions, and Other City Related Matters:

Notice from the Michigan Liquor Control Commission; Michigan Fine Wine and Spirits, LLC, 533 Mall Ct., request for Transfer Ownership Escrowed 2025 SDD & SDM License with Sunday Sales Permit (AM), Sunday Sales Permit (PM) for SDD License - Spirits, and Sunday Sales Permit (PM) for SDM License - Mixed Spirit Drink from Advanced UZP Inc.; Transfer Location from 1910 E Michigan Ave. (RID # RQ-2511-14914) Notice from the Michigan Liquor Control Commission; Michigan Fine Wine and Spirits, LLC, 533 Mall Ct., request for Transfer Ownership Escrowed 2025 SDD & SDM License with Sunday Sales Permit (AM), Sunday Sales Permit (PM) for SDD License - Spirits, and Sunday Sales Permit (PM) for SDM License - Mixed Spirit Drink from Advanced UZP Inc.; Transfer Location from 1910 E Michigan Ave. (RID # RQ-2511-14914)
Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; Zick and Nach Foods LLC, 1218 Turner St., request for Transfer Ownership Escrow 2025 Class C & SDM License with (2) Bars, Sunday Sales (AM), Sunday Sales Permit (PM) for Class C License – Spirits and Mixed Spirit Drink, and Entertainment Permit from LPT Holdings LLC; Transfer Location from 1149 S Washinton Ave, Lansing, MI 48910 to Turner Rd, Lansing, MI, 48906; New Social District Permit; New Sunday Sales Permit (PM) for SDM License – Mixed Spirit Drink (RID # RQ-2505-06358)
Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; Sea Level LLC, 200 S. Washington Sq., request for New Class C license issued under MCL 436.1521(a)(1)(b), Downtown Development Authority (DDA) license, non-transferable; New Sunday Sales permit (PM) for Class C license – Spirits and Mixed Spirit Drink (RID # RQ-2507-08528)
Referred to the Committee on City Operations

Affidavit of Disclosure; William Tervo, Lansing Police Department
Referred to the Ethics Board

34 communications from Alison Peeler on various City government related topics
Placed on file

Communication from Jason LaFay in support of Deep Green data center
Placed on file

Public Comment on City Government Related Matters

Kelley Smith spoke against the Deep Green data center project.

Joanne Galloway spoke about various City matters.

Elizabeth Chiaravalli spoke against the Deep Green data center project.

Shantel Spears spoke about the unhoused people staying at the Causeway Bay Motel.

Deborah Mulcahey spoke about various City matters.

Carver spoke about various City matters.

James Radick spoke about the possibility of Lansing achieving a Sanctuary City status.

Jody Washington spoke in support of Lansing’s unhoused people.

Levi LaBruzzy spoke against the Deep Green data center project.

Shawn Brock spoke about various City matters.

Clemintine spoke against the Deep Green data center project.

Stephanie Onderchanin spoke against the Deep Green data center project.

Faith Bradley spoke about various City matters.

Kyle Richard spoke against the Deep Green data center project.

Erik Almquist spoke about communication issues with Code Blue.

Mike Lynn spoke about the reduction of gun violence in 2025 in the City.

Khadja Erickson spoke about the treatment of homeless people in Lansing relative to the CATA arrest and the Code Blue.

Ronald Wright spoke about the progress towards stability of unhoused people staying at the Causeway Bay Motel and violence.

Ivan Droste spoke against the Deep Green data center project.

John Warmb spoke about ICE and possible future operations in the city.

Cameron Thomas spoke against the Deep Green data center project.

Morgan Doherty spoke against the Deep Green data center project.

Mercuri Rose spoke about showing up for the people in the community.

Adjourned Time 10:19 P.M.

Chris Swope, City Clerk

Official Proceedings of the City Council
City of Lansing
January 12, 2026

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 Spadafore.

PRESENT: Council Members Carter, Hussain, Kost, Martinez, Nevarez Martinez, Pehlivanoglu, Spadafore

ABSENT: Council Member Garza

A quorum was present.

Council Member Nevarez Martinez asked people to remember Renee Nicole Good, who recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Spadafore.

Approval of Printed Council Proceedings

By Vice President Pehlivanoglu

To approve the printed Council Proceedings of January 5th, 2026

Motion Carried

Special Ceremonies

Tribute; in recognition of Greater Lansing Area Holiday Commission Martin Luther King Jr. Celebration

Resolution #2026-002
Resolved by the City Council of the City of Lansing

WHEREAS the Dr. Martin Luther King Jr. Commission of Mid-Michigan will host its 41st Annual Dr. Martin Luther King Jr. Day of Celebration on January 19, 2026, with the theme "*Let justice roll down like waters, and righteousness like a mighty stream*"; and

WHEREAS, the Dr. Martin Luther King Jr. Commission of Mid-Michigan focus' on addressing pressing issues such as literacy, youth violence, mentoring, education, and community enrichment through a variety of programs, initiatives, and events fostering positive social change; and

WHEREAS, the Dr. Martin Luther King Jr. Commission of Mid-Michigan is a non-profit, elected body comprised of volunteer representatives dedicated to preserving the legacy and teaching of Dr. King; and

WHEREAS, the Commission sponsors a delegation of 40 high school students to attend Y-Achievers black college tour annually; awarding over $100,000 in scholarships and more than $60,000 in grants; and

WHEREAS, Today the work of the Dr. Martin Luther King Jr. Commission of Mid-Michigan is just as meaningful and impactful as it has grown to include art exhibits, essay and scholarship contests, concerts, community pilgrimage, and community conversations.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council celebrates the Dr. Martin Luther King Jr. Commission of Mid-Michigan for continued dedication and service to our youth and residents of the City of Lansing and wish them the best of luck on this uplifting celebration.

BE IT RESOLVED, that the City of Lansing commemorates the efforts of Dr. Martin Luther King Jr. and encourages all residents of the City of Lansing to share in Dr. King's dream and work toward justice, good will, and brotherhood for all people.

By Vice President Pehlivanoglu

Motion Carried

Vice President Pehlivanoglu recognized the Dr. Martin Luther King Jr. Commission of Mid-Michigan who spoke in support of the tribute.

2026 Committee Assignments by Council President Spadafore

Council President Spadafore shared the 2026 City Council Committee and Board Assignments as of follows:

Committee of the Whole: Peter Spadafore – Chairperson and Trini Pehlivanoglu – Vice Chair

Committee on Personnel: Trini Pehlivanoglu – Chair, Peter Spadafore- Vice Chair, Jeremy Garza – Member, Adam Hussain- Member

Committee on City Operation: Trini Pehlivanoglu – Chair, Clara Martinez - Vice Chair, Ryan Kost – Member

Committee on Development & Planning: Jeremy Garza – Chair, Deya Nevarez Martinez – Vice Chair, Tamera Carter – Member

Committee on Equity Diversity & Inclusion: Ryan Kost – Chair, Trini Pehlivanoglu – Vice Chair, Deya Nevarez Martinez – Member

Committee on Municipal Audit: Peter Spadafore – Chair, Jeremy Garza – Vice Chair, Trini Pehlivanoglu – Member

Committee on Public Safety: Peter Spadafore – Chair, Adam Hussain – Vice Chair, Clara Martinez – Member

Committee on Ways and Means: Tamera Carter – Chair, Peter Spadafore – Vice Chair, Deya Nevarez Martinez – Member

2026 Council Member Board and Commission Assignments
- Capital Area Michigan Works Admin. Board: Council Members Carter, Kost, Martinez
- Capital Region Airport Authority: Council Member Carter
- City of Lansing & Charter Township of Lansing Liaison Commission: Council Member Spadafore
- Community Corrections Advisory Board: Council Member Kost
- Downtown Lansing, Inc.: Council Member Spadafore
- Employee Retirement: Council Member Garza
- Police & Fire Retirement: Council Member Garza
- Lansing Entertainment & Public Facilities Authority: Council Member Nevarez Martinez
- Planning Commission: Council Members Nevarez Martinez and Spadafore
- Tri-County on Aging Consortium Board: Council Members Carter and Pehlivanoglu
- Tri-County Regional Planning Commission: Council Martinez, Nevarez Martinez, and Hussain

Comments by Council Members and the City Clerk

Council Member Hussain shared details on the Third Ward Constituent Meeting and announced future community events taking place in the Third Ward.

City Clerk Swope introduced new City Council Intern: Maggie Grabemeyer.

Community Event Announcements

Nicklas Zande spoke about the Old Everett Neighborhood Association and Neighbors of Scott Woods meetings.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on legislative matters and that only those who have submitted a completed form will be permitted to speak.

Mayor's Comments

Mayor Schor spoke about the Budget Meeting with the public and thanked those in attendance. Then, he made an announcement for the Neighborhood Advisory Board Meeting, future Neighborhood meetings, and the upcoming MLK event.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District

Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor

Council Member Hussain gave overviews of the public hearings.

Public Comment on Legislative Matters:

Clerk Swope acknowledged a written communication.

Ivan Droste spoke in favor of the rezoning Z-1-2025; 3310 W. Mt. Hope Ave and opposing Z-3-2025; 117 Island Ave.

Brad Clark spoke in favor of Act-7-2025 and Z-2-2025 for the Deep Green data center project.

Guiseppe Stella spoke against Z-1-2025; 3310 W. Mt. Hope Ave.

Christoper Greene-Szmadzinski spoke in favor of Z-1-2025; 3310 W. Mt. Hope Ave.

Clarence Cromwell spoke against the rezoning of Z-1-2025; 3310 W. Mt. Hope Ave.

James Carter spoke in favor of Z-1-2025; 3310 W. Mt. Hope Ave.

Andrew Abood spoke in favor of Z-1-2025; 3310 W. Mt. Hope Ave.

Joanne Galloway spoke about setting a Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St.

Sheila Contreras about how the City should pay tribute to Martin Luther King Jr.

Legislative Matters

Referral of Public Hearings

Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District
Referred to the Committee on Development and Planning

Z-3-2025; 117 Island Ave., Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor
Referred to the Committee on Development and Planning

Consent Agenda

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

Motion Carried

Resolution #2026-003
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing, through the Human Relations and Community Services Department, will be hosting the 46th Annual Memorial Observance of Dr. Martin Luther King, Jr. on January 15, 2026*; “Mission Impossible II: Building Community, Uniting a Nation the Nonviolent Way";* and

WHEREAS, this day should be a day of participation, wherein all citizens contribute something positive to their community in keeping with Dr. King’s lifelong work toward peace, justice and equality; and

WHEREAS, Dr. Martin Luther King Jr Day honors the life and contributions of America’s greatest champion of racial justice and equality, the leader who not only dreamed of a color-blind society but who also led a movement that achieved historic reforms to help make it a reality; and

WHEREAS, Dr. Martin Luther King Jr. is regarded as America’s pre-eminent advocate of non-violence and one of the greatest nonviolent leaders in history by using the power of words and acts of nonviolence to advocate for freedom; and

WHEREAS, Dr. King campaigned for unprecedented civil rights legislation, and was also the driving force behind the “March for Jobs” in 1963, also known as “March on Washington” where his famous “I Have a Dream” speech secured his status as a leader and led to inspire the nation to act on civil rights; and

WHEREAS, in April, 2022 Lansing City Council officially created The Diversity, Equity & Inclusion (DEI) Advisory Board. This Advisory Board develops an ongoing diversity and inclusion plan, performance measures and best practices; and

WHEREAS, the DEI Advisory Board advises and encourages initiatives and activities to learn, listen and lead the community component of Racial Justice and Equity Plan. The Board will drive policies and practices in the Lansing Community that eradicate racism and create an inclusive, fair and equitable environment where all people have access to economic opportunities, education, housing and social resources.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council commends the Human Relations and Community Services Department on their 46th Annual Memorial Observance of Dr. Martin Luther King being held on January 15, 2026, and encourages all residents of the City of Lansing to share in Dr. King’s dream and work toward justice, good will, and brotherhood for all people.

Adopted as part of the Consent Agenda

Resolution #2026-004
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk, Swope, received notice from the Unitarian Universalist Church of Greater Lansing that it no longer wishes to serve as a polling place, and a request from the Lansing School District to reduce the use of its school buildings as polling locations where possible, in order to minimize disruption to classroom instruction and limit unrestricted public access to school facilities; and

WHEREAS, Bethlehem Lutheran Church is the Polling Place for Ward 1, Precinct 10; and

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

WHEREAS, Unitarian Universalist Church of Greater Lansing is the Polling Place for Ward 2, Precinct 18 and 20; and

WHEREAS, City Clerk Swope recommends the following Polling Place relocations:

- Ward 1, Precinct 10 be relocated to Potter Park Zoo;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;
- Ward 2, Precinct 18 be relocated to Epicenter of Worship Church;
- Ward 2, Precinct 20 be relocated to the Epicenter of Worship Church;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, makes the following Polling Place assignments:

- Ward 1, Precinct 10 be relocated to Potter Park Zoo;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;
- Ward 2, Precinct 18 be relocated to Epicenter of Worship Church;
- Ward 2, Precinct 20 be relocated to the Epicenter of Worship Church;

BE IT FURTHER RESOLVED that the City Clerk shall notify the Registered Electors of impacted precincts of the relocations.

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

Adopted as part of the Consent Agenda

Resolution #2026-005
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, pursuant to the Lansing City Charter and Chapter 280 of the Lansing Code of Ordinances, the Council shall designate in advance the first meeting of the Elected Officers Compensation Commission in even-numbered years; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the first meeting of the Elected Officers Compensation Commission to be not later than February 21, 2026 and that the commission meet on no more than 15 session days; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the Elected Officers Compensation Commission to make its determination within forty-five days after its first meeting.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby calls upon the Elected Officers Compensation Commission to meet and conduct its business in 2026 and designates Wednesday, February 4, 2026 at 12:00 p.m. in the City Council Conference Room on the 10th floor of City Hall as the first meeting of the Commission.

BE IT FURTHER RESOLVED the City Council Office Manager shall serve as the recording secretary to the Commission unless the Commission determines otherwise.

BE IT FINALLY RESOLVED the City Clerk shall notify the members of the Commission in writing concerning the designated date, time, and place of the first meeting at least seven calendar days in advance thereof.

Adopted as part of the Consent Agenda

Resolutions

HELD OVER UNDER THE RULES
BY COUNCIL MEMBER SPADAFORE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

WHEREAS, with the adoption of the amended City of Lansing Charter on November 4, 2025 an Office of Independent Internal Auditor was created and the Council appointed Internal Auditor was eliminated.

NOW THEREFORE, BE IT RESOLVED that the City Council amends the City Council Rule 16 Standing Committees as follows:

Ways and Means. Reviews all proposed modifications to the City's annual Budget ~~and program audits prepared by the Internal Auditor~~, the City's short-range and long-range financial condition, workforce needs for City operations and financial impact statements developed on proposed actions; and reviews and develops policy recommendations on City financial and budget matters. **The Committee will review the annual risk-based audit plan submitted by the Office of the Independent Internal Auditor, and consult with the Mayor prior to August 1st and February 1st of each fiscal year to make recommendations to Council on the audits the Auditor will conduct during the first half and second half of the fiscal year.**
~~COMMITTEE ON MUNICIPAL AUDIT~~

~~Objectives of the Committee are to provide guidance and oversight to the City Council Internal Auditor in the performance of his/her responsibilities, create and review annual audit plans, and evaluate the financial position of the City.~~

~~The Committee on Municipal Audit will prepare an annual audit plan by June 30th each year.~~

~~This does not impede other requests made by other Councilmembers.~~

By President Spadafore to adopt the Resolution

Per Council Rule #41, the motion cannot be voted on until the next Council Meeting

Resolution #2026-006
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 , 810 Beulah St, 33-01-01-22-304-031, Lot 30 Clarks SUB, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on OCTOBER 28, 2022; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31ST, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 29TH, 2025 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

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

WHEREAS, the City Council held a public show cause hearing on December 15, 2025 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED, that the owner(s) of 810 Beulah St., as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, January 12, 2026.

BE IT FURTHER RESOLVED, that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code 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.

By Vice President Pehlivanoglu

Motion Carried

Resolution #2026-007
By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the Michigan Department of Transportation is accepting grant applications for the Transportation Economic Development Fund Category A Program, which aims to promote increased economic potential and improve the quality of life through the support of job creation and retention in Michigan; and

WHEREAS, the grant application must be submitted by an Act 51 eligible road agency and may be submitted on behalf of a non-Act 51 agency; and

WHEREAS, Niowave has plans to expand its facility and redevelop the property at 2450 Port Lansing Road, investing $50 million and creating over 70 new jobs; and

WHEREAS, Niowave has indicated that the condition of the pavement on Capital City Boulevard will impact its business; and

WHEREAS, the Capital Region Airport Authority determined that reconstruction of Capital City Boulevard is needed to support Niowave's expansion and this project cost is estimated at approximately $2.5 million; and

WHEREAS, the Capital Region Airport Authority will commit to providing minimum of 20% in local match for the project and continue to maintain the improved roadway.

NOW THEREFORE, BE IT RESOLVED, that City Council authorizes the Public Service Department to submit a Transportation Economic Development Funds Category A grant application for the Capital City Boulevard Reconstruction Project on behalf of the Capital Region Airport Authority and be designated as the authorized agent for this grant.

By Council Member Hussain

Motion Carried

Correction:

Resolution #2026-008
By the Committee of the Whole
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, February 9, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the sale of Parking Lot #49/49A; three parcels (33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051) of City property to Deep Green Technologies USA LLC:

Act-7-2025, Parking Lot #49/49A, 200 block S Cedar St, Sale of Real Property
Parcels 33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051

By Vice President Pehlivanoglu

Motion Carried

Original Entry:

~~**Resolution #2026-008**~~
~~By the Committee of the Whole~~
~~Resolved by the City Council of the City of Lansing~~

~~**Act-7-2025, Sale of Real Property, Lot 49, 200 Block S Cedar Street**~~

~~WHEREAS, the City of Lansing is the owner of three parcels of real property commonly known as 'Lot 49' and 'Lot 49a' (the "Property") located along the 200 block of South Cedar Street, Lansing, Michigan and legally described as:~~

~~PID # 33-01-01-16-427-122~~

~~S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51~~

~~PID # 33-01-01-16-427-082~~

~~LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT~~

~~PID # 33-01-01-16-427-051~~

~~S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT; and~~

~~WHEREAS, sale of the Property is in the best interest of the City, the Property is not necessary for City operations, and the City will no longer incur the expenses associated with maintenance of the property; and~~

~~WHEREAS, in March 2023 the Property was appraised at One Million Four Hundred Fifty Thousand Dollars ($1,450,000.00); and~~

~~WHEREAS, Deep Green Technologies USA LLC has submitted a request to purchase in the amount of One Million Four Hundred Thousand Dollars ($1,400,000.00), subject to the terms of the sale agreement, the proceeds of which will go to the Parking Enterprise Fund; and~~

~~WHEREAS, the sale agreement was placed on file November 14, 2025; and~~

~~WHEREAS, on December 2, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted 5-2 to recommend approval of Act-7-2025, Sale of Real Property, Lot 49, 200 Block South Cedar Street with the following recommended conditions:~~

~~1. All exterior mechanical equipment, including roof-mounted equipment and any proposed or future back-up generators, shall be screened behind a ten-feet tall masonry screen wall and utilize noise-dampening materials or methods to mitigate noise pollution stemming from site operations; and~~
~~2.~~
~~3. Site operations shall not produce any nuisance impacts including noise, vibration, or fumes, on neighboring residential property; and~~
~~4.~~
~~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-7-2025, and approves the sale of the Property legally described as:~~

~~PID # 33-01-01-16-427-122~~

~~S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51~~

~~and~~

~~PID # 33-01-01-16-427-082~~

~~LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT~~

~~and~~

~~PID # 33-01-01-16-427-051~~

~~S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT~~

~~For the sum of One Million Four Hundred Thousand Dollars ($1,400,000.00), to Deep Green Technologies USA LLC~~

~~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.~~

~~By Vice President Pehlivanoglu~~

~~Motion Carried~~

Ordinances for Introduction

An ordinance of the City of Lansing, Michigan, providing for the rezoning of four parcels of real property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Code of Ordinances. Property located at:

Z-2-2025 Parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the condition that the use of the property is restricted to a data center and its supporting facilities.

The ordinance was read for the first time by its title and referred to the Committee of the Whole.

Resolution #2026-009
By the Committee of the Whole
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, February 9, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-2-2025 Parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the condition that the use of the property is restricted to a data center and its supporting facilities.

By Vice President Pehlivanoglu

Motion Carried

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on City government related matters and that only those who have submitted a completed form will be permitted to speak.

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:
Minutes of Boards and Commissions placed on file in the Clerk's Office
Placed on File

Item(s) from the Mayor re:
Appointment; Florensio Hernandez as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2029
Referred to the Committee on Public Safety

Traffic Control Order No. 25-19; regulate parking along the 1100 block of W. Ottawa St
Referred to the Committee on City Operations

Traffic Control Order No. 25-24; install a yield sign on eastbound W. Shiawassee St. at Inverness Ave. / W. Shiawassee St.
Referred to the Committee on City Operations

Traffic Control Order No. 25-25; install a yield sign on southbound Kenbrook Rd. at Labelle St.
Referred to the Committee on City Operations

Grant Acceptance; National Recreation and Parks Association Inc. for training through the Positive Coaching Alliance
Referred to the Committee on Ways and Means

Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 019 Project within the project area and on major streets: W. Oakland Ave., N. Walnut St., N. Seymour Ave., N. Capitol Ave., and N. Washington Ave.
Referred to the Committee of the Whole

Setting a Public Hearing on Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 019 Project within the project area and on major streets: W. Oakland Ave., N. Walnut St., N. Seymour Ave., N. Capitol Ave., and N. Washington Ave
Referred to the Committee of the Whole

Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 016/017 Project within the project area and on major streets, E. North St. and Turner Rd.
Referred to the Committee of the Whole

Setting a Public Hearing on Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 016/017 Project within the project area and on major streets, E. North St. and Turner Rd.
Referred to the Committee of the Whole

Grant Acceptance; Michigan Drug Court Grant for treatment, testing, and supplies
Referred to the Committee on Ways and Means

Grant Acceptance; Michigan Sobriety Court Grant for treatment, testing, and supplies
Referred to the Committee on Ways and Means

Grant Application: State Historic Preservation Office (SHPO) Certified Local Government (CLG) Grant Program for Westside Neighborhood survey to assess the appropriateness of a historic district
Referred to the Committee on Ways and Means

Grant Application: State Historic Preservation Office (SHPO) Certified Local Government (CLG) Grant Program to create contemporary design guidelines for Old Town
Referred to the Committee of Ways and Means

Z-1-2026; 500 S. Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex
Referred to the Committee of the Whole

Setting a Public Hearing on Z-1-2026; 500 S. Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban
Referred to the Committee of the Whole

SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in "DT-2" Urban Flex
Referred to the Committee of the Whole

Setting a Public Hearing on SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in "DT-2"

Urban Flex
Referred to the Committee of the Whole

Deficit Elimination Plan; Lansing Public Media Authority for payroll services reimbursement
Referred to the Committee of the Whole

Item(s) from the City Council President Spadafore:

Council Rules: Amend Rule 16, Standing Committees, align with the new City Charter (per Council Rule #41, motion may not be considered for adoption until the next Council meeting)
Place on File/Action next mtg

Amending Chapter 230 to add Section 230.02, Housing Support Services, designate certain funds from the Lansing Board of Water and Light for housing support
Referred to the Committee on Ways and Means

Setting a Public Hearing on Amending Chapter 230 to add Section 230.02, Housing Support Services, designate certain funds from the Lansing Board of Water and Light for housing support
Referred to the Committee on Ways and Means

- Communications and Petitions, and Other City Related Matters:

Twelve communications from Ali Peeler on various City government related topics
Placed on file

Motion of Excused Absence

By Vice President Pehlivanoglu to excuse Council Member Garza from tonight's proceedings

Motion Carried

Remarks by Council Members

Council Member Hussain recognized Firefighter of the Year, Calvin Jones.

Remarks by the Mayor Or Executive Assistant

Mayor Schor thanked the winners of the Lansing's Firefighter Award Ceremony and reminded the public about the mobile food pantry.

Public Comment on City Government Related Matters

Amanda Koenig spoke about transparency and accessibility of meetings.

Jerry Norris spoke about various City matters.

Mike Gorishek spoke about the unhoused people staying at the Causeway Bay Motel.

Loretta Stanaway apologized for her remarks made at the January 5, 2026 Committee of the Whole meeting.

Talon Wooster spoke about the unhoused people staying at the Causeway Bay Motel.

Shantel Spears spoke about extending the vouchers for the unhoused people staying at the Causeway Bay Motel.

Nicklas Zande spoke about various City matters.

Shawn Brock spoke about the unhoused people in Lansing.

Deborah Mulcahey spoke about various City matters.

Selkie spoke about the treatment of unhoused people staying at the Causeway Bay Motel.

Ivan Droste spoke about the unhoused people staying at the Causeway Bay Motel.

Joanne Galloway spoke about the unhoused people in Lansing.

Ronald Wright spoke about the unhoused people staying at the Causeway Bay Motel.

Ariana Brown about various City matters.

Michael Mercer spoke about road quality in the City.

Max Huckleberry spoke about the unhoused people staying at the Causeway Bay Motel.

Juanito Webb spoke about various City matters.

Sheila Contreas spoke about trees in the Westside Neighborhood.

Adjourned Time 8:50 P.M.

Chris Swope, City Clerk

Resolution #2026-040
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, Hulon v. the City of Lansing et. al., case number 1:20-cv-1023, is currently pending before the United Stated District Court, Western District of Michigan; and

WHEREAS, the parties have reached a proposed settlement of all claims pending in the case, which requires the approval of Lansing City Council; and

WHEREAS, in exchange for a dismissal of the lawsuit and a complete release of liability from all parties to the action, the City of Lansing will pay a settlement figure agreed upon by the parties and that settlement amount is currently confidential until the time the settlement amount and allocations are approved by the District Court pursuant to the Wrongful Death statute, MCL 600.2922; and

WHEREAS, the proposed settlement is without admission of liability on behalf of the City of Lansing and its individually named defendant officers; and

WHEREAS, the settlement amount is within the liability policy limits of the City of Lansing and approval of the settlement is recommended by the City Attorney and outside legal counsel assigned to this matter; and

WHEREAS, City Council has been fully briefed on the terms of the settlement agreement in closed session held on February 9, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT, subject to the Approval of the United States District Court, Western District of Michigan, Lansing City Council hereby approves the settlement of Hulon v. the City of Lansing et. al., case number 1:20-cv-1023, consistent with the terms as outlined by outside counsel.

BE IT FURTHER RESOLVED that the administration is authorized to make all necessary transfers and appropriations to fulfill the requirements of this resolution.

BE IT FINALLY RESOLVED that the City Attorney is authorized to prepare and execute the requisite documents to complete settlement of said action in exchange for dismissal of the lawsuit including all claims and a complete release of liability from all parties to the action.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

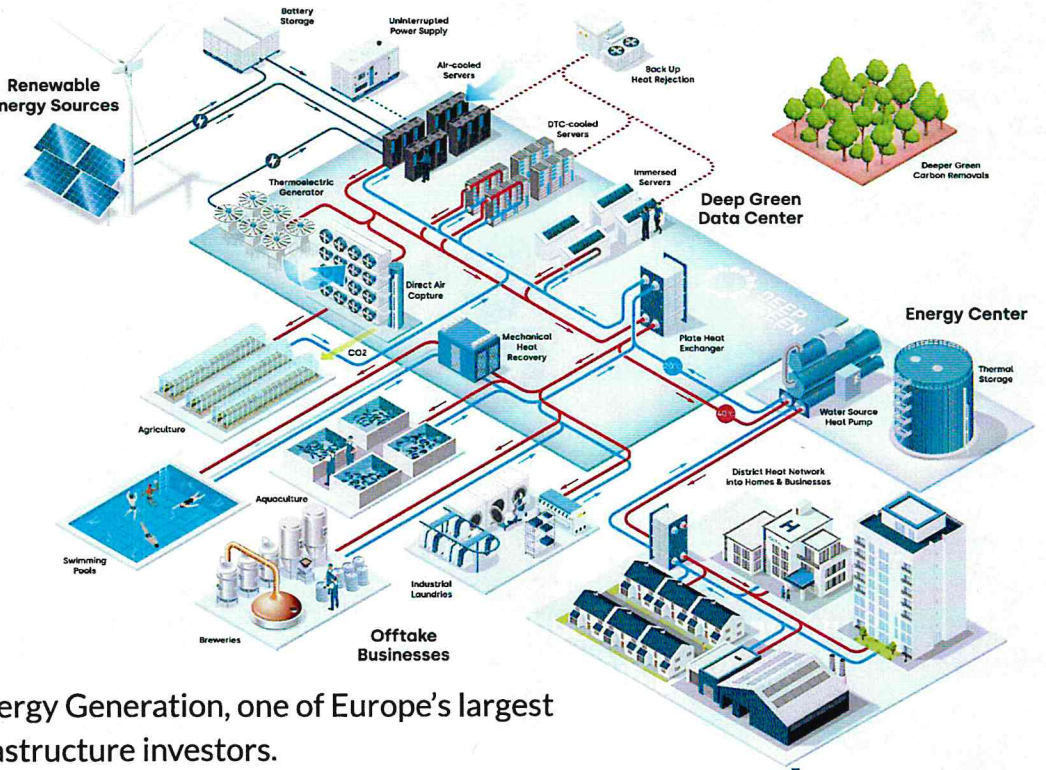
I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

DEEP
GREEN
Powering Progress.
Supporting Community.
DEEP
GREEN
WE'RE READY TO
SERVE LANSING

About Deep Green

Deep Green is a data center developer, doing things differently:

- **Free heat**
- **Compact & hyper energy efficient**
- **Negligible water use & zero extraction or pollution**
- **Community investment**
- **Co-location for regional tech**



octopus energy generation

Funded by Octopus Energy Generation, one of Europe's largest renewable energy infrastructure investors.

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From heating pools to cities

BBC

Home News Sport Business Innovation Culture Arts Travel Earth Audio Video Live Documentaries

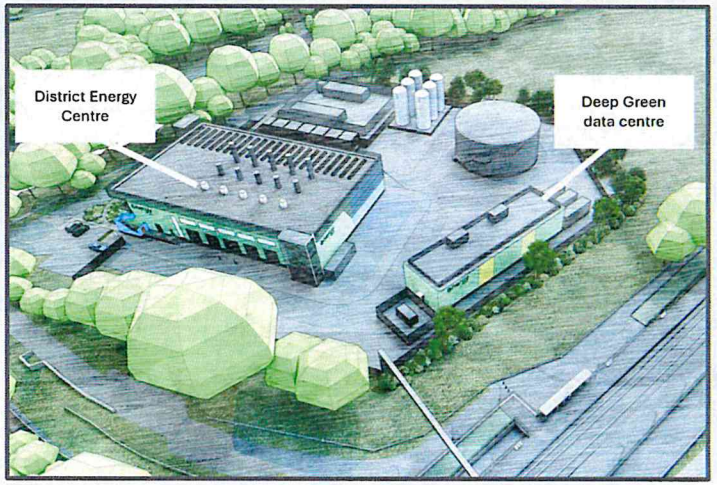
Tiny data centre used to heat public swimming pool

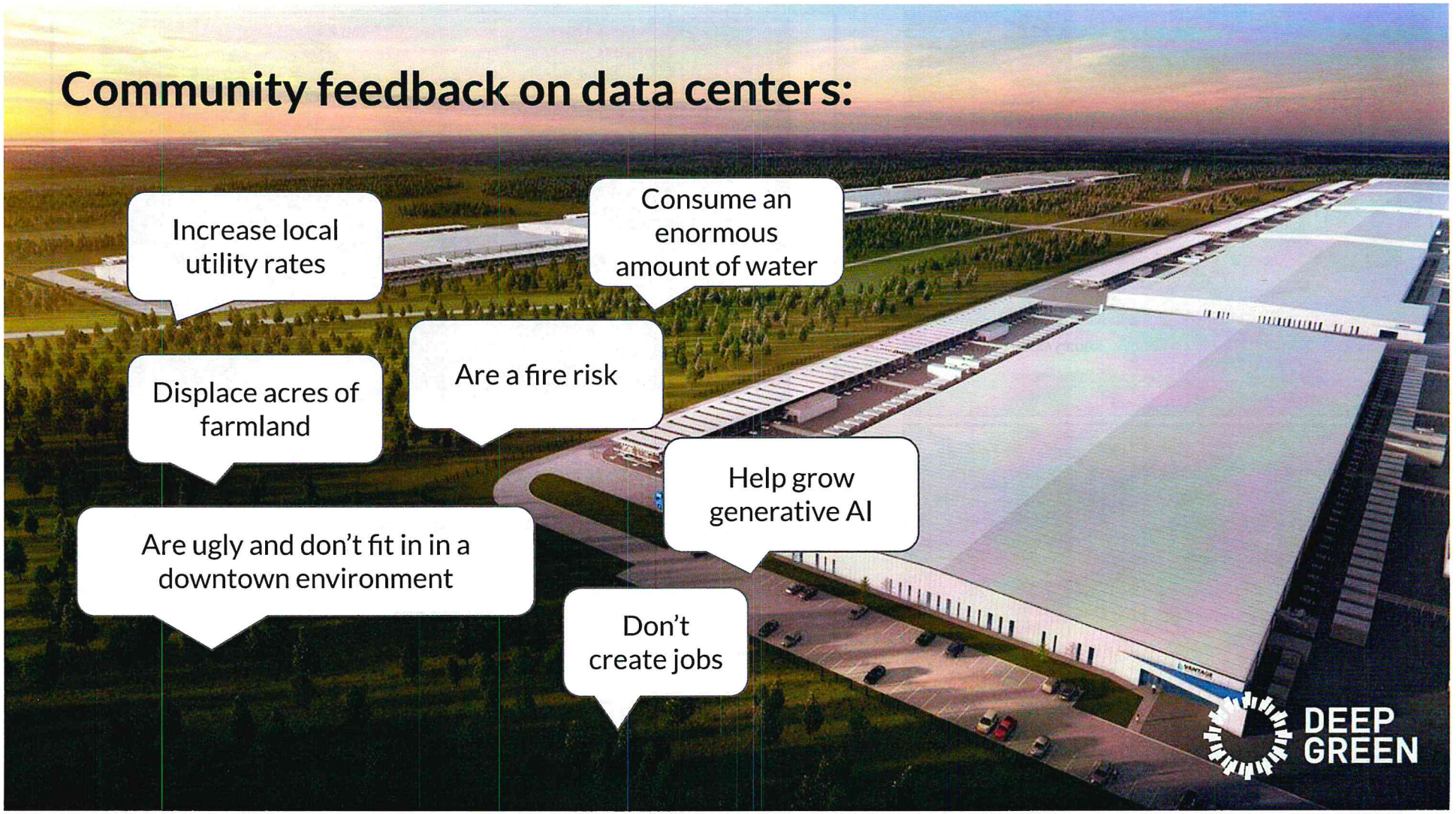
13 March 2023

Share Save

Zoe Kleinman

Technology editor




Community feedback on data centers:
Increase local utility rates
Consume an enormous amount of water
Are a fire risk
Displace acres of farmland
Help grow generative AI
Are ugly and don't fit in in a downtown environment
Don't create jobs
DEEP GREEN

Our Vision: Lansing as a standard

Combining sustainable computing and heating to align with Lansing's climate and innovation goals.

24MW

Urban data center to power the local tech-economy.

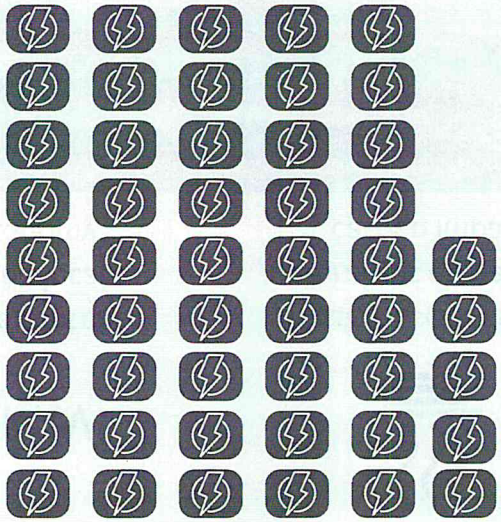
Heat reuse to reduce natural gas demand and carbon impact.

Closed-loop water-glycol cooling to minimize water usage.

Long-term economic impact as well as local high wage jobs.

A different kind of data center: Power use

Hyperscale data center



500MW - 1GW+

Equivalent to twice the power demand of Lansing and the surrounding areas

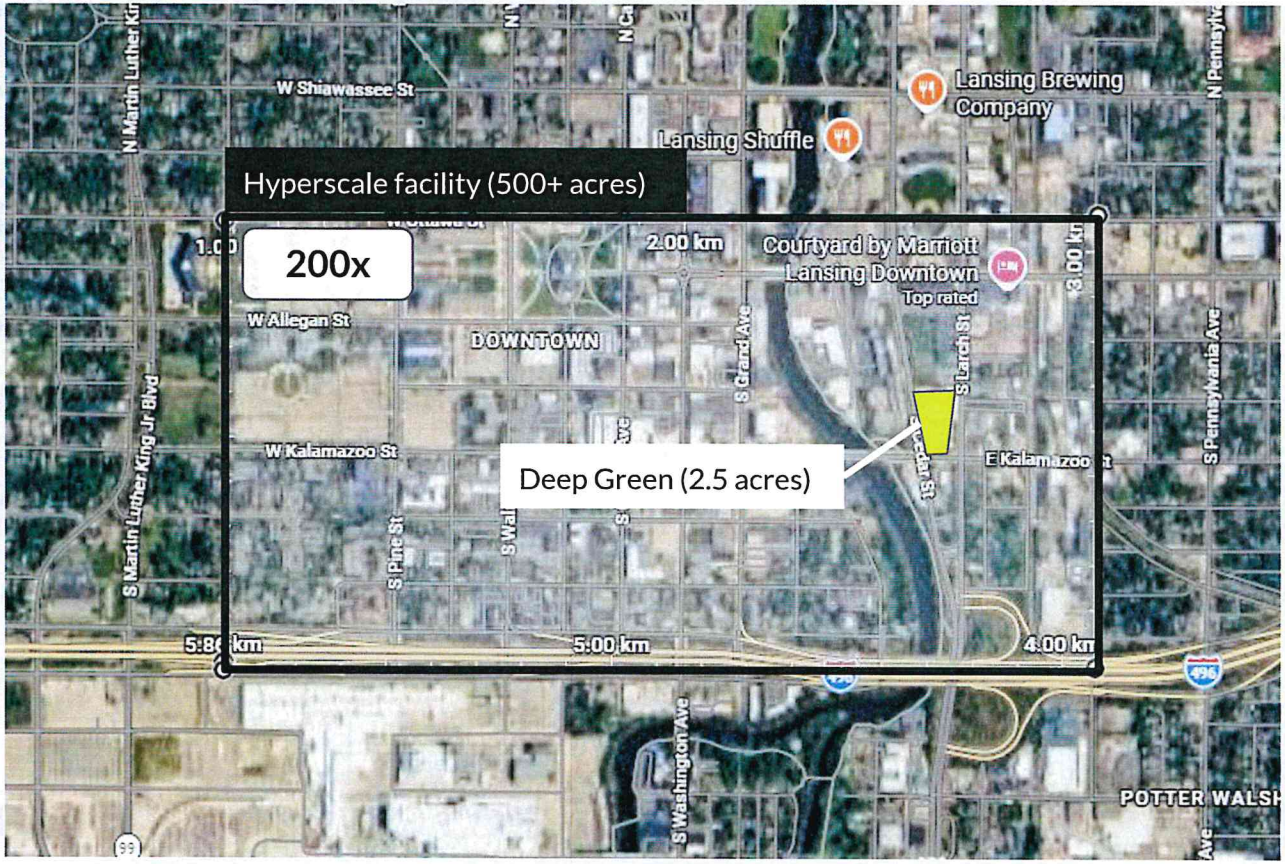
50x

DEEP GREEN

20MW

Deep Green uses existing capacity on the grid

A different kind of data center: Land use



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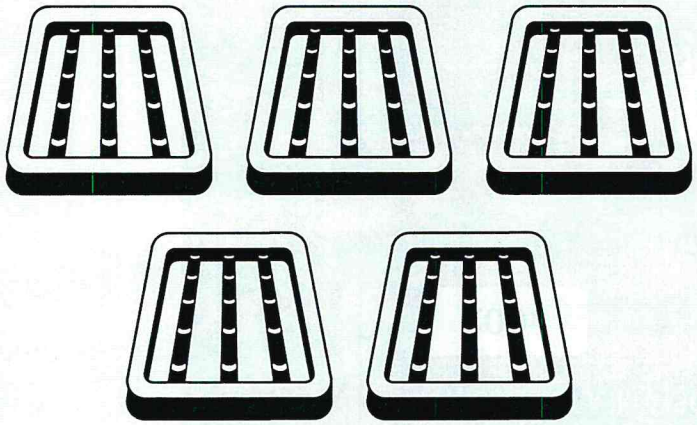
A different kind of data center: Water use

Hyperscale data center



250,000,000 gallons a year

Equivalent to City of Lansing's water consumption or **5 olympic swimming pools <u>a day</u>**

500x

DEEP GREEN

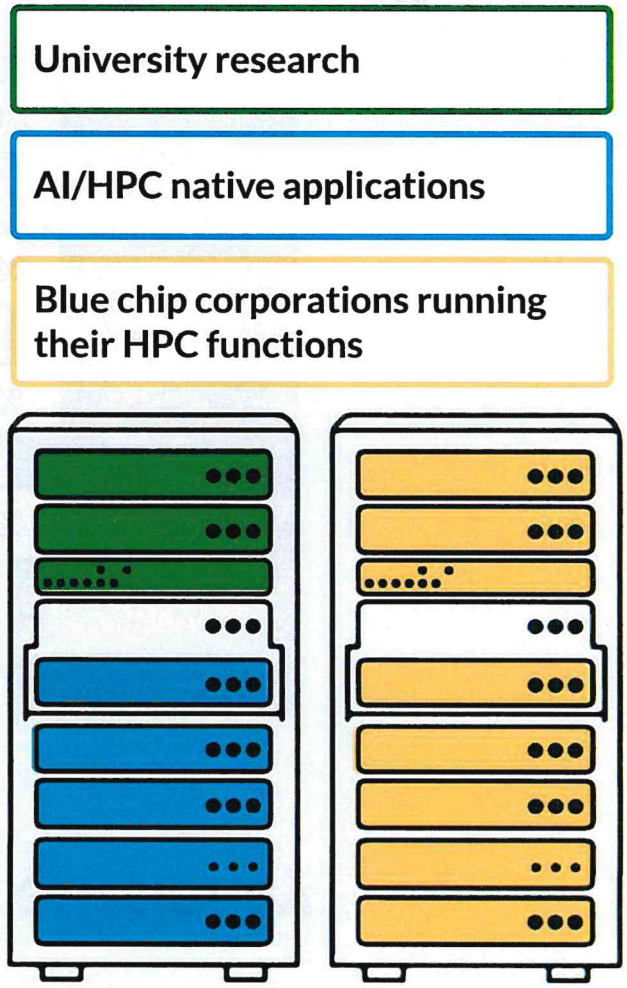
<500,000 gallons <u>a year</u>

Equivalent to 10 residential homes or a small restaurant

© 2025 Deep Green

A different kind of data center: Colocation for regional clients

- Deep Green builds 'Colocation' data centers (multiple clients per site).
- The small size of Deep Green sites means we are **not** suitable for Generative AI, military or law enforcement operations. This is a facility for regional **businesses** and **universities**.
- Putting Lansing on the map for cutting edge sustainable digital infrastructure and encouraging technology businesses to come to the City.



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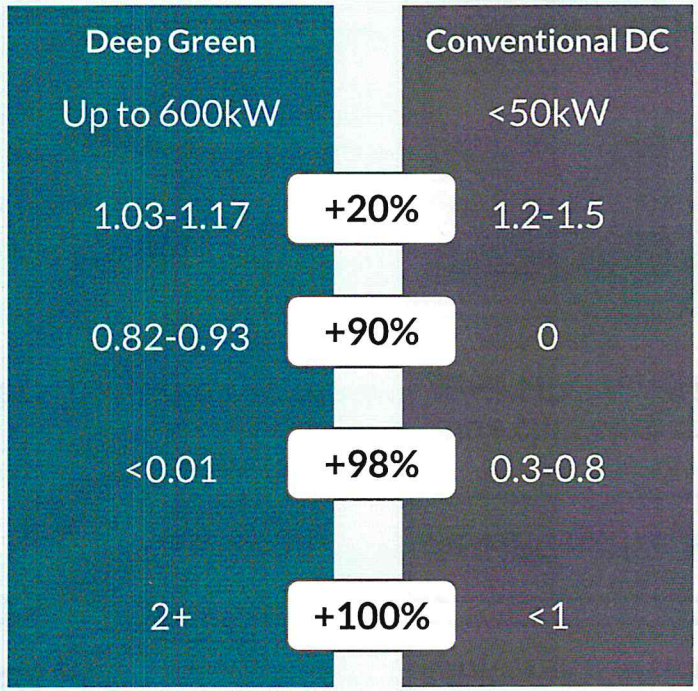
A different kind of data center: Energy efficiency



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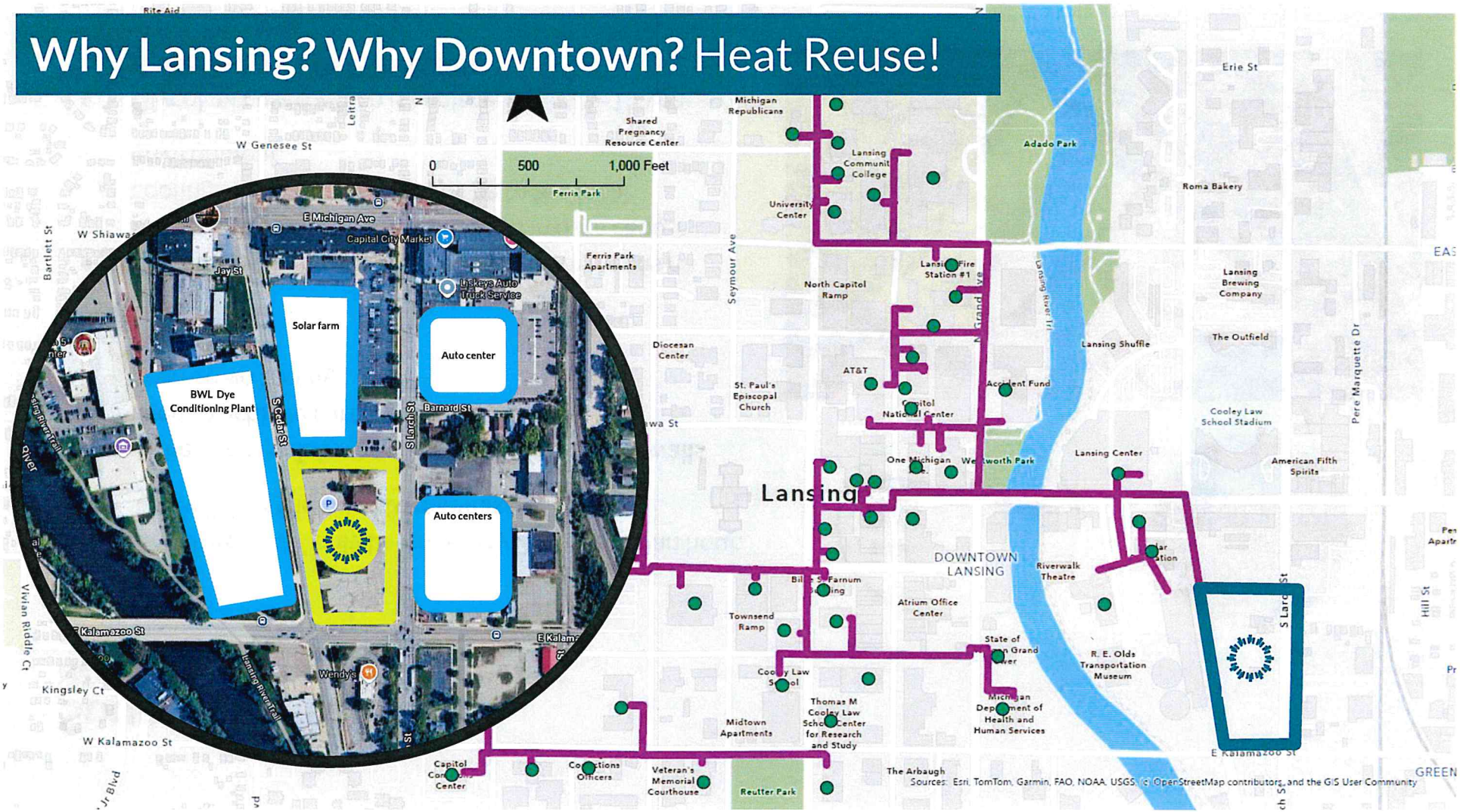
Why Lansing? Why Downtown? Heat Reuse!



Sound & water

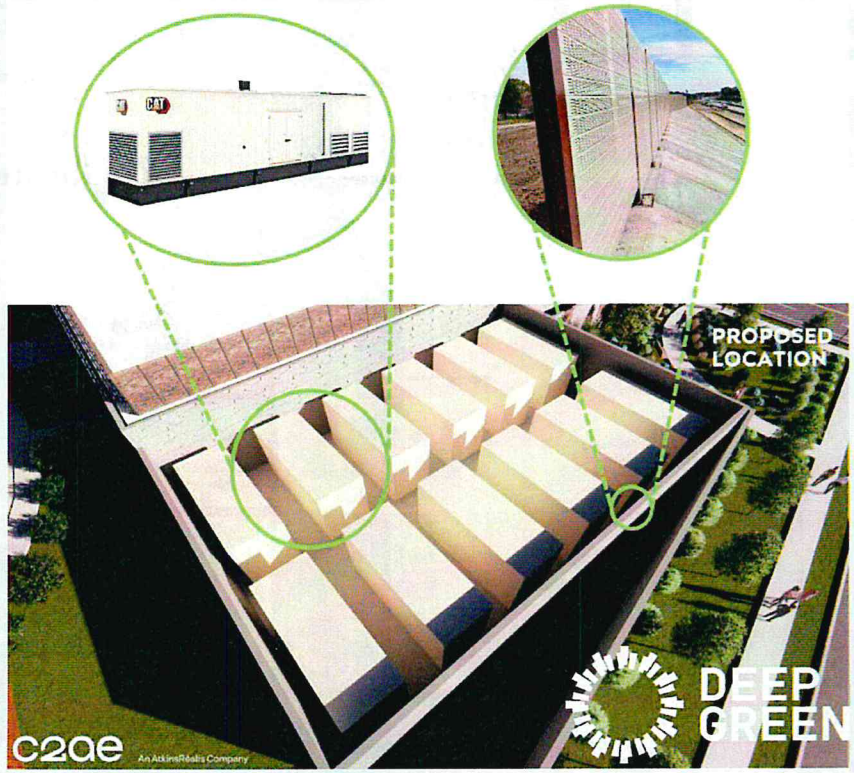
Negligible impact on the local environment

Sound

- Generators will only be run every 2 weeks for an hour. This will be scheduled to minimise disruption.
- Generator enclosures and sound attenuation walls used to achieve current legal noise limits for downtown zoning.

Water

- Closed loop liquid based cooling system means no incremental water from BWL used in data center cooling system and no discharge to the local environment.
- Glycol mix used which is replaced every 5-15 years, processed per EGLE standards.



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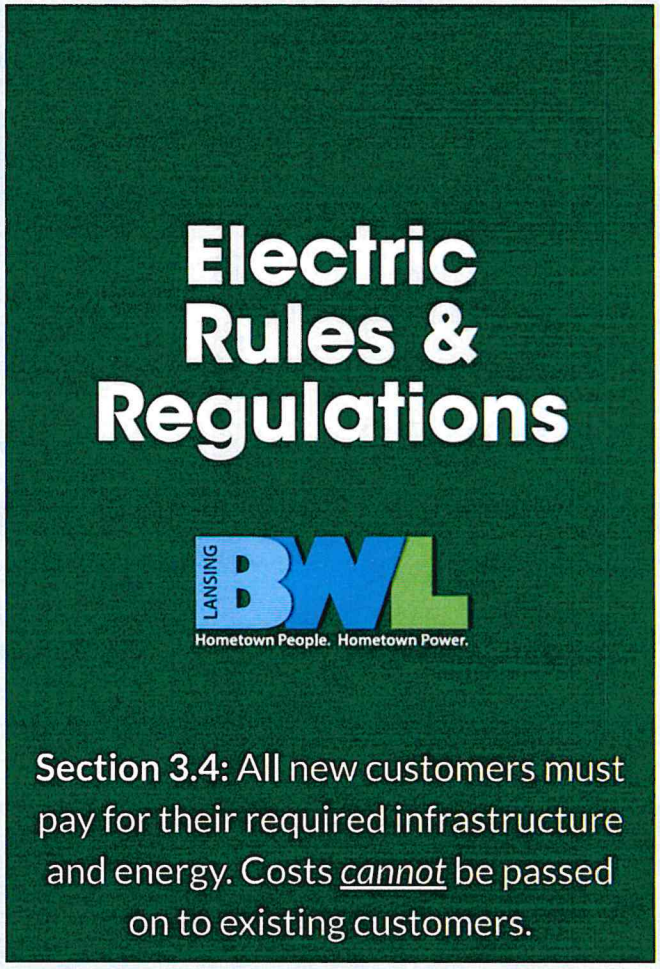
Power

Power will be supplied by BWL via an 8MW grid supply + 16MW on-site fuel cell facility

Benefits of fuel cells:

- Reduced impact on grid
- Quiet (chemical reaction to produce power)
- Cleaner & highly efficient (NOX &SO2 reduced by 95.5% and CO2 reduced by nearly 50%)

BWL will **not** be responsible for any capital costs related to this project - Deep Green is paying **all** infrastructure costs including the hot water connection.



The community benefits

- Heat made available to BWL's hot water system.
- $1.4 million purchase of parking lots deemed obsolete by a 2023 city-commissioned study.
- $120+ million investment in Lansing.
- 50+ jobs during construction and operations.
- Long-term skilled employment: technicians, engineers, administrators working and paying taxes in Lansing.

Our design pledge to Lansing

- ✅ We will implement a closed loop, liquid based cooling system to minimise water consumption. There will be zero water discharge into the river from the data center's cooling loop.
- ✅ We will have consultation with the planning department and provide opportunity to feedback on the proposed design and aesthetics.
- ✅ We will prioritise local and regional compute demand in our sales efforts.
- ✅ We will make all heat generated by the site available to BWL to utilise within their hot water system.
- ✅ We will use union labor and use local Lansing contractors wherever possible.
- ❌ We will not cause increased utility rates for Lansing residents and businesses. We will pay in full for all power infrastructure and pay market rate for the power we consume.
- ❌ We will not build another data center in Lansing or expand the current project past the existing plots limits.
- ❌ We will not seek any discounts or incentives for local or city taxes or levies.

Mark Lee

Mark Lee
Chief Executive Officer

Thank you for your time

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 sheet 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) Deep Green

Name (print) Joseph Davis E-Mail *(optional)* Joe_davis@ibew.org

Address (street, city, zip) 4953 W. Stoll Rd, Lansing MI 48906

Company or organization represented, etc. *(if applicable)* IBEW

Signature [signature] Pronouns Mr.

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

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

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

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

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

Public Comment on Legislative Matters Registration

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*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) #6 Rath Cater

Name (print) Deborah Mikey E-Mail *(optional)* _____

Address (street, city, zip) _____

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

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Deep Green Data center

Name (print) Evan Spriggs E-Mail *(optional)* _____

Address (street, city, zip) 335 Linden St, East Lansing 48823

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

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Deep Green Data Center.

Name (print) Caleb Xiong E-Mail *(optional)* _____

Address (street, city, zip) 891 Birch rd Lansing 48823.

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

Signature _____ Pronouns he/him.

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Agenda Item Number(s) or Description(s) Deep Green Data Center

Name (print) Sean Farnum E-Mail *(optional)* _____

Address (street, city, zip) 126 E Pointe Ln, East Lansing, MI 48823

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

Signature Sean Farnum Pronouns He/Him/His

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Agenda Item Number(s) or Description(s) Deep Green Data Center

Name (print) Dylan Zacks E-Mail *(optional)* _____

Address (street, city, zip) 10789 Chandler Rd, East Lansing, 48823

Company or organization represented, etc. *(if applicable)* Sunrise, MSU

Signature Dylan Zacks Pronouns He/him

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Agenda Item Number(s) or Description(s) DEEP GREEN DATA CENTER

Name (print) Sophia Zuber E-Mail *(optional)* _____

Address (street, city, zip) 2781 Northwind Drive East Lansing, 48825

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

Signature _____ Pronouns She/her

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Agenda Item Number(s) or Description(s) DEEP GREEN

Name (print) NATE ENGLE E-Mail *(optional)* _____

Address (street, city, zip) 1911 W. Hillsdale St.

Company or organization represented, etc. *(if applicable)* President of Jansinc

Signature _____ Pronouns He/Him

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Agenda Item Number(s) or Description(s) Data Center Rezoning & Sale

Name (print) ~~Michael~~ Jill J. Dombrowski E-Mail *(optional)* _____

Address (street, city, zip) 213 N. Hayford Ave Lansing

Company or organization represented, etc. *(if applicable)* Strong Towns Lansing

Signature _____ Pronouns He/Him

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Agenda Item Number(s) or Description(s) Deep Green Data Center Rezone

Name (print) Henry Jerred E-Mail *(optional)* jerredhe@msu.edu

Address (street, city, zip) 911 E Grand River Ave Apt 303

Company or organization represented, etc. *(if applicable)* Sunrise MUMT MSU

Signature [signature] Pronouns he/him

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Agenda Item Number(s) or Description(s) Construction of data center

Name (print) Gavin Hinds E-Mail *(optional)* _____

Address (street, city, zip) 1800 W State Rd Lansing

Company or organization represented, etc. *(if applicable)* local 333

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Deep Green

Name (print) Ken Kolp E-Mail *(optional)* _____

Address (street, city, zip) 5710 Ivan Drive Lansing MI

Company or organization represented, etc. *(if applicable)* IBEW

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Ronald Pedersen E-Mail *(optional)* rjpedersen@sbcglobal.net

Address (street, city, zip) 418 Lathrop St.

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

Signature Ronald Pedersen Pronouns _____

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Agenda Item Number(s) or Description(s) Deep Green

Name (print) Dustin Howard E-Mail *(optional)* dustin@local333.com

Address (street, city, zip) 5405 S. Martin Luther King Jr Blvd

Company or organization represented, etc. *(if applicable)* UA Local 333

Signature [signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Deep Green Data Center

Name (print) Jacob Toomey E-Mail *(optional)* _____

Address (street, city, zip) 1118 Centennial Way, Lansing MI 48917

Company or organization represented, etc. *(if applicable)* LiUNA Local 1499

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Data center, public hearing

Name (print) Nichole Reway Biber (bye-burr) E-Mail *(optional)* _____

Address (street, city, zip) 1037 Blanchette Lansing, MI

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

Signature Nichole Reway Biber Pronouns she/her

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Agenda Item Number(s) or Description(s) data center proposal

Name (print) Olivia Schaefer E-Mail *(optional)* _____

Address (street, city, zip) 123 Cedar St, East Lansing MI 48823

Company or organization represented, etc. *(if applicable)* Sunrise Movement

Signature _____ Pronouns She/her

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Agenda Item Number(s) or Description(s) new construction on Data center

Name (print) Branden McGowan E-Mail *(optional)* _____

Address (street, city, zip) 1800 Aiken Rd. owosso 48867

Company or organization represented, etc. *(if applicable)* Local 333 Plumbers Union

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Deep Green Data Center

Name (print) Aidan Hanley E-Mail *(optional)* _____

Address (street, city, zip) 842 Chestnut Rd, East Lansing, 48825

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

Signature Aidan Hanley Pronouns He / Him

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Agenda Item Number(s) or Description(s) Deep Green

Name (print) Aaron Nowland E-Mail *(optional)* anowland@ibew665.org

Address (street, city, zip) 1938 Dean Ave Holt Mi 48842

Company or organization represented, etc. *(if applicable)* IBEW

Signature [signature] Pronouns he/him

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Agenda Item Number(s) or Description(s) Data Center Deepgreen Rezoning Hearing

Name (print) Prayag Shankar E-Mail *(optional)* _____

Address (street, city, zip) 752 River St., East Lansing, MI 48823

Company or organization represented, etc. *(if applicable)* Sunrise MSU

Signature _____ Pronouns he/him

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Agenda Item Number(s) or Description(s) 5, C Data Centers

Name (print) Jerry Norris E-Mail *(optional)* jerry@thefledge.com

Address (street, city, zip) 1300 Eureka, Lansing,

Company or organization represented, etc. *(if applicable)* The fledge

Signature [signature] Pronouns _____

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Agenda Item Number(s) or Description(s) DeepGreen Data Center

Name (print) Dylan Robrahn E-Mail *(optional)* _____

Address (street, city, zip) 361 Physics Rd, East Lansing, MI

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

Signature Dylan Robrahn Pronouns he/him

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Agenda Item Number(s) or Description(s) Deep Green Data Center

Name (print) Janna Carlson E-Mail *(optional)* _____

Address (street, city, zip) 995 N Brody Rd 48825

Company or organization represented, etc. *(if applicable)* Sunrise Spartans

Signature Janna Carlson Pronouns she/her

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Agenda Item Number(s) or Description(s) DEEP GREEN DATA CENTER

Name (print) AARON PANGBORN E-Mail *(optional)* aaron@ibew665.org

Address (street, city, zip) 5710 IVAN DR LANSING, MI 48917

Company or organization represented, etc. *(if applicable)* IBEW LU 665

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Deep Green

Name (print) Tim Daman E-Mail *(optional)* _____

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

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) Data Center

Name (print) Justin Chao E-Mail *(optional)* _____

Address (street, city, zip) 416 Stoddard Avenue, East Lansing, 48823

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

Signature Justin Chao Pronouns He/Him

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Agenda Item Number(s) or Description(s) Data Center

Name (print) TODD McCastle E-Mail *(optional)* _____

Address (street, city, zip) 2310 W. Washtenaw

Company or organization represented, etc. *(if applicable)* NMRCC Local 1004

Signature Todd McCastle Pronouns _____

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Agenda Item Number(s) or Description(s) DATA CENTER

Name (print) ANTHONY MEDINA E-Mail *(optional)* admedina@hotmail.com

Address (street, city, zip) 1408 N. HOMER ST.

Company or organization represented, etc. *(if applicable)* LABORERS LOCAL 499

Signature [signature] Pronouns HE

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Agenda Item Number(s) or Description(s) Deep Green

Name (print) Tod Smith E-Mail *(optional)* _____

Address (street, city, zip) 1625 Opaline Dr. Lansing, MI.

Company or organization represented, etc. *(if applicable)* BWL

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) DATA CENTER 9 handouts, 1 per council member + 1 spare

Name (print) EMERY E-Mail *(optional)* _____

Address (street, city, zip) LANSING TWP

Company or organization represented, etc. *(if applicable)* SELF

Signature _____ Pronouns THEY

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Agenda Item Number(s) or Description(s) Deep Green Project

Name (print) Roger A. Cole E-Mail *(optional)* _____

Address (street, city, zip) 3112 Belgian Dr, Lansing, MI

Company or organization represented, etc. *(if applicable)* IBEW

Signature _____ Pronouns Mr

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

Name (print) Govindarajan Murali E-Mail *(optional)* Ramyamu@yahoo.com

Address (street, city, zip) 3948 W Sierwind Dr, Okemos, MI 48864

Company or organization represented, etc. *(if applicable)* Voices of Ingham Human Library

Signature G.M.L. Pronouns He

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Agenda Item Number(s) or Description(s) Deep Green Proposal

Name (print) Benjamin Machesky E-Mail *(optional)* _____

Address (street, city, zip) 569 Cornell Ave., East Lansing MI 48823

Company or organization represented, etc. *(if applicable)* —

Signature _____ Pronouns he/him

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Michael Mercer E-Mail *(optional)* michaelMercer824@GMail.com

Address (street, city, zip) 4530 Sycamore St. Holt, Mi. 48842-1636

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

Signature Michael T. Mercer 2-9-2026 Pronouns _____

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Agenda Item Number(s) or Description(s) Data center project

Name (print) Timothy Daniels E-Mail *(optional)* _____

Address (street, city, zip) 1279 Buckingham Rd. Haslett MI

Company or organization represented, etc. *(if applicable)* IBEW 665

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Carver E-Mail *(optional)* _____

Address (street, city, zip) Lansing

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

Signature _____ Pronouns Any/All

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S:\Clerk_Staff\City Council\Public Comment Sign Up\Public Comment Card Legislative Matters - Blue.doc

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Agenda Item Number(s) or Description(s) Deep Green Data Center

Name (print) Ivan Droste E-Mail *(optional)* _____

Address (street, city, zip) 2018 Rossiter Pl., Lansing, MI 48911

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

Signature Ivan Droste Pronouns He/Him

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Agenda Item Number(s) or Description(s) 4 - Deep Green

Name (print) Marshall Clabeaux E-Mail *(optional)* _____

Address (street, city, zip) 731 W Grove St.

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

Signature _____ Pronouns ?

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Nick Magnus E-Mail *(optional)* nickmagnus44@gmail

Address (street, city, zip) 1504 Eden Crossing Dr Fenton MI 48430

Company or organization represented, etc. *(if applicable)* Local 669 Sprinkler Fitters

Signature [signature] Pronouns _____

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S:\Clerk_Staff\City Council\Public Comment Sign Up\Public Comment Card Legislative Matters - Blue.doc

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Agenda Item Number(s) or Description(s) Deep Green Public Hearing

Name (print) Emma Bostwick E-Mail *(optional)* _____

Address (street, city, zip) 1005 Washington Ave

Company or organization represented, etc. *(if applicable)* Lansing Economic Area Partnership

Signature _____ Pronouns She/her

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Agenda Item Number(s) or Description(s) Deep Green Data Center

Name (print) Brad Clark E-Mail *(optional)* gamma57721@gmail.com

Address (street, city, zip) 1039 N Chestnut St

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

Signature _____ Pronouns He

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Agenda Item Number(s) or Description(s) DATA CENTER

Name (print) STEPHEN MONTI E-Mail *(optional)* _____

Address (street, city, zip) 1712 STANLEY CT LANSING

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

Signature _____ Pronouns HE / HIS

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Shawn Brock E-Mail *(optional)* redwingssuck50@gmail.com

Address (street, city, zip) 3200 S. Washington Lansing 48910

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

Signature Shawn Brock Pronouns _____

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Matt Rydzewski E-Mail *(optional)* MattandPumpkin09mail.com

Address (street, city, zip) 922 Larned St Lansing MI 48912

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

Signature Matt Rydzewski Pronouns He/Him

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Agenda Item Number(s) or Description(s) Deep Green

Name (print) Jon Slack E-Mail *(optional)* _____

Address (street, city, zip) 106 W Allegan Lansing, MI

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

Signature _____ Pronouns _____

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Agenda Item Number(s) or Description(s) DEEP GREEN

Name (print) WILLIAM (BILL) KIMBLE E-Mail *(optional)* WMKIMBLE91@GMAIL.COM

Address (street, city, zip) 106 W. ALLEGAN STREET, LANSING, MI

Company or organization represented, etc. *(if applicable)* C2AE

Signature [signature] Pronouns HE

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Agenda Item Number(s) or Description(s) Deep Green + associated issues

Name (print) Fredric McLaughlin E-Mail *(optional)* flmcl@hotmail.com

Address (street, city, zip) 1407 W. Holmes Rd., Lansing, MI 48910

Company or organization represented, etc. *(if applicable)* self

Signature _____ Pronouns _____

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BLUE!

BLUE!!!

Public Comment on City Government Matters Registration

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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 Data center

Name (print) Logan Hofman E-Mail *(optional)* _____

Address (street, city, zip) 1010 Porter St 48906

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

Signature Log H Pronouns they them

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Maria Matta E-Mail *(optional)* matta.maria.jalil@gmail.com

Address (street, city, zip) 609 E 11 Mile, Royal Oak, MI, 48067

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

Signature Pronouns she/her

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Agenda Item Number(s) or Description(s) Deep Green Data Center.

Name (print) Dani Raymond E-Mail *(optional)* _____

Address (street, city, zip) 500 S. Magnolia Ave Lansing MI

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

Signature _____ Pronouns She/her

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Drew Mitchell E-Mail *(optional)* _____

Address (street, city, zip) 217 S. Fairview Ave, Lansing MI

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

Signature _____ Pronouns he/him

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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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Agenda Item Number(s) or Description(s) DEEP GREEN

Name (print) NITAAWE S. E-Mail *(optional)* _____

Address (street, city, zip) 1037 BLANCHETTE DR EAST LANSING, MI

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

Signature _____ Pronouns Shehe

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

Name (print) Kendall Uckele E-Mail *(optional)* kuckele@outlook.com

Address (street, city, zip) 332 N Butler Blvd Lansing 48915

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

Signature _____ Pronouns He

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DOWN STAIRS

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Agenda Item Number(s) or Description(s) Deep Green

Name (print) Mike Smalligan E-Mail *(optional)* smalligan mike@gmail

Address (street, city, zip) 606 River Street, Lansing 48933

Company or organization represented, etc. *(if applicable)* n/a

Signature Mike Smalligan Pronouns

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

Name (print) Tyler Fatur E-Mail *(optional)* _____

Address (street, city, zip) 5997 Marsh Rd

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

Signature _____ Pronouns He/they

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Agenda Item Number(s) or Description(s) data center

Name (print) Olivier Stroud E-Mail *(optional)* _____

Address (street, city, zip) Lansing MI 48912

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

Signature Olivier Stroud Pronouns He/him

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Hello Council

My name is Emery and my pronouns are they/them. I am speaking as a Lansing-area resident to express my **strong** opposition to the Sale of Lot 49 and its rezoning from Urban Core to Industrial.

Since I lack knowledge to argue based on environmental concerns, I am going to focus on a people-first argument relative to enforcement of ordinances, utility costs, and problem solving across the City.

My comment invites you to reflect on how you can put the **Lansing people first** in your leadership of the City. I hope you'll realize that the answer is NOT approving this sale or rezoning.

My biggest objection to the rezoning is that industrial land is not subject to the noise ordinance. This is a problem due to the documented concerns[1] of the disruptive and incessant noise that a data center emits as a result of its green-washed[2] promise to dispel the heat it produces. Industrial exemption from the noise ordinance means we, the people of lansing, will be subject to the noise 24/7 with no opportunity for recourse.

Sticking people with this legalized, noisy nuisance feels like the vicinity of the data center will be at best unpleasant for people, which confuses me because one of the popular pro-arguments is revitalizing this underutilized area of City land. The largely unaddressed potential for noise nuisance does not feel people first, and I find it difficult to believe that a UK-based company with no prior support of Lansing has our people's best interests in their consideration.

---

[1] Faguy, A. (2025 October 25). *A humming annoyance or jobs boom? Life next to 199 data centres.* BBC. https://www.bbc.com/news/articles/c93dnnxewdvo

[2] Greenwashing- the deceptive tactics behind environmental claims. (n.d.). United Nations Climate Action. Retrieved February 9, 2026. https://www.un.org/en/climatechange/science/climate-issues/greenwashing

Next, let's talk about utility costs. I have immense concerns about how the data center will **create more demand for power**, which always already increases costs for everyone in demand, and may increase costs while the provider works to source additional supply. Many Lansing residents carry some financial struggle with their BWL bills[3]. Approving this data center invites MORE FINANCIAL HARMS on the people who make Lansing.

I don't think you should make decisions that will create lasting harms on the people. I have my doubts that you have considered financial hardship mitigation that will be necessary should you choose to rashly jump into the data center bubble.

My doubts stem from recent scrutiny in the City for the lack of proactive and people first strategies in Lansing, for example, in regards to the recent Code Blue scrambles and the violent destruction of homes and displacement of people from the Fallen Angels Encampment.

Let's put the people first. Let's NOT pave the way to hostile noise and more expensive bills. Let's reject Deep Greens Data Center, and spend our energy on a people-first approach to placemaking in the City.

---

[3] Berg, K. (2022 January 20). Here's how to get help paying your utility bills in the Lansing area. *Lansing State Journal.* *https://www.lansingstatejournal.com/story/news/2022/01/20/help-utility-heat-electric-bills-aid-consumers-bwl-money/9169534002/*
r/Lansing. *Lansing BWL Sucks; BWL is making it so I can't afford to live; I [f**king] hate BWL; Anyone else have unusually high BWL bills?; BWL monthly cost – anyone else's gone up significantly?; BWL assistance* [online forum posts]. https://www.reddit.com/r/lansing/search/?q=BWL

Community Briefing: The Deep Green Project

Proven Technology. Local Savings. Zero Taxpayer Risk.

To: Lansing City Council | **From:** Murali, Founder, *Voices of Ingham*

1. PROVEN TECHNOLOGY: THE "NORDIC STANDARD"

Heat-reuse technology is a mature utility standard, not an experiment.

- **Lived Experience:** These "Digital Boilers" have operated in Nordic countries for years. My son, living in Finland for over 3 years, can verify that these systems are a standard, reliable part of European urban infrastructure.
- **Lansing's Role:** We aren't "guinea pigs"; we are the first U.S. city to adopt a **proven global model** already successful in the UK and Scandinavia.

2. ENVIRONMENTAL SAFETY: THE SEALED LOOP

- **No Water Consumption:** This is a **100% Closed-Loop System.** It consumes as much water as Wendy's. It "harvests" heat through a sealed exchanger.
- **Standard Chemistry:** The system uses food-grade glycol—the **same fluid** already used in BWL infrastructure, local hospitals, and downtown HVAC systems.

3. NEIGHBORHOOD IMPACT

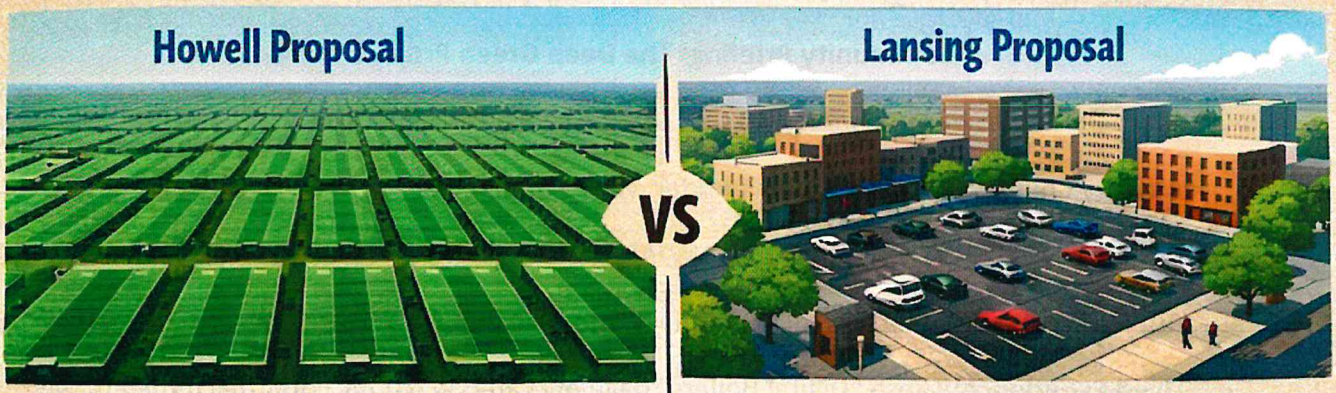
- **Industrial Infill:** Lot 49 is a stagnant parking lot in an industrial utility pocket (surrounded by steam/chilled water plants). **Conditional Rezoning** ensures the land finally generates revenue while remaining a silent, landscaped neighbor.
- **The Opportunity Cost:** A "Revenue Engine" on this industrial lot provides the funds to support housing and social services in more appropriate residential zones.

4. THE BOTTOM LINE

- **$0 Tax Credits:** This project is privately funded. The developer pays for all infrastructure including connections.
- **$1.1 Million Annual Savings:** Estimated reduction in BWL fuel costs, benefiting every local ratepayer.
- **No-Risk Reversion:** If the project doesn't meet its promises, the zoning reverts. The risk stays with the developer; the savings stay with Lansing.

"Lansing is leading the way in American energy efficiency."

The "Football Field" Test (Scale)



750 Football Fields of Warehouses

One Downtown Parking Lot

Lansing's project is an *urban puzzle piece*, not an industrial takeover.

The "Surplus vs. Strain" (Power)

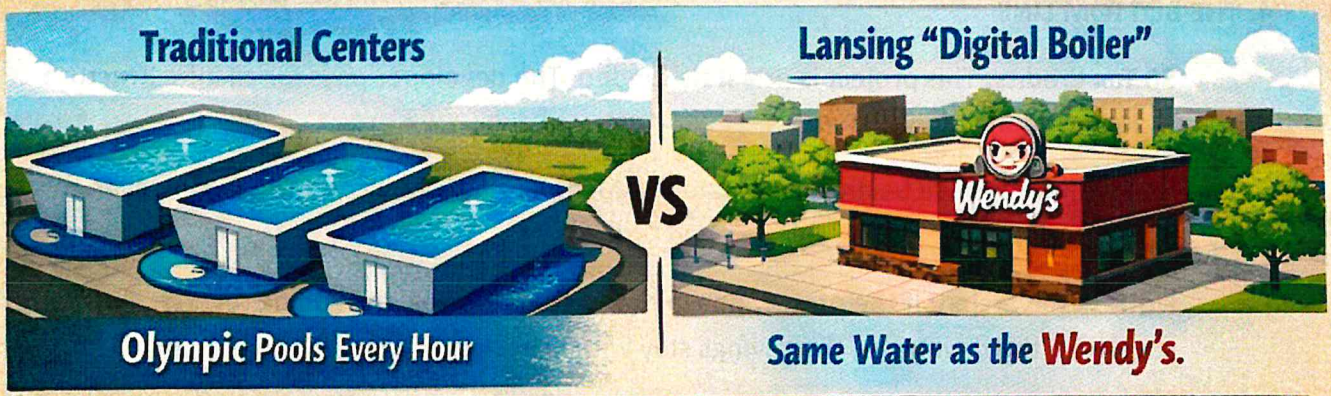
Power of **2** Entire Cities

Grid Strain & Higher Rates

Uses Only **4.7%** of Our Current Capacity

We aren't building a new grid; we're just putting our ***existing surplus*** to work for us.

The "Wendy's" Metric (Water)



Olympic Pools Every Hour

Same Water as the **Wendy's.**

Closed-loop means we ***recycle*** our water. We don't evaporate it.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Act-7-2025, Lot 49, 200 block S Cedar St., Sale of Real Property

The Lansing City Council will hold a public hearing on Monday, February 9, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Act-7-2025 a request to sell three parcels of real property, to Deep Green Technologies USA LLC. The sale agreement is on file with the City Clerk for public review.

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, February 9, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

Chris Swope
Lansing City Clerk

February 6, 2026

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

Dear President and Council Members:

As you are aware, the Deep Green Data Center Project is tied to two public hearings being held on February 9:

-

Act-7-2025, Sale of City Property, Lot 49, 200 block S Cedar St

Z-2-2025, 220 Larch St. and 3 adjoining parcels on E Kalamazoo St. and S. Cedar St

Additional background information about the Deep Green Data Center Project are located under the documents on file page on the City of Lansing's website. Found here using the following link: **www.lansingmi.gov/227/Public-Notices-Documents-on-File**

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

From: Brandon Snyder <brandon@local333.com>
Sent: Monday, January 26, 2026 12:59 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green Project

Hello,

I am writing to express my support for the sale of properties located on Larch and Cedar for the intended use of the Deep Green construction project. I believe that the jobs that this project will create in the short term in terms of construction and labor, as well as the long-term future high-tech jobs for the area, cannot be overstated. With the approval of these sales, it also lays the groundwork for future tax revenue for the greater Lansing area.

I would like to reiterate my full support on these issues and thank you for your consideration.

Sincerely,

Brandon Snyder

From: Jason Brown <jason@local333.com>
Sent: Monday, January 26, 2026 1:52 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green Data Center

Lansing City Council,

I just wanted you to know I'm in favor of the sale of the property and conditional zoning for the proposed Deep Green Data Center location between Cedar and Larch streets. I think Deep Green has shown an amazing amount of clarity to the process in which they want to operate, including several benefits to the city of Lansing.

Thank you for your consideration of this project.

Jason Brown

Business Agent

UA Local 333 – Plumbers & Pipefitters

Office: (517)-393-5480

From: Aaron Pangborn <aaron@ibew665.org>
Sent: Monday, January 26, 2026 12:07 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green Data Center Letter of Support

Dear Lansing City Council Members,

On behalf of the men and women of the International Brotherhood of Electrical Workers, Local

Union 665, I am writing this letter of SUPPORT for the proposed Deep Green Data Center in downtown Lansing, MI.

IBEW Local 665 represents skilled union electrical professionals who live and work in in Lansing, MI. Our members are committed to building projects such as this that strengthen the local economy, create long term careers, and uphold the highest standards of safety, quality, and professionalism.

The Deep Green Data Center represents a significant investment in the Greater Lansing area and aligns with our shared goals of economic growth, technological advancement, and long-term community stability. Projects of this scale provide meaningful employment opportunities for local skilled tradespeople while generating positive ripple effects for local businesses, suppliers, and public services.

We are particularly encouraged by Deep Green's commitment to responsible development, energy efficiency, and forward-looking infrastructure. Data centers are critical to modern economic development, and this project positions Greater Lansing as a competitive and innovative region capable of supporting next generation

industries.

IBEW Local 665 stands ready to work collaboratively with project partners to ensure this development is completed safely, efficiently, and to the highest standards of craftsmanship. We believe this project will deliver lasting benefits for workers, residents, and the broader community.

We respectfully urge decision-makers to support the Deep Green Data Center project and allow it to move forward.

Thank you for your time and consideration.

Respectfully,

Aaron Pangborn
Business Manager / Financial Secretary
IBEW Local 665
Office - 517-393-5530
Fax - 517-393-3521
www.ibew665.org

From: dleek.mbtc@gmail.com <dleek.mbtc@gmail.com>
Sent: Monday, January 26, 2026 9:57 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Letter of Support for Deep Green Data Center Project

City Council

On behalf of the Greater Lansing Building Trades, we are pleased to express our strong support for the proposed Deep Green Data Center project.

The Greater Lansing Building Trades represents skilled union construction professionals across multiple trades who live and work in this region. Our members are committed to building projects that strengthen the local economy, create family-sustaining careers, and uphold the highest standards of safety, quality, and professionalism.

The Deep Green Data Center represents a significant investment in the Greater Lansing area and aligns with our shared goals of economic growth, technological advancement, and long-term community stability. Projects of this scale provide meaningful employment opportunities for local skilled tradespeople while generating positive ripple effects for local businesses, suppliers, and public services.

We are particularly encouraged by Deep Green's commitment to responsible development, energy efficiency, and forward-looking infrastructure. Data centers are critical to modern economic development, and this project positions Greater Lansing as a competitive and innovative region capable of supporting next-generation industries.

The Greater Lansing Building Trades stands ready to work collaboratively with project partners to ensure this development is completed safely, efficiently, and to the highest standards of craftsmanship. We believe this project will deliver lasting benefits for workers, residents, and the broader community.

We respectfully urge decision-makers to support the Deep Green Data Center project and allow it to move forward.

Thank you for your time and consideration.

Sincerely,

Greater Lansing Building Trades Council
DeShon Leek
Michigan Building Trades Representative

From: Anna Fisher <fisheranna26@gmail.com>
Sent: Monday, January 26, 2026 5:25 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] AI data center in Lansing ~

Today is my BIRTHDAY so I won't be able to attend the City Council meeting.

I urge you to oppose the AI data center proposed for downtown Lansing!

I've come before you numerous times and implored you to adopt policies that

acknowledge the climate crisis we are in. You have not done that. Approving this data center would be a disastrous step in accelerating the climate crisis for Lansing residents and the surrounding region.

Do what is right, PLEASE!

Anna Fisher

From: Chris Keck <chris@local333.com>
Sent: Monday, January 26, 2026 12:33 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL]

Good afternoon ,

I am writing in support of the sale of the properties on Larch and Cedar along with conditional rezoning for the Deep Green Project. This will be a transformational project for the City of Lansing for new tax revenue, high skilled jobs and investment in our city . The jobs this project will create as far as construction and permanent high tech jobs should not be ignored as they offer pathways to long term careers.

Thank you for your time and work on this issue

Christopher Keck

Assistant Business Manager

Plumbers and Pipefitters Local 333

Lansing MI

From: Chris Keck <chris@local333.com>
Sent: Monday, January 26, 2026 12:33 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL]

Good afternoon ,

I am writing in support of the sale of the properties on Larch and Cedar along with conditional rezoning for the Deep Green Project. This will be a transformational project for the City of Lansing for new tax revenue, high skilled jobs and investment in our city . The jobs this project will create as far as construction and permanent high tech jobs should not be ignored as they offer pathways to long term careers.

Thank you for your time and work on this issue

Christopher Keck

Assistant Business Manager

Plumbers and Pipefitters Local 333

Lansing MI

Swope, Chris

From: mailagent@thesoftedge.com on behalf of jane@junglejanepromotions.com
Sent: Wednesday, February 4, 2026 12:06 PM
To: Clerk, City
Subject: [EXTERNAL] Support rezoning and land sale request for downtown data center project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Jane Mitchell
15725 Grove Rd
Lansing, MI 48906-9354

Swope, Chris

From: mailagent@thesoftedge.com on behalf of capmac42154@hotmail.com
Sent: Wednesday, February 4, 2026 12:00 PM
To: Clerk, City
Subject: [EXTERNAL] Support rezoning and land sale request for downtown data center project

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Mark McDaniel
1118 S. Washington
Lansing, MI 48910-1659

Swope, Chris

From: mailagent@thesoftedge.com on behalf of joe.campbell@capitolnational.com
Sent: Wednesday, February 4, 2026 11:26 AM
To: Clerk, City
Subject: [EXTERNAL] Please vote YES on Deep Green proposal

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Joseph Campbell
200 N Washington Square
Lansing, MI 48933-1320

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Steve Japinga <mailagent@thesoftedge.com>
Sent: Tuesday, February 3, 2026 9:46 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Steve Japinga
1608 West Hillsdale Street
Lansing, MI 48915-1114

Swope, Chris

From: mailagent@thesoftedge.com on behalf of dustin@local333.com
Sent: Tuesday, February 3, 2026 9:30 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green will bring jobs and increased revenue to Lansing

Dear Clerk Swope:

I'm writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property to allow this investment to move forward.

This development will create 30 union construction jobs for local men and women in the skilled trades. That alone is deserving of your support, but projects like this don't just create jobs; they strengthen Lansing's long-term financial foundation.

Right now, the proposed site is an underutilized parking lot that is an eyesore for downtown and a drain on city finances. Transforming that property into a major private investment means new, reliable tax revenue that can help fund essential services like public safety, road and water infrastructure, parks, neighborhood improvements, and city operations. All of these services are powered by local workers who will benefit from the job stability this increased tax revenue brings.

That kind of sustainable revenue growth makes a real difference in people's daily lives. I believe this is a smart, responsible use of city property and a positive step toward long-term stability and growth for Lansing.

Please vote YES to approve the rezoning and property sale so this project can move forward. Thank you for your leadership and for your continued commitment to our community.

Sincerely,

Dustin Howard
5405 S Martin Luther King Jr Blvd
Lansing, MI 48911-3543

Jackson, Brian

From: Boak, Sherrie
Sent: Wednesday, February 4, 2026 11:28 AM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Please vote YES on Deep Green proposal

For public hearing on 2/23

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

-----Original Message-----
From: mailagent@thesoftedge.com <mailagent@thesoftedge.com> On Behalf Of joe.campbell@capitolnational.com
Sent: Wednesday, February 4, 2026 11:26 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Please vote YES on Deep Green proposal

Dear Lansing Council Members:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Joseph Campbell
200 N Washington Square
Lansing, MI 48933-1320

Jackson, Brian

From: Boak, Sherrie
Sent: Wednesday, February 4, 2026 1:26 PM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Support rezoning and land sale request for downtown data center project

For public hearing

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

-----Original Message-----
From: mailagent@thesoftedge.com <mailagent@thesoftedge.com> On Behalf Of jane@junglejanepromotions.com
Sent: Wednesday, February 4, 2026 12:06 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support rezoning and land sale request for downtown data center project

Dear Lansing Council Members:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Jane Mitchell
15725 Grove Rd

Lansing, MI 48906-9354

Jackson, Brian

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 12:54 PM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] Opposed to Proposed Lansing Data Center

For Public Hearing 2/23

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

From: Cynthia L Rowe <midnightbloombb@yahoo.com>
Sent: Thursday, February 5, 2026 12:52 PM
To: City Council <City.Council@lansingmi.gov>
Cc: pehlivanogluT@michigan.gov
Subject: [EXTERNAL] Opposed to Proposed Lansing Data Center

Dear Lansing City Council Members,

I am writing to you to let you know that I am wholeheartedly **opposed** to the proposed data center in Lansing! I am a Lansing city resident and know that the proposed data center will adversely affect Lansing residents with light pollution, noise pollution (decibel levels and low frequency hum) 24 hours a day, seven days a week. Not only seriously affecting the residents in homes and apartment complexes in the area, but this would be detrimental to those being treated in Sparrow Hospital and cared for in the City Rescue Mission of Lansing (also located on Kalamazoo Street). There is proven negative physical and psychological impacts to residents living in close proximity to data centers.

Additionally, a data center this size will place a strain on the existing water supply (impacting aquafers/water levels in Michigan), possibly waste management and the city's electrical grid, driving up costs that WILL be passed along to Lansing residents. Deep Green's claims that this project will 'reduce carbon emissions', that the data center will be operated with 'net zero' carbon emissions, that this project would 'attract businesses' and 'benefit the community' are glamorous words, but in truth, are hollow promises. To my knowledge, an environmental impact report hasn't even been conducted. So why are we trying to approve rezoning (which would lead to the build)? That is 'putting the cart before the horse' as the saying goes.

I emailed this Council in January, requesting specifications on the data center building, along with a copy of the environmental impact report, and received NO RESPONSE. Not even an acknowledgement that my email was received. I will try and give you the benefit of the doubt that maybe my email landed in a spam folder somewhere (so I'm using a different email this time).

Council members were elected to ***serve the residents of the City of Lansing*. PLEASE do so and do NOT approve the rezoning for this data center project!** Also, if the Council decides to 'pass' the decision for this rezoning along to the MEDC for determination (which I believe to be an option for the Council), then you will knowingly be throwing the Lansing city residents under the bus. Since the members of MEDC are appointed by Ms. Whitmer (and she wants this data center), I can only expect that they would approve the rezoning.

Lastly, I would appreciate receiving, at the very least, an acknowledgement that my email and concerns have been received. I will appeal to Trini, who I know from my working at LARA/BPL (I retired July 2025) for a response.

Thank you for your time,
Cynthia Rowe
6242 Coulson Court, Lansing
517-285-0518

Jackson, Brian

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 2:55 PM
To: Swope, Chris; Jackson, Brian
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 2:54 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Chad Jansen
Zip Code of Residence	48917
Email	jansenchad@ymail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and

coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system, reducing natural gas demand and associated emissions while strengthening existing public infrastructure.

From a workforce standpoint, the project would create both short-term and long-term jobs. Construction of a facility of this scale would create good-paying union and high-tech jobs during construction, and operations jobs that drive long-term economic impact. Those jobs mean steady paychecks, local spending, and sustained economic activity over time.

The proposal also offers broader public benefits. BWL has projected $1.1 million in annual natural gas savings associated with the heat reuse component, and the project is expected to generate $1 million in additional annual revenue to the city through utility partnerships and property taxes. In addition, Deep Green has outlined commitments to ongoing community investment tied to the facility's operation.

Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Friday, February 6, 2026 8:59 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Friday, February 6, 2026 8:35 AM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Bradley Becker
Zip Code of Residence	48917
Email	Bbecker@conticorporation.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Friday, February 6, 2026 7:06 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 8:09 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Jim Grinnell
Zip Code of Residence	48917
Email	grinnell55@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Friday, February 6, 2026 7:05 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 8:58 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Jesse Lotsbaich
Zip Code of Residence	48917
Email	lotsbaich@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Friday, February 6, 2026 7:04 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Friday, February 6, 2026 6:27 AM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Brent Easton
Zip Code of Residence	48915
Email	beaston95@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:57 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 5:45 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Craig James Dahlem
Zip Code of Residence	48917
Email	cj.dahlem@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:57 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 5:55 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Evan R. Smith
Zip Code of Residence	48917
Email	ers8202@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:56 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 5:56 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Evan R. Smith
Zip Code of Residence	48917
Email	ers8202@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:56 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 5:59 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Darvell Williams
Zip Code of Residence	48912
Email	darvell94@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:56 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 6:01 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Mike
Zip Code of Residence	48911
Email	mmac77@icloud.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:55 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 6:09 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Javier A Hinojosa
Zip Code of Residence	48911
Email	Jahinojosa92@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:52 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 6:12 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Mike Zwolensky
Zip Code of Residence	48906
Email	Mikezwolensky@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 7:51 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 6:27 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Rod Snay
Zip Code of Residence	48912
Email	Rodsnay@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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City of Lansing
City Council Legislative Office Manager
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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 6:46 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Mandi M Mckeown
Zip Code of Residence	48917
Email	mandimckeown54@yahoo.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Sent: Thursday, February 5, 2026 7:51 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 6:59 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Troy Kiessling
Zip Code of Residence	48906
Email	troykiessling@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 5:22 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 5:16 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Andrew Phillips
Zip Code of Residence	48917
Email	Am.phillips4.ap@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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From: Boak, Sherrie
Sent: Thursday, February 5, 2026 5:11 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 4:16 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Danielle Shirey
Zip Code of Residence	48917
Email	Shirey.danielle@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 4:56 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] plans, ordinances and laws that City Council must ignore, break or change to approve Deep Green
Attachments: DeepGreen_Laws_9February2026.pdf

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

From: Mike Smalligan <smalligan.mike@gmail.com>
Sent: Thursday, February 5, 2026 4:42 PM
To: City Council <City.Council@lansingmi.gov>; Martinez, Clara <Clara.Martinez@lansingmi.gov>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Spadafore, Peter <Peter.Spadafore@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>; Martinez, Deyanira <Deyanira.n.Martinez@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>; Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>; Carter, Tamera <Tamera.Carter@lansingmi.gov>
Subject: [EXTERNAL] plans, ordinances and laws that City Council must ignore, break or change to approve Deep Green

Dear City Council,

I am a resident of Cherry Hill neighborhood. I am opposed to the new 16 MW power plant and 24 MW data center three blocks from my home. While my prior comments focused on building a city for people and pedestrians instead of cars and corporations, let's also consider the legal aspects of this proposal.

Fundamentally your vote on February 23 is about the legality of a power plant, NOT the public acceptance of a data center. Here is a summary of the plans, ordinances and laws that do NOT support this new power plant in downtown Lansing.

- Lansing's 2012 "Design Lansing" Comprehensive Plan
- Lansing Zoning Ordinance
- Lansing Noise Ordinance
- Lansing 2022 Sustainability Action Plan
- Lansing 2020 Climate Action Plan
- City Council Resolution 2022-159
- Board of Water & Light's 2020 and 2025 Integrated Resource Plans
- Public Act 235 of 2023 – Michigan's Clean Energy Law

- EGLE Air Quality Permit

Let's review how many plans, ordinances and laws Deep Green is asking you to ignore, break or change in order to build a new power plant in downtown Lansing.

1. Lansing's 2012 "Design Lansing" Comprehensive Plan
    a. Page 27: smart growth includes mixed use, housing choices, **walkable neighborhoods**, natural beauty and community collaboration
    b. Page 37: "Four principles—**sustainability, placemaking, livability and stewardship**—guided the development of plan recommendations."
    c. Page 60: "The downtown core should be the location for Lansing's highest densities and tallest buildings, using areas that are surface parking lots (or are appropriate for redevelopment) for **mixed-use** infill supported by structured parking."
    d. **THANK YOU for changing the many one-way streets in downtown Lansing into two-way streets!** Those streets are now safer for pedestrians and cars. *Please consider turning Cedar and Larch into two-way streets to slow DANGEROUS and LOUD traffic on those busy streets*. It will benefit the residents moving into the new Stadium North apartments up by Saginaw too.
    e. A new industrial 16 MW power plant and 24MW data center in the Downtown Core does NOT fulfill any of these lofty goals for our city.

2. Lansing Zoning Ordinance
    a. Page 47: "The intent and purpose of the DT-3 Downtown Core district is to provide primarily a vertical mix of uses with higher density residential housing and office buildings."
    b. Downtown Core prohibits power plants.
    c. Council must change to Industrial zoning to build power plant downtown. **This change in zoning benefits corporations, not people and planet.**

3. Lansing Noise Ordinance
    a. 654.07. - Prohibited noises generally. (k) "*Air Conditioning and Air Handling Devices*. The operation of air conditioning, air handling devices, refrigeration devices or other compressors causing a continuous sound level in excess of fifty-five dBA measured at any property line in residential areas."
    b. **City Attorney said on January 26, 2026 that industrial use is exempt from the noise ordinance.** I don't see that exemption in the ordinance.
    c. Deep Green's promise to comply with noise ordinance is meaningless.

4. Lansing 2022 Sustainability Action Plan
    a. If Deep Green's 24 MW annual power consumption is 210,240,000 kWh, then it will **INCREASE Lansing's GHG emissions by 5%** or 82,835 tCO2 annually (using conversion factor of 0.394 tCO2e / MWh). You can FORGET about the City of Lansing's many sustainability goals if you invite data centers to town.

b. Page 6: “Like many communities, there are challenges associated with **environmental justice and equity** in Lansing, and it is a priority to actively work to resolve them.” A Deep Green data center and power plant in Downtown Core will not reduce environmental injustices in Lansing.

c. Page 7 GHG reduction goals

i. 2030 Goal - reduce greenhouse gas emissions 59% below 2010 level

1. What was the 2010 GHG emissions level for Lansing???
2. BWL’s 2020 GHG emissions were around 3 million tCO2e
3. 59% below 3 million is 1,230,000 tCO2e

ii. 2050 Goal – 100% carbon neutral

1. Carbon offsets cost around $35 per tCO2e in 2025

iii. Lansing ‘s 2019 GHG emissions was 1,558,101 tCO2e

1. 2019 levels are still 27% above the 2030 goal of 59% reduction

d. Page 8: BWL’s 2020 Integrated Resource Plan

i. reduce GHG 80% by 2030 – that is just 4 years away!

1. 80% below 3 million tCO2e is only 600,000 tCO2e. Ha! Ha! Ha!
2. 2019 levels are 259% above this 80% reduction goal

ii. 50% clean energy by 2030 and carbon neutral by 2040

5. Lansing 2020 Climate Action Plan [apply only to city government? or everyone?]

a. Page 6: “We continue our commitment to the U.S. Conference of Mayors Climate Protection Agreement.”

i. “reduce carbon emissions in their cities below 1990 levels”

ii. What was Lansing’s GHG emissions in 1990?

b. Page 8: “Achieve carbon neutrality for Scope 1 & 2 emissions by 2040”

i. Scope 1 is direct GHG emission

ii. Scope 2 includes GHG emissions from purchased electricity

iii. Scope 3 is GHG emissions from entire supply chain

c. Page 15: “Update City Master Plan and Strategic Plan to include sustainability and prioritize climate action.”

d. Deep Green increases Lansing’s annual GHG emissions by 5%. Data centers will destroy Lansing’s goals to reduce GHG emissions.

6. City Council Resolution 2022-159

a. “Lansing City Council **declares a climate emergency** and establishes a goal to protect the Lansing community from the negative impacts of climate change, and work towards equitable climate protection and environmental justice for all.”

b. **reduce GHG emissions 59% below 2010 by 2030**

c. **carbon neutral in 2050**

7. Board of Water & Light’s Integrated Resource Plan

a. 2020 IRP reduce GHG 80% by 2030, 50% clean energy by 2030, carbon neutral by 2040

b. 2025 IRP not available to public yet at www.lbwl.com/about-bwl/lansing-energy-tomorrow/2025-integrated-resource-plan

c. How does increasing GHG emissions 5% with natural gas fit into 2025 IRP?

8. Public Act 235 of 2023 – Michigan's Clean Energy Law

a. Sec. 28. (1) An electric provider shall achieve a **renewable energy** credit portfolio of at least the following: (a) Through 2029, 15%. (b) In 2030 through 2034, 50%. (c) In 2035 and each year thereafter, 60%.

b. Sec. 51. (1) As a clean energy standard, an electric provider shall achieve a **clean energy portfolio** of at least the following: (a) In 2035 through 2039, 80%. (b) In 2040 and each year thereafter, 100%.

c. Dick Peffly of BWL admitted on January 26, 2026 that the proposed 16 MW power plant for Deep Green is neither renewable energy nor clean energy according to definitions in PA 235.

d. BWL needs to get the State of Michigan to **change state law** for this new power plant to comply with clean energy law.

e. Who owns it? Why would Octopus Energy spend millions of dollars to build a new 16 MW power plant and then give it away to a utility that can (and should) increase its power costs???

9. EGLE Air Quality Permit

a. Has City Council seen the Deep Green / BWL application to EGLE for a new air quality permit to build a new power plant in downtown Lansing?

b. Don't you want to see the EGLE permit application BEFORE you vote?

c. Will EGLE approve a "Permit to Install" a new natural gas power plant in downtown Lansing in an environmental justice neighborhood? Sadly, likely.

In closing, a new 16 MW power plant for Deep Green's 24 MW data center **does NOT comply** with Lansing's 2012 Design Lansing plan, 2020 Climate Action Plan, 2022 Sustainability Action Plan, City Council Resolution 2022-159, BWL's 2020 or 2025 Integrated Resource Plan, current zoning and noise ordinances, or the State of Michigan PA 235 clean energy law. So why is it even being considered? Lots of money from corporations to government.

Unfortunately, this is America where governments at all levels favor cars, corporations and cash over people, pedestrians and the planet. Big spending corporations are very good at getting governments to ignore their climate and sustainability plans and change their laws to favor corporations. But it does not have to be like that in Lansing.

You are building your new City Hall in Cherry Hill neighborhood so you too will see the results of your vote every time you drive to Lenawee and Grand. Do you want to hear humming generators, smell natural gas and see an ugly data center every time you come to City Hall? **Or can you dream of something better for Lansing?**

Mike Smalligan

606 River Street

517-449-5666

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 4:56 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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City Council Legislative Office Manager
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From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 4:52 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Adam Garrett
Zip Code of Residence	48910
Email	adam4923@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Sent: Thursday, February 5, 2026 4:43 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 4:39 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Jonathan Gipson
Zip Code of Residence	48910
Email	jonogip4@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

reducing natural gas demand and associated emissions while strengthening existing public infrastructure.

From a workforce standpoint, the project would create both short-term and long-term jobs. Construction of a facility of this scale would create good-paying union and high-tech jobs during construction, and operations jobs that drive long-term economic impact. Those jobs mean steady paychecks, local spending, and sustained economic activity over time.

The proposal also offers broader public benefits. BWL has projected $1.1 million in annual natural gas savings associated with the heat reuse component, and the project is expected to generate $1 million in additional annual revenue to the city through utility partnerships and property taxes. In addition, Deep Green has outlined commitments to ongoing community investment tied to the facility's operation.

Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 4:42 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 4:40 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Shane Parker
Zip Code of Residence	48911
Email	Parke452@msu.edu
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, February 5, 2026 4:34 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Thursday, February 5, 2026 4:07 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Chris Wegener
Zip Code of Residence	48934
Email	Chrisjwegener@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

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Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

February 9, 2026

Dear City Council,

I am a resident of Cherry Hill neighborhood. I am opposed to the new 16 MW power plant and 24 MW data center three blocks from my home. While my prior comments focused on building a city for people and pedestrians instead of cars and corporations, let's also consider the legal aspects of this proposal.

Fundamentally your vote on February 23 is about the legality of a power plant, NOT the public acceptance of a data center. Here is a summary of the plans, ordinances and laws that do NOT support this new power plant in downtown Lansing.

- Lansing's 2012 "Design Lansing" Comprehensive Plan
- Lansing Zoning Ordinance
- Lansing Noise Ordinance
- Lansing 2022 Sustainability Action Plan
- Lansing 2020 Climate Action Plan
- City Council Resolution 2022-159
- Board of Water & Light's 2020 and 2025 Integrated Resource Plans
- Public Act 235 of 2023 – Michigan's Clean Energy Law
- EGLE Air Quality Permit

Let's review how many plans, ordinances and laws Deep Green is asking you to ignore, break or change in order to build a new power plant in downtown Lansing.

1. Lansing's 2012 "Design Lansing" Comprehensive Plan
    a. Page 27: smart growth includes mixed use, housing choices, **walkable neighborhoods**, natural beauty and community collaboration
    b. Page 37: "Four principles—**sustainability, placemaking, livability and stewardship**— guided the development of plan recommendations."
    c. Page 60: "The downtown core should be the location for Lansing's highest densities and tallest buildings, using areas that are surface parking lots (or are appropriate for redevelopment) for **mixed-use** infill supported by structured parking."
    d. **THANK YOU for changing the many one-way streets in downtown Lansing into two-way streets!** Those streets are now safer for pedestrians and cars. *Please consider turning Cedar and Larch into two-way streets to slow DANGEROUS and LOUD traffic on those busy streets.* It will benefit the residents moving into the new Stadium North apartments up by Saginaw too.

e. *A new industrial 16 MW power plant and 24MW data center in the Downtown Core does NOT fulfill any of these lofty goals for our city.*

2. Lansing Zoning Ordinance
    a. Page 47: "The intent and purpose of the DT-3 Downtown Core district is to provide primarily a vertical mix of uses with higher density residential housing and office buildings."
    b. Downtown Core prohibits power plants.
    c. *Council must change to Industrial zoning to build power plant downtown.* **This change in zoning benefits corporations, not people and planet.**

3. Lansing Noise Ordinance
    a. 654.07. - Prohibited noises generally. (k) "*Air Conditioning and Air Handling Devices.* The operation of air conditioning, air handling devices, refrigeration devices or other compressors causing a continuous sound level in excess of fifty-five dBA measured at any property line in residential areas."
    b. **City Attorney said on January 26, 2026 that industrial use is exempt from the noise ordinance.** I don't see that exemption in the ordinance.
    c. *Deep Green's promise to comply with noise ordinance is meaningless.*

4. Lansing 2022 Sustainability Action Plan
    a. If Deep Green's 24 MW annual power consumption is 210,240,000 kWh, then it will **INCREASE Lansing's GHG emissions by 5%** or 82,835 tCO2 annually (using conversion factor of 0.394 tCO2e / MWh). You can FORGET about the City of Lansing's many sustainability goals if you invite data centers to town.
    b. Page 6: "Like many communities, there are challenges associated with **environmental justice and equity** in Lansing, and it is a priority to actively work to resolve them." A Deep Green data center and power plant in Downtown Core will not reduce environmental injustices in Lansing.
    c. Page 7 GHG reduction goals:
        i. 2030 Goal - reduce greenhouse gas emissions 59% below 2010 level
            1. What was the 2010 GHG emissions level for Lansing???
            2. BWL's 2020 GHG emissions were around 3 million tCO2e
            3. 59% below 3 million is 1,230,000 tCO2e
        ii. 2050 Goal – 100% carbon neutral
            1. Carbon offsets cost around $35 per tCO2e in 2025
        iii. Lansing 's 2019 GHG emissions was 1,558,101 tCO2e
            1. 2019 levels are still 27% above the 2030 goal of 59% reduction

d. Page 8: BWL's 2020 Integrated Resource Plan
    i. reduce GHG 80% by 2030 – that is just 4 years away!
        1. 80% below 3 million tCO2e is only 600,000 tCO2e. Ha! Ha! Ha!
        2. 2019 levels are 259% above this 80% reduction goal
    ii. 50% clean energy by 2030 and carbon neutral by 2040

5. Lansing 2020 Climate Action Plan [apply only to city government? or everyone?]
    a. Page 6: "We continue our commitment to the U.S. Conference of Mayors Climate Protection Agreement."
        i. "reduce carbon emissions in their cities below 1990 levels"
        ii. What was Lansing's GHG emissions in 1990?
    b. Page 8: "Achieve carbon neutrality for Scope 1 & 2 emissions by 2040"
        i. Scope 1 is direct GHG emissions
        ii. Scope 2 includes GHG emissions from purchased electricity
        iii. Scope 3 is GHG emissions from entire supply chain
    c. Page 15: "Update City Master Plan and Strategic Plan to include sustainability and prioritize climate action."
    d. Deep Green increases Lansing's annual GHG emissions by 5%. Data centers will destroy Lansing's goals to reduce GHG emissions.

6. City Council Resolution 2022-159
    a. "Lansing City Council **declares a climate emergency** and establishes a goal to protect the Lansing community from the negative impacts of climate change, and work towards equitable climate protection and environmental justice for all."
    b. **reduce GHG emissions 59% below 2010 by 2030**
    c. **carbon neutral in 2050**

7. Board of Water & Light's Integrated Resource Plan
    a. 2020 IRP reduce GHG 80% by 2030, 50% clean energy by 2030, carbon neutral by 2040
    b. 2025 IRP not available to public yet at www.lbwl.com/about-bwl/lansing-energy-tomorrow/2025-integrated-resource-plan
    c. How does increasing GHG emissions 5% with natural gas fit into 2025 IRP?

8. Public Act 235 of 2023 – Michigan's Clean Energy Law
    a. Sec. 28. (1) An electric provider shall achieve a **renewable energy** credit portfolio of at least the following: (a) Through 2029, 15%. (b) In 2030 through 2034, 50%. (c) In 2035 and each year thereafter, 60%.

b. Sec. 51. (1) As a clean energy standard, an electric provider shall achieve a **clean energy portfolio** of at least the following: (a) In 2035 through 2039, 80%. (b) In 2040 and each year thereafter, 100%.
c. Dick Peffly of BWL admitted on January 26, 2026 that the proposed 16 MW power plant for Deep Green is neither renewable energy nor clean energy according to definitions in PA 235.
d. BWL needs to get the State of Michigan to **change state law** for this new power plant to comply with clean energy law.
e. Who owns it? Why would Octopus Energy spend millions of dollars to build a new 16 MW power plant and then give it away to a utility that can (and should) increase its power costs???

9. EGLE Air Quality Permit
    a. Has City Council seen the Deep Green / BWL application to EGLE for a new air quality permit to build a new power plant in downtown Lansing?
    b. Don't you want to see the EGLE permit application BEFORE you vote?
    c. Will EGLE approve a "Permit to Install" a new natural gas power plant in downtown Lansing in an environmental justice neighborhood? Sadly, likely.

In closing, a new 16 MW power plant for Deep Green's 24 MW data center **do NOT comply** with Lansing's 2012 Design Lansing plan, 2020 Climate Action Plan, 2022 Sustainability Action Plan, City Council Resolution 2022-159, BWL's 2020 or 2025 Integrated Resource Plan, current zoning and noise ordinances, or the State of Michigan PA 235 clean energy law. So why is it even being considered? Lots of money from corporations to government.

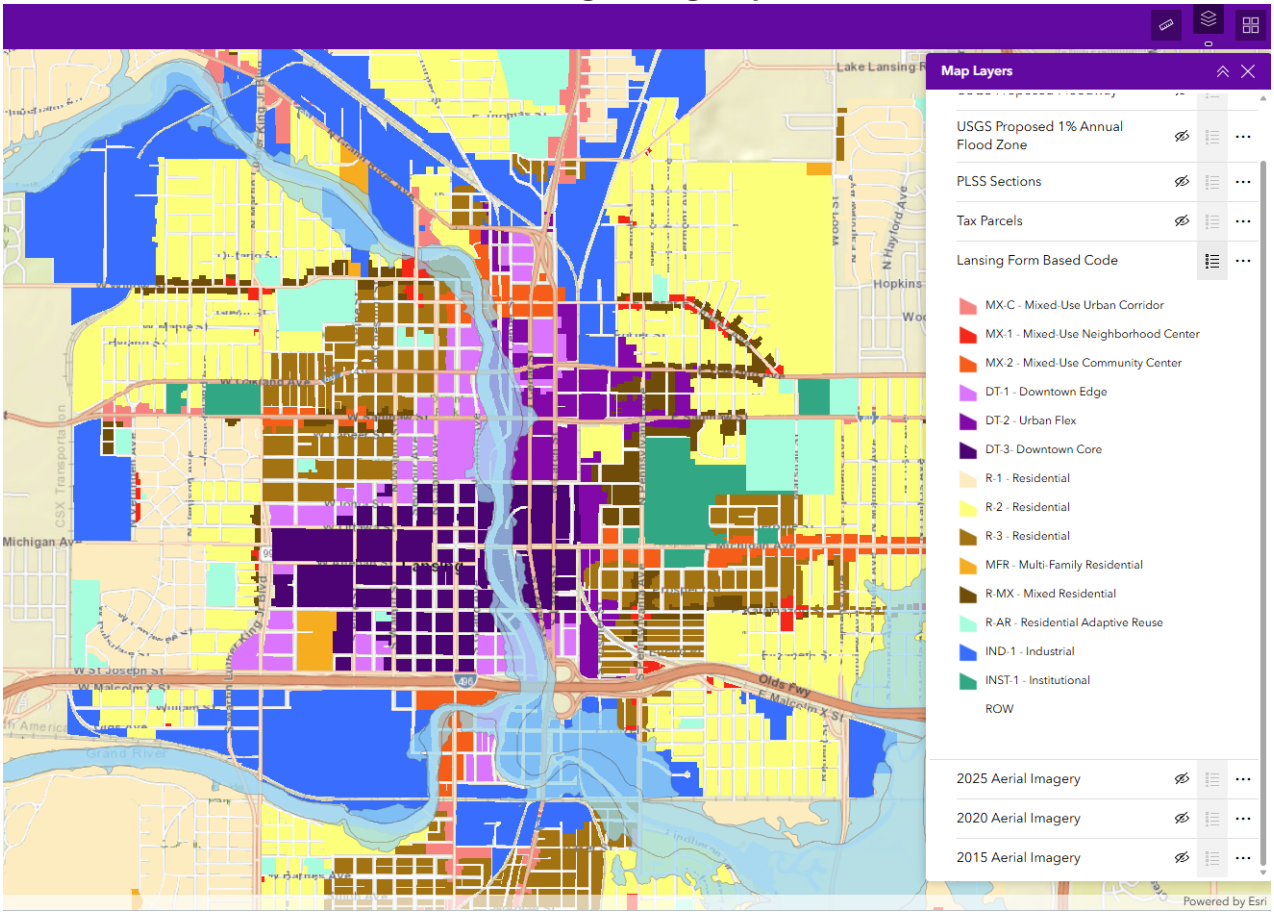
Unfortunately, this is America where governments at all levels favor cars, corporations and cash over people, pedestrians and the planet. Big spending corporations are very good at getting governments to ignore their climate and sustainability plans and change their laws to favor corporations. But it does not have to be like that in Lansing.

You are building your new City Hall in Cherry Hill neighborhood so you too will see the results of your vote every time you drive to Lenawee and Grand. Do you want to hear humming generators, smell natural gas and see an ugly data center every time you come to City Hall? **Or can you dream of something better for Lansing?**

Mike Smalligan

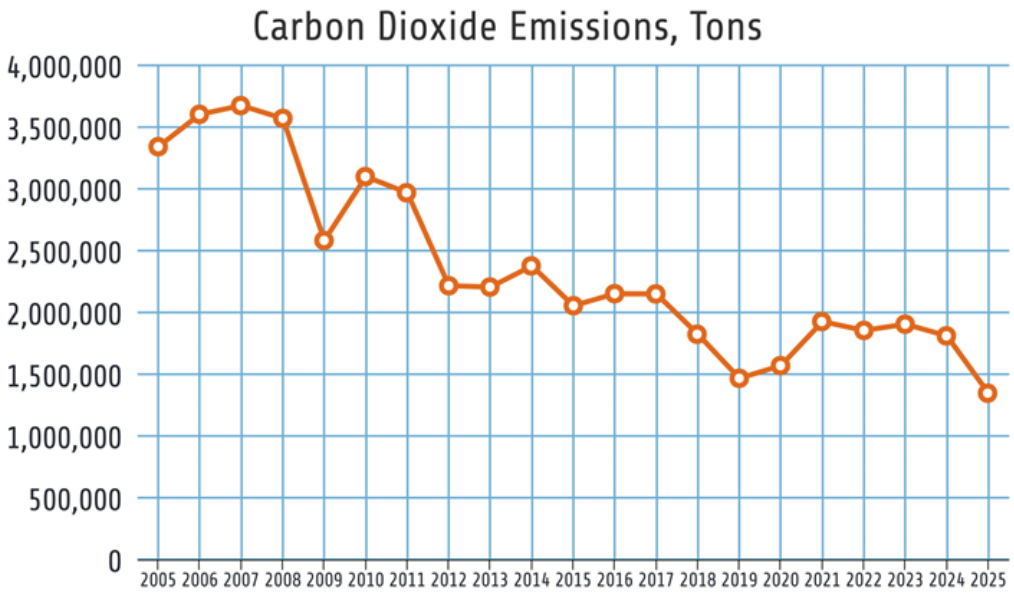
606 River Street, Smalligan.Mike@gmail.com, 517-449-5666

Lansing Zoning Map



<u>BWL's 2020 Integrated Resource Plan (*projections for 2021 to 2025*)</u>

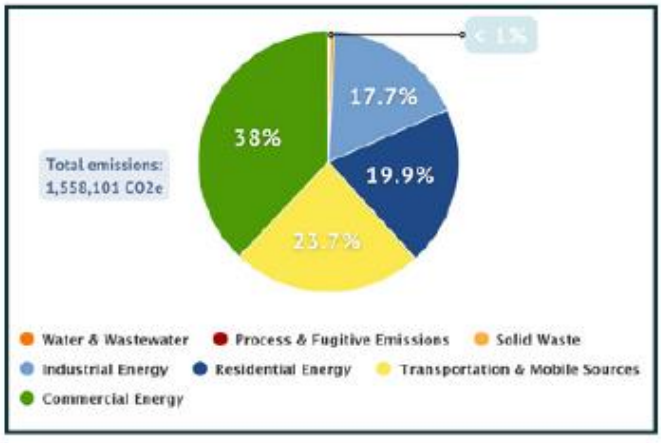
Figure 6: CO2 Emissions Reductions 2005 to 2025



2022 Sustainability Action Plan

Table 2: Community-Wide Emissions Inventory by Fuel Type, CY 2019

Sector	Fuel or Source	Usage	Usage Units	Emissions (CO_2e)
Residential Energy	Electricity	339,803,573	kWh	286,251
Residential Energy	Natural Gas	4,312,756	Therms	22,938
Residential Energy	LPG	8,190	MMBtu	521
Residential Energy Total				309,710
Commercial Energy	Electricity	655,828,583	kWh	552,472
Commercial Energy	Natural Gas	7,405,083	Therms	39,385
Commercial Energy Total				591,857
Industrial Energy	Electricity	304,174,089	kWh	256,237
Industrial Energy	Natural Gas	3,672,600	Therms	19,492
Industrial Energy Total				275,729
Transportation & Mobile Sources	Gasoline	633,546,138	VMT	264,338
Transportation & Mobile Sources	Diesel	67,589,473	VMT	99,828
Transportation & Mobile Sources	Other			5,030
Transportation & Mobile Services Total				369,196
Solid Waste	Waste Sent to Landfill	20,050	Tons	8,709
Solid Waste	Other			102
Solid Waste Total				8,811
Water & Wastewater	Fugitive Emissions			128
Water & Wastewater Total				128
Process & Fugitive Emissions	Other			2,670
Process & Fugitive Emissions Total				2,670
Total Emissions				**1,558,101**



Greenhouse Gas Emissions Calculations

Method 1 – EPA Emission Factor of 0.394 tCO2e per MWh

tCO2e per kWh	tCO2e per MWh	Annual Energy MWh	tCO2e per year
0.000394	0.394	210,240	**82,835**

Electricity used (kilowatt-hours)

The Greenhouse Gas Equivalencies Calculator uses the eGRID U.S. regionally specific *or* national annual average CO_2 output rate to convert kilowatt-hours of energy use into units of carbon dioxide emissions, depending on the user input.

This calculation is intended for users who would like to know the equivalencies associated with greenhouse gas emissions associated with electricity used, not avoided. This is either a regionally specific *or* a national average emissions factor, depending on the user input.

Emission Factor

823.1 lbs CO_2/MWh × 1 metric ton/2,204.6 lbs × 1/(1-0.051) MWh delivered/MWh generated × 1 MWh/1,000 kWh = 3.94×10^{-4} metric tons CO_2/kWh

(eGRID, U.S. annual CO_2 total output emission rate [lb/MWh], year 2022 data)

EPA.gov/energy/greenhouse-gas-equivalencies-calculator-calculations-and-references

Method 2 – Fuel Cell GHG Emissions vs Typical GHG Emissions from Power Generation

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh	pounds CO2 per year	tCO2e per year
New "Fuel Cells"	16	140,160	823	115,351,680	52,337
BWL natural gas	8	70,080	1021	71,551,680	32,464
					84,802

Data Source for Emission Factors: www.nbcbayarea.com/news/local/is-bloom-energy-greenwashing-the-public/1981688/

Swope, Chris

From: Mark Lee <mlee@deepgreen.energy>
Sent: Thursday, February 5, 2026 6:03 PM
To: City Council
Cc: Clerk, City; Lansing Mayor
Subject: [EXTERNAL] Research and Background on Heat Reuse Data Centers
Attachments: img-0e5ab8f8-333b-4048-be03-124d210cd0c6

President Spadafore and members of the Lansing City Council:

Thank you for your thoughtful consideration of Deep Green's proposal to construct a 24MW heat reuse data center in your community.

As you deliberate on this project, I wanted to take a moment to provide some additional background information about data center heat reuse that I hope will demonstrate the value of this project to the community and some additional assurance that our approach to data centers is one being embraced by forward-thinking cities across the world.

In the scientific journal *Renewable and Sustainable Energy Reviews*, Xiaolei Yuan et. al. find that "Waste heat recovery (WHR) technology is considered as a promising approach to improve energy efficiency, achieve energy and energy cost savings, and mitigate environmental impacts, whose feasibility and applicability has been studied and validated by many researchers." The article goes on to conclude that data center waste heat for use in district heating networks like the BWL's downtown steam / hot water utility "have been proven feasible and applicable in terms of their technical, energy, exergy, environmental and economic analysis."

This article from the World Economic Forum details several places in Europe where data center heat is being put to beneficial use. Examples cited include a data center in Mäntsälä, Finland, that is recovering enough heat to power 2,500 homes, and an Amazon data center in Ireland that has saved 1,100 tonnes of CO2 for the local heating district in its first year of operation.

The International Energy Agency has also reviewed data center growth and the opportunity to incorporate the technology into heating districts. This article, titled "Opportunities for district heating in the changing energy landscape," states that data centers present "an ideal opportunity for the use of waste heat in district heating networks" and identifies several other locations in northern Europe that are successfully pairing data centers with heat reuse.

As part of a broader report titled "Decarbonising hard-to-abate sectors with renewables: Enablers and recommendations," the International Renewable Energy Agency includes a section on waste heat recovery from data centers. One example cited is Odense, Denmark, where a Facebook data center is designed to recover and donate up to 100,000 MWh of waste energy each year.

These are just a few examples demonstrating how heat reuse for the data center industry is quickly becoming the standard. There are even industry alliances like Net Zero that have been established to provide best practices for how to implement them.

We look forward to providing more details on our approach and answering your questions on Monday. As a preview, you can expect more information on:

- **Heat provision and BWL gas payment savings.** The heat calculations were derived from OEM product specifications that we already use in the UK. Data from Deep Green's UK data centers show

that 96% of IT power has been transferred to useful heat. In the Lansing project, the heat is supported by combined heat and power units from the on-site fuel cells. The heat and cost calculations were validated by EverGreen Energy, a consultant for BWL on the hot water network transition.

- **Water use:** The water use from our proprietary data center designs has been externally validated and signed off by VIPA, a specialist data center engineering consultant. All designs for the Lansing project will be stamped by Michigan-registered mechanical engineers as required by the city's permitting process. The use of closed-loop liquid-based cooling systems is widespread across a range of industries and are not a new concept. In fact, BWL is using a closed-loop system for its new hot water utility service. In addition, we are legally obligated to dispose of the glycol in an environmentally sustainable way as mandated by Michigan law.

- **Return On Equity and estimated property taxes:** ROE estimates have been completed in partnership with BWL and EverGreen, based on the data center's expected power draw. The property tax estimates were derived from the staff report for our rezoning and Act 33 request and have been verified in more detail by the Lansing Economic Area Partnership.

- **Noise:** As part of the sale of land from the City to Deep Green, Deep Green has committed to maintaining the noise limits stated within the current downtown core zoning. We are legally obliged to maintain these limits to retain the zoning required to operate the data center.

Deep Green believes Lansing can be a model for the rest of the country, and we are confident our facility can be a net positive for the community.

In the meantime, please do not hesitate to reach out directly if we can answer any questions. We would be happy to meet with you at your earliest convenience.

Thank you.

Mark Lee

Mark Lee
CEO
Deep Green

Co. 13601125
69 Church Way, North Shields, United Kingdom, NE29 0AE

https://www.deepgreen.energy

From: Jordan Lindsay <lindsa57@gmail.com>
Sent: Monday, January 26, 2026 2:06 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Do Not Rezone for Data Center

Hi,

I have been a Lansing Resident for 12 years and I do not support the rezoning proposal for the data center. Data Centers require a massive and unsustainable amount of energy and contribute significantly to carbon emissions and local environmental strain. They drive up regional energy costs and generate immense and constant noise pollution. They also create significant e-waste through frequent hardware updates.

They consume millions of gallons of water annually. We need to protect our local community and our local environment. We cannot sell out to greedy corporations who have no regard for life. They will try to make it seem ok, but it's not and we need to stand against these kinds of issues before it's too late and we don't have clean water left to drink or clean air left to breathe.

We do not need to support the unsustainability that requires these centers in the first place. I strongly urge you to say no to rezoning and no to data centers.

Thank you,

Jordan

From: Julia Kramer <julrosekram@gmail.com>
Sent: Monday, January 26, 2026 1:34 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Public Comment re: Rezoning for Deep Green Data Center

I do not support the rezoning of the 200 block of S Cedar St. for the proposed Deep Green data center. Thank you!

Julia Kramer, Ward 1

413 S Magnolia

Lansing 48912

From: Dr. Chris Sovey <chris@healthyconsumerpt.com>
Sent: Thursday, November 6, 2025 8:19 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Proposed Data Center In Lansing

Hello Ms. Stachowiak,

My name is Dr. Chris Sovey. I'm writing as a Lansing resident to express serious concern about the proposed downtown Deep Green data center project recently featured in *Lansing City Pulse*. While I understand the appeal of economic development, I believe this project presents significant environmental and community risks that must be fully reviewed before any approval or rezoning is granted.

My primary concerns include:

1. **Water Usage and Supply Risk**
    - Data centers use substantial amounts of water for cooling — often millions of gallons annually per megawatt of power demand.
    - Lansing's municipal water system already supports residential, commercial, and industrial users; additional draw could strain infrastructure and raise long-term costs for residents.
    - Public transparency is needed regarding the projected annual water consumption, source (potable vs. non-potable), and potential impact on local supply or aquifer levels.
2. **Thermal and Chemical Discharge**
    - Cooling systems generate heated and mineral-laden discharge ("blowdown") that can affect local water bodies if not properly managed.
    - The city should require full environmental disclosure and a plan for closed-loop or reclaimed-water systems before approval.
3. **Energy Consumption and Air Quality**
    - AI-grade data centers are among the most energy-intensive facilities per square foot.
    - Lansing's grid would need to accommodate constant 24/7 load; if fossil-fuel backup generators are included, emissions and noise could harm local air quality and nearby neighborhoods.
4. **Transparency and Community Oversight**
    - Most data-center operators do not publicly disclose real-time data on water and energy use.
    - Any approval should include strict public reporting requirements for water withdrawal, discharge quality, and energy sourcing.
5. **Land Use and Neighborhood Impact**
    - A facility of this scale changes the character of the downtown corridor.
    - Increased traffic, waste heat, and noise from cooling towers could degrade nearby property values and quality of life.
6. **Precedent and Environmental Justice**

    - Once a heavy-infrastructure use is approved downtown, it sets a precedent for similar high-impact facilities in the urban core rather than industrial zones.
    - Residents in older neighborhoods near downtown already face environmental burdens — this project risks compounding them.

I respectfully request:

- That no site plan or rezoning be approved until a full environmental impact study is completed.
- That all projected water, energy, and emissions data be made public.
- That residents be given adequate notice and opportunity for input before any final vote.

I would appreciate being informed of upcoming public hearings related to this project.
Lansing deserves development that supports long-term sustainability without compromising public resources or neighborhood well-being.
Thank you for your attention to these concerns.

--
Chris Sovey, DPT, RN, BSN
http://www.healthyconsumerpt.com
http://www.youtube.com/sovchr
http://www.facebook.com/hconsumerpt
Phone: 517-245-1445
Fax: 833-352-3618

GRAND RAPIDS MI 493

As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.

Do not allow Data Centers to endanger our environment & our Great Lakes. They are bad for communities Do Not sell out to Big Tech AI will Fail.

49503-1605 10
=Kathrine

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DEC - 1 2025
City of Lansing

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

Print FREE at: SignsofJustice.com/mail

GRAND RAPIDS MI 493

25 NOV 2025 PM 4 L

As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.

15 jobs, destroying our environment, and making Lansing unlivable financially is not worth keeping up with technology when it means allowing companies to erect a data center that will destroy our city.

48933-160510

LANSING CITY COUNCIL
124 W MICHIGAN AVE
LANSING MI 48933

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City of Lansing
City Council

Print FREE at: SignsofJustice.com/mail

GRAND RAPIDS MI 493

25 NOV 2025 PM 9 L

As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.

Do NOT allow the Deep Green data Center to pass! Communities across the globe are grossly impacted by AI data Centers in the most negative ways. Not every drop of miniscule Prosperity needs to be drained from our communities for the sake of a hazardous fad, padding millionaire & billionaire pockets and will only affect Every Person

48933-160503

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City of Lansing
City Council

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Lansing, MI 48933

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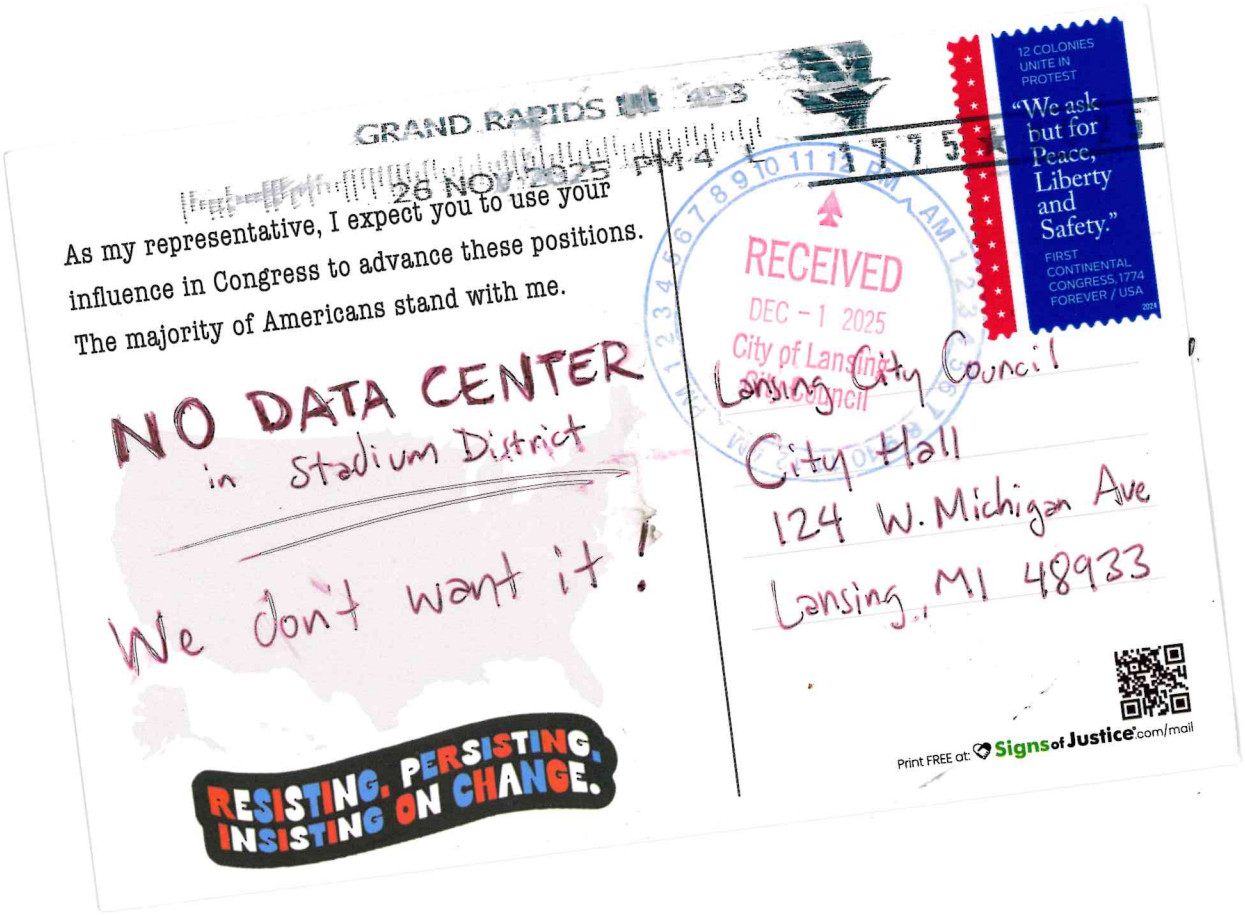

GRAND RAPIDS
26 NOV 2025
PM 4
12 COLONIES UNITE IN PROTEST
"We ask but for Peace, Liberty and Safety."
FIRST CONTINENTAL CONGRESS, 1774
FOREVER / USA
As my representative, I expect you to use your influence in Congress to advance these positions. The majority of Americans stand with me.
NO DATA CENTER
in Stadium District
We don't want it!
RESISTING, PERSISTING, INSISTING ON CHANGE.
RECEIVED
DEC - 1 2025
City of Lansing
City Council
Lansing City Council
City Hall
124 W. Michigan Ave
Lansing, MI 48933
Print FREE at: SignsofJustice.com/mail

From: Sunny <faithsaeerah@protonmail.com>
Sent: Wednesday, November 5, 2025 1:48 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] NO to Deep Green Data Center

Hello,
I am unable to make the zoning meeting tonight and wanted to write about the proposed Deep Green data center in downtown Lansing. I am a homeowner and urban farmer in Lansing and am writing to express my strong disagreement for the building and running of this data center in our community. Across the United States communities have been feeling the negative effects of data centers including excessive water and energy usage and the prioritization of corporations over residents. Globally, we are already hurtling past climate tipping points which the proliferation of AI has contributed to. We need to be consuming fewer resources as a community and a nation, and prioritizing investments in actually sustainable solutions, not just ones that are so-called "carbon neutral." An MSU professor Doug Bessette said "A data center will never be sustinable. It will always require more energy to run than it could ever produce. So they're arguing that it's sustainable because it's almost carbon-netural and they're prodcing heat the BWL needs anyway--well, yeah, but you also have to power the data center." The number of jobs this data center would bring in no way outweighs the negatives that data centers have been seen to bring to communities across the nation. Please do not rezone the proposed area, where myself and many of my loved ones live and grow food close to, from urban core to industrial.
Thank you,
Faith Bradley

From: Henry Fessler <fesslerhenry@gmail.com>
Sent: Wednesday, November 5, 2025 1:43 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Expressing Disapproval of Redistricting for a Data Center

Hello Ms. Stachowiak,

My name is Henry, and I live in Ward 1 over by Sparrow. Today, you will be discussing redistricting to allow Deep Green to build a data center in downtown Lansing. I wanted to write to express my disapproval for this project.

While Deep Green and BWL make promises about the center being a positive impact on our electricity grid that will lower prices, that isn't how I've seen these projects play out in other communities. Atlanta communities can track 70% of price increases back to data centers, and Carnegie Mellon found data centers could drive 8% or even 25% rate increases.

When nearly half of Michigan is spending 10% of their income on energy, we as a community can't afford to be anything less than completely confident in our initiatives.

Deep Green, even in name, is promoting this center as a green initiative, but it could majorly set back our climate initiatives as well. I and many of your constituents don't buy that these centers are a foregone conclusion. These centers take energy to make heat, just like we do today. Without plans to power the center in a clean way, this heat isn't free. We'll pay for it with environmental and health outcomes.

I'm firmly against this redistricting, and I hope you will consider pushing back against it.

Thank you for hearing the opinions of your residents.
Henry

From: Janice Heebsh <janice.ebeling@gmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Absolutely No Data Center in Lansing.

Good Afternoon,

I am writing you as a resident of East Lansing-in support of my neighbors in Lansing- to oppose the zoning approval for the proposed data center on Kalamazoo Avenue.

As people struggle with their bills, and winter comes, the news of a new possible data center is chilling. While the news and the BWL cites the cost savings and the wattage surplus they are capable of, this will be a devastating blow for those struggling to afford and keep the electricity on in their own homes.

Nationwide, data centers cause the cost of electricity to increase 5% on average, and some locations experienced an appalling 257% increase to their bills. While Lansing struggles to house, feed and warm their constituents, approval of the data center sends the message that the people of Lansing and neighboring cities' are expected to carry more burdens for corporate interests benefit.

Data centers are fed though either a powerful burden on electricity or a powerful drain on water to cool their equipment. The promise of 50 jobs is not significant enough to compensate for the environmental impact, the impact on resident's pockets, and the impact on neighboring cities.

Additonally, data centers are not industries that produce high impact products. They are a repository of information on internet users who do not have rights to their privacy. Approving this when thousands of people in Lansing are homeless, and going hungry as winter sets in is ghoulish.

If the city truely wishes for more "High Tech" and "Environmentally Green" jobs and industy in their city, they should welcome solar, wind and battery technology factories whose products promise a renewable and energy-independent future for Lansing, and Michigan as a whole, and whose pollution is offset by large volumes of quality jobs.

Thank you for hearing me out, and I look forward to your response

Janice Heebsh

LANSING REGIONAL CHAMBER

We Work Relentlessly to Help Businesses **Connect, Grow and Thrive.**

November 5, 2025

Lansing City Planning Commission
Neighborhood Empowerment Center
600 W Maple Street
Lansing MI 48906

RE: Support for Item 4 B Z 2 2025 Conditional Rezoning 200 Blocks of S Cedar and S Larch Streets

Dear Chair and Members of the Planning Commission:

On behalf of the Lansing Regional Chamber of Commerce, I write to express strong support for Item 4 B Z 2 2025, the request to conditionally rezone the property located in the 200 blocks of South Cedar Street and South Larch Street from "DT 3" Downtown Core to "IND 1" Industrial.

As the leading regional voice for the business community and a long-standing partner in Lansing's economic growth, the Chamber is committed to advancing opportunities that strengthen our economy, create jobs, and support the continued vitality of our capital city. Deep Green's proposed development represents a major investment in Lansing's future and aligns directly with our region's strategic focus on innovation, sustainability, and advanced technology infrastructure.

This 120-million-dollar project transforms underutilized city owned land into a productive, revenue generating, high value use that will support economic growth for decades to come. What is today a surface parking lot generating no property tax revenue will become a world class data center facility that brings meaningful economic activity, local business opportunities, and new jobs to our region.

The scale and design of the project will fit well with adjacent properties including the Lansing Board of Water and Light water conditioning plant located across the street. Several similar uses, such as the existing solar array and two vehicle service centers that surround the site, establish a compatible context for this development. In addition, this is a conditional zoning request, ensuring that if the property ever changes ownership, the only permitted use will remain as a data center. This provides long term certainty and alignment with the community's vision for the corridor.

Deep Green's sustainable model, including the ability to reuse waste heat to support nearby buildings, represents one of the most forward thinking and environmentally responsible data center approaches in the country. This development builds on the Lansing Board of Water and Light's legacy of innovative, sustainable energy investments and complements ongoing corridor revitalization efforts that extend from REO Town into the Stadium District and downtown core.

As we look toward the future, communities that lead in digital infrastructure, energy innovation, and sustainable technology will be positioned to attract the next generation of employers and talent. This project strengthens our competitive position, supports the development of an innovation corridor, and sets the stage for continued high tech investment.

For these reasons, I respectfully encourage your support of this conditional rezoning request. This project reflects forward looking economic development that benefits both the business community and Lansing residents, and it advances our shared goal of building a strong, vibrant, and innovative regional economy.

Thank you for your consideration and for your continued service to the City of Lansing.

Sincerely,

Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

From: Maggie McConnaha <maggiemcconnaha@gmail.com>
Sent: Wednesday, November 5, 2025 2:37 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data center

Dear Lansing City Council,

I do not want a data center in Lansing, no matter how "green" it is! This is absolutely not where our energy should be going.

I am positive you all can come up with a more prosocial use of that space that would be environmentally friendly, create more than 50 jobs (honestly, that's not that many), and make use of this incredible surplus of energy BWL has. Keep Lansing OUT of this AI bubble. We do not need any of that nonsense. We need housing, green spaces, safe spaces for our children, and places to access affordable healthcare.

I propose that space instead be developed into a literacy-focused garden, a la Bookworm Gardens in Sheboygan, WI. Please contact me at 920-698-0830 if you'd like to work with me on this idea.

All the best,
Maggie McConnaha
Ingham County Resident

From: Maggie McConnaha <maggiemcconnaha@gmail.com>
Sent: Wednesday, November 5, 2025 2:31 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Dear Ms. Stachowiak,

I do **not** want a data center in Lansing, no matter how "green" it is!

All the best,
Maggie McConnaha
Ingham County resident

From: Marcie Alling <marciejalling@gmail.com>
Sent: Tuesday, November 18, 2025 1:32 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Comments to Lansing Planning Commission: Conditional Rezoning of Proposed Data Center

Good afternoon -

I'm writing in strong support of Deep Green Technologies, LLC's proposed new data center and I urge the Lansing Planning Commission to approve the necessary conditional rezoning. The project offers so many benefits including offering a highly appropriate re-use of this particular property given its location and surroundings. From everything I've read and heard about the project, this seems to be a data center proposed to be "done right." In fact, it could well serve as an exemplar for other urban areas that might be considering data centers. It's also exciting to know that Lansing will be welcoming a new international business partner.

I'll be unable to attend the December meeting when the vote will be taken, so I would appreciate having my email shared with the LPC members prior to the meeting. Thank you for the opportunity to offer public comment.

Sincerely,
Marcie Alling

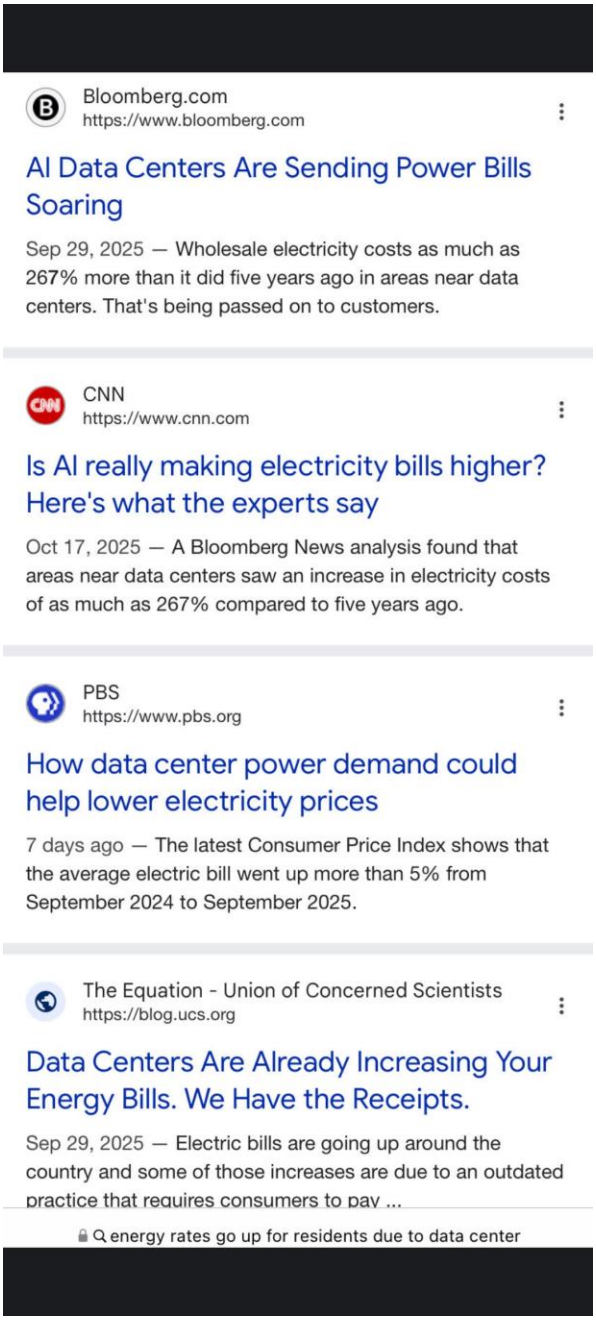
From: Mercuri Rose <therapy@mercurirose.com>
Sent: Wednesday, November 5, 2025 2:08 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] No to the data center

Do not allow the data center to be built. I am deeply concerned about the econmic and environmental impact this data center will have on my community. The fact that the press wasn't released about this until right before the zoning meeting tonight I think only speaks to the fact that this will not be an action in the interest of lansing residents or it wouldn't have been kept from the press so long.

Our license plates literally say water winter wonder land... how can we allow for data center to be build when it will evaporate away the very water we say we love. Absolutely not.

Also the cost! I cannot have my electric bill increase over 200% in the next 5yrs. You think we have a housing crisis in our city now? Just think what that inflation will do to families already struggling.

Just no!



Wishing you a gentle day,
Mercuri Rose LLC, LMSW-C

they/ them/ theirs
Website: firstplanettherapy.com
Email: therapy@mercurirose.com
Cell: 517-295-3723 (text preferred)
Address: 2450 Delhi Commerce Dr, Ste 6, Holt, MI 48842

From: Morgan Doherty <morganddoherty@proton.me>
Sent: Wednesday, November 5, 2025 12:15 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] public comment against Deep Green data center

Hello, I am a 40-year Lansing resident with expertise in community sustainability, writing to express my strong disagreement with the proposed Deep Green data center in downtown Lansing. This data centers entagles Lansing further with the unethical and unsustainable AI bubble that is further devastating not only our environment, but the social and intellectual fabric of our communities.

We need to be consuming fewer resources across the board. As MSU professor Doug Bessette said, “A data center will never be sustainable. It will always require more energy to run than it could ever produce. So they’re arguing that it’s sustainable because it’s almost carbon-neutral and they’re producing heat the BWL needs anyway — well, yeah, but you also have to power the data center.” Lansing will be failing its delicate and failing ecosystems, and the human and non-human citizens that rely on it, if we allow this proposed development to be built in our city.

Yours,

Morgan Doherty
423 N Francis
Ward 1

From: Savage, Spencer <savage27@msu.edu>
Sent: Wednesday, November 5, 2025 2:10 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Deep Green data center

Hello-

I am a Lansing resident who would like to express concern and disagreement over the proposed Deep Green data center in downtown Lansing. While I am a proponent of diversifying the Lansing economy, I believe in doing so through investing in people and the future, not through a short term boost from an international company.

The amount of resources needed for a data center is not possible to be self-sufficient due to the amount of energy necessary, and the Midwest's precious water supply needs to be protected and used for sustaining communities, not used on short term, untested AI strategies for a quick profit that will not benefit the long term community.

Please reconsider this project and look towards more environmentally and socially sustainable uses for our city planning.

Thanks,
spencer savage
Ward 1

From: Stephanie Swart <slswart@gmail.com>
Sent: Wednesday, November 5, 2025 4:24 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Lansing Planning Commission, Data Center

Hi Susan,

I am a resident and work in the city of Lansing. I rely on LBWL for power and water. I understand that not only do you have a surplus, but are also considering starting a data center in Lansing.

I am wholeheartedly against this idea. I would rather LBWL use its surplus to assist local citizens by lowering their rates or offering relief to those with shutoff notices. I do not want a data center in my community using our power, taking resources that could be distributed locally, and destroying the environment.

I am sure LBWL has done their research and understand the enormous amounts of water and energy data centers require. Not to mention that the benefits tend to go out of state while directly impacting the local population https://www.smithsonianmag.com/science-nature/with-ai-on-the-rise-what-will-be-the-environmental-impacts-of-data-centers-180987379/ . This is not something that I want my payments to support.

Thank you for your consideration.

Stephanie Swart
1706 Osborn Road, 48915

From: Steve Japinga <sjapinga@lansingchamber.org>
Sent: Wednesday, November 5, 2025 11:01 AM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Cc: tdaman@lansingchamber.org; Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>; Schor, Andy <Schor.Andy@lansingmi.gov>
Subject: [EXTERNAL] Letter of Support – Item 4 B Z 2 2025 (Deep Green Rezoning)

Dear Administrator Stachowiak and Members of the Lansing City Planning Commission,
On behalf of the Lansing Regional Chamber of Commerce, please find the attached letter expressing our strong support for Item 4 B Z 2 2025 regarding the conditional rezoning of the 200 blocks of South Cedar Street and South Larch Street to accommodate the Deep Green data center project.
As outlined in our letter, this investment represents a significant economic and technological opportunity for our city, converting underutilized land into a high value, sustainable, and future focused development that aligns with Lansing's long term growth strategy. Deep Green's proposal strengthens our innovation and clean technology profile, supports local job creation, and enhances the energy resiliency and competitiveness of the region.
We respectfully encourage your support of this rezoning request and appreciate your thoughtful consideration of this important project for our community.
Please do not hesitate to reach out if you have any questions or would like additional information.
Thank you for your time and continued service to the City of Lansing.

Steve Japinga
Senior Vice President, Public Affairs
www.lansingchamber.org
Twitter | LinkedIn | Facebook | Instagram | YouTube

From: Tashmica Torok <tashmicatorok@gmail.com>
Sent: Wednesday, November 5, 2025 1:16 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Hi Susan,

I'm not sure where we are in the zoning process for the new data center but I'd like to share that I'd rather LBWL use its surplus to assist local citizens by lowering their rates or offering relief to those with shutoff notices. I do not want a data center in my community using our power, taking resources that could be distributed locally, and destroying the environment.

Can you share more about the timing and process?

Please let me know if this message should be forwarded elsewhere.

Thank you so much,

Tashmica Torok
Healing Justice Consultant

tashmicatorok@gmail.com
https://linktr.ee/tashmica

From: Tiffany Harmon <tifferinah@hotmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Kalamazoo Ave Data Center

No! Absolutely not. I am directly downwind of this proposed data center and I and the citizens of Lansing do NOT WANT THIS, nor will we BENEFIT from this! I OWN my home and I pay taxes to live peacefully! Could lower my power rates? The direct translation for could = won't! Look at the comment section of every article on Facebook about this since the news hit this morning. Overwhelming NO. It could create 50 jobs? Again, could. Those jobs will be temporary because these centers are operated remotely.

Sue, have you done any research on data centers? The communities that allow this to happen regret their decisions. People are suffering negative health effects, lowered property values, water resources and utility grids strained. The noise that these centers create can cause a host of problems physically and mentally for neighbors. The people who live here will have to pay for the maintenance of strained grids. That won't save us anything.

Here are some links to information on why this should not be happening in our city and in our neighborhood!!

Look what what is happening in Memphis!
https://www.politico.com/news/2025/05/06/elon-musk-xai-memphis-gas-turbines-air-pollution-permits-00317582

Check the comments!!
https://www.reddit.com/r/lansing/s/fHhpLo1M1n

https://www.pbs.org/video/americas-ai-data-center-boom-and-its-unseen-toll-uzcbcb/

https://www.bbc.com/news/articles/c93dnnxewdvo

https://arstechnica.com/health/2025/02/big-tech-data-center-buildouts-have-led-to-5-4-billion-in-public-health-costs/

https://youtu.be/t-8TDOFqkQA?si=u_i30qIE_hIDkJOo

These are just a few examples out of THOUSANDS! You are just going to push this project through without any research or insight as to how this will affect our local community? The BWL says they will benefit so you are going to shove this down everyone's throats? The actual human beings that live in this city and will be affected by this don't even have a chance to come in and oppose it because it hits the news the same day as the planning meeting! Weird coincidence!

Shame on you.

From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, November 5, 2025 12:38 PM
To: city.council@lansingmi.gov
Subject: Regarding Data Centers Proposing to Locate in Mid-Michigan

Message for Lansing City Council, regarding any proposed data centers.

No additional public utility infrastructure should be constructed in the Lansing area without having a full discussion first about community benefits practices, procedures, policies, and legally binding agreements with both the utility companies that will provide energy, water, and any other relevant infrastructure, and the facilities themselves. PRIOR to any agreements with the utility companies and developers, both should be participating in comprehensive discussions with the area communities and local governments, to ascertain what community benefits shall be provided. This is an opportunity that should never again be neglected.

I am attaching some background materials regarding these issues.

You will find additional relevant information in these web sites:

- Community Benefits Planning and Community Benefits Agreements
- Community Resilience Hubs
- Community Solar
- Energy Equity (energy democracy, energy citizenship, community-based energy, energy communities)
- Geospatial Energy Mapper program ("GEM"), previously known as the Energy Zones Mapping Tool.
- Virtual Power Plants

As always, I am available upon request to provide additional resources for the City.

Tom Stanton, 216 Huron St., Lansing 48915

From: Steve Japinga <sjapinga@lansingchamber.org>
Sent: Wednesday, November 5, 2025 11:01 AM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Cc: tdaman@lansingchamber.org; Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>; Schor, Andy <Schor.Andy@lansingmi.gov>
Subject: [EXTERNAL] Letter of Support – Item 4 B Z 2 2025 (Deep Green Rezoning)

Dear Administrator Stachowiak and Members of the Lansing City Planning Commission,
On behalf of the Lansing Regional Chamber of Commerce, please find the attached letter expressing our strong support for Item 4 B Z 2 2025 regarding the conditional rezoning of the 200 blocks of South Cedar Street and South Larch Street to accommodate the Deep Green data center project.
As outlined in our letter, this investment represents a significant economic and technological opportunity for our city, converting underutilized land into a high value, sustainable, and future focused development that aligns with Lansing's long term growth strategy. Deep Green's proposal strengthens our innovation and clean technology profile, supports local job creation, and enhances the energy resiliency and competitiveness of the region.
We respectfully encourage your support of this rezoning request and appreciate your thoughtful consideration of this important project for our community.
Please do not hesitate to reach out if you have any questions or would like additional information.
Thank you for your time and continued service to the City of Lansing.

Steve Japinga
Senior Vice President, Public Affairs
www.lansingchamber.org
Twitter | LinkedIn | Facebook | Instagram | YouTube

November 5, 2025

Lansing City Planning Commission
Neighborhood Empowerment Center
600 W Maple Street
Lansing MI 48906

RE: Support for Item 4 B Z 2 2025 Conditional Rezoning 200 Blocks of S Cedar and S Larch Streets

Dear Chair and Members of the Planning Commission:

On behalf of the Lansing Regional Chamber of Commerce, I write to express strong support for Item 4 B Z 2 2025, the request to conditionally rezone the property located in the 200 blocks of South Cedar Street and South Larch Street from "DT 3" Downtown Core to "IND 1" Industrial.

As the leading regional voice for the business community and a long-standing partner in Lansing's economic growth, the Chamber is committed to advancing opportunities that strengthen our economy, create jobs, and support the continued vitality of our capital city. Deep Green's proposed development represents a major investment in Lansing's future and aligns directly with our region's strategic focus on innovation, sustainability, and advanced technology infrastructure.

This 120-million-dollar project transforms underutilized city owned land into a productive, revenue generating, high value use that will support economic growth for decades to come. What is today a surface parking lot generating no property tax revenue will become a world class data center facility that brings meaningful economic activity, local business opportunities, and new jobs to our region.

The scale and design of the project will fit well with adjacent properties including the Lansing Board of Water and Light water conditioning plant located across the street. Several similar uses, such as the existing solar array and two vehicle service centers that surround the site, establish a compatible context for this development. In addition, this is a conditional zoning request, ensuring that if the property ever changes ownership, the only permitted use will remain as a data center. This provides long term certainty and alignment with the community's vision for the corridor.

Deep Green's sustainable model, including the ability to reuse waste heat to support nearby buildings, represents one of the most forward thinking and environmentally responsible data center approaches in the country. This development builds on the Lansing Board of Water and Light's legacy of innovative, sustainable energy investments and complements ongoing corridor revitalization efforts that extend from REO Town into the Stadium District and downtown core.

As we look toward the future, communities that lead in digital infrastructure, energy innovation, and sustainable technology will be positioned to attract the next generation of employers and talent. This project strengthens our competitive position, supports the development of an innovation corridor, and sets the stage for continued high tech investment.

For these reasons, I respectfully encourage your support of this conditional rezoning request. This project reflects forward looking economic development that benefits both the business community and Lansing residents, and it advances our shared goal of building a strong, vibrant, and innovative regional economy.

Thank you for your consideration and for your continued service to the City of Lansing.

Sincerely,

Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

From: Sunny <faithsaeerah@protonmail.com>
Sent: Wednesday, November 5, 2025 1:48 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] NO to Deep Green Data Center

Hello,
I am unable to make the zoning meeting tonight and wanted to write about the proposed Deep Green data center in downtown Lansing. I am a homeowner and urban farmer in Lansing and am writing to express my strong disagreement for the building and running of this data center in our community. Across the United States communities have been feeling the negative effects of data centers including excessive water and energy usage and the prioritization of corporations over residents. Globally, we are already hurtling past climate tipping points which the proliferation of AI has contributed to. We need to be consuming fewer resources as a community and a nation, and prioritizing investments in actually sustainable solutions, not just ones that are so-called "carbon neutral." An MSU professor Doug Bessette said "A data center will never be sustinable. It will always require more energy to run than it could ever produce. So they're arguing that it's sustainable because it's almost carbon-netural and they're prodcing heat the BWL needs anyway--well, yeah, but you also have to power the data center." The number of jobs this data center would bring in no way outweighs the negatives that data centers have been seen to bring to communities across the nation. Please do not rezone the proposed area, where myself and many of my loved ones live and grow food close to, from urban core to industrial.
Thank you,
Faith Bradley

From: Henry Fessler <fesslerhenry@gmail.com>
Sent: Wednesday, November 5, 2025 1:43 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Expressing Disapproval of Redistricting for a Data Center

Hello Ms. Stachowiak,

My name is Henry, and I live in Ward 1 over by Sparrow. Today, you will be discussing redistricting to allow Deep Green to build a data center in downtown Lansing. I wanted to write to express my disapproval for this project.

While Deep Green and BWL make promises about the center being a positive impact on our electricity grid that will lower prices, that isn't how I've seen these projects play out in other communities. Atlanta communities can track 70% of price increases back to data centers, and Carnegie Mellon found data centers could drive 8% or even 25% rate increases.

When nearly half of Michigan is spending 10% of their income on energy, we as a community can't afford to be anything less than completely confident in our initiatives.

Deep Green, even in name, is promoting this center as a green initiative, but it could majorly set back our climate initiatives as well. I and many of your constituents don't buy that these centers are a foregone conclusion. These centers take energy to make heat, just like we do today. Without plans to power the center in a clean way, this heat isn't free. We'll pay for it with environmental and health outcomes.

I'm firmly against this redistricting, and I hope you will consider pushing back against it.

Thank you for hearing the opinions of your residents.
Henry

From: Janice Heebsh <janice.ebeling@gmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Absolutely No Data Center in Lansing.

Good Afternoon,

I am writing you as a resident of East Lansing-in support of my neighbors in Lansing- to oppose the zoning approval for the proposed data center on Kalamazoo Avenue.

As people struggle with their bills, and winter comes, the news of a new possible data center is chilling. While the news and the BWL cites the cost savings and the wattage surplus they are capable of, this will be a devastating blow for those struggling to afford and keep the electricity on in their own homes.

Nationwide, data centers cause the cost of electricity to increase 5% on average, and some locations experienced an appalling 257% increase to their bills. While Lansing struggles to house, feed and warm their constituents, approval of the data center sends the message that the people of Lansing and neighboring cities' are expected to carry more burdens for corporate interests benefit.

Data centers are fed though either a powerful burden on electricity or a powerful drain on water to cool their equipment. The promise of 50 jobs is not significant enough to compensate for the environmental impact, the impact on resident's pockets, and the impact on neighboring cities.

Additonally, data centers are not industries that produce high impact products. They are a repository of information on internet users who do not have rights to their privacy. Approving this when thousands of people in Lansing are homeless, and going hungry as winter sets in is ghoulish.

If the city truely wishes for more "High Tech" and "Environmentally Green" jobs and industy in their city, they should welcome solar, wind and battery technology factories whose products promise a renewable and energy-independent future for Lansing, and Michigan as a whole, and whose pollution is offset by large volumes of quality jobs.

Thank you for hearing me out, and I look forward to your response

Janice Heebsh

From: Maggie McConnaha <maggiemcconnaha@gmail.com>
Sent: Wednesday, November 5, 2025 2:31 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Dear Ms. Stachowiak,

I do **not** want a data center in Lansing, no matter how "green" it is!

All the best,
Maggie McConnaha
Ingham County resident

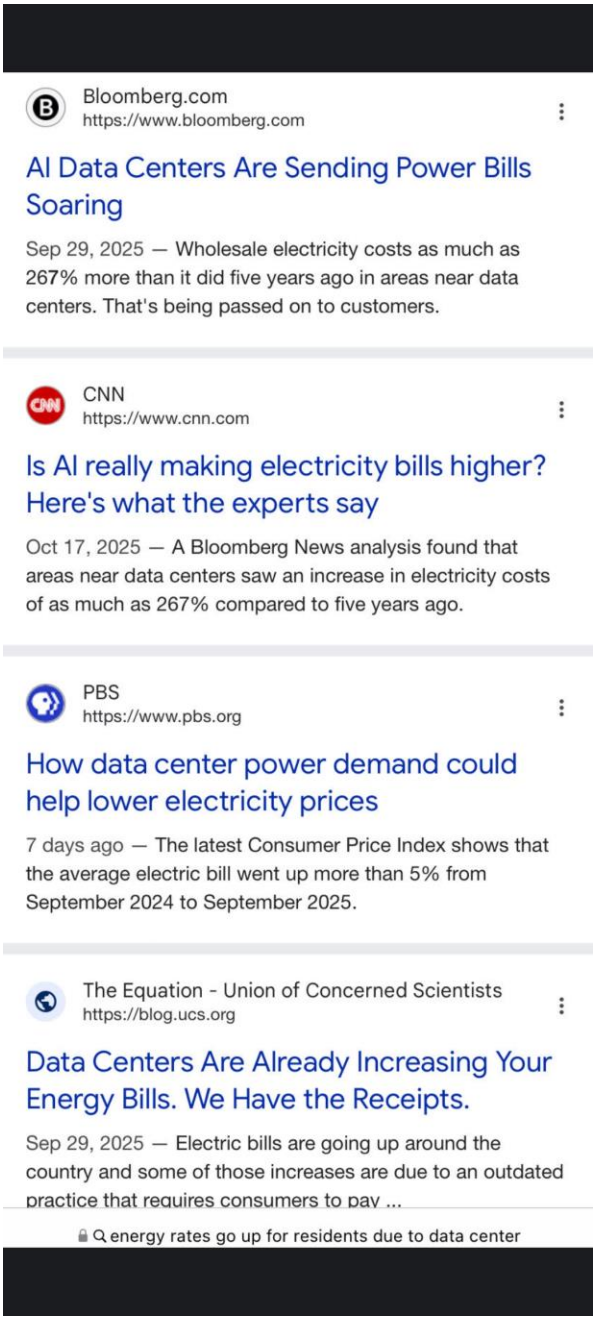
From: Mercuri Rose <therapy@mercurirose.com>
Sent: Wednesday, November 5, 2025 2:08 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] No to the data center

Do not allow the data center to be built. I am deeply concerned about the econmic and environmental impact this data center will have on my community. The fact that the press wasn't released about this until right before the zoning meeting tonight I think only speaks to the fact that this will not be an action in the interest of lansing residents or it wouldn't have been kept from the press so long.

Our license plates literally say water winter wonder land... how can we allow for data center to be build when it will evaporate away the very water we say we love. Absolutely not.

Also the cost! I cannot have my electric bill increase over 200% in the next 5yrs. You think we have a housing crisis in our city now? Just think what that inflation will do to families already struggling.

Just no!



Wishing you a gentle day,
Mercuri Rose LLC, LMSW-C

they/ them/ theirs
Website: firstplanettherapy.com
Email: therapy@mercurirose.com
Cell: 517-295-3723 (text preferred)
Address: 2450 Delhi Commerce Dr, Ste 6, Holt, MI 48842

From: Morgan Doherty <morganddoherty@proton.me>
Sent: Wednesday, November 5, 2025 12:15 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] public comment against Deep Green data center

Hello, I am a 40-year Lansing resident with expertise in community sustainability, writing to express my strong disagreement with the proposed Deep Green data center in downtown Lansing. This data centers entagles Lansing further with the unethical and unsustainable AI bubble that is further devastating not only our environment, but the social and intellectual fabric of our communities.

We need to be consuming fewer resources across the board. As MSU professor Doug Bessette said, “A data center will never be sustainable. It will always require more energy to run than it could ever produce. So they’re arguing that it’s sustainable because it’s almost carbon-neutral and they’re producing heat the BWL needs anyway — well, yeah, but you also have to power the data center.” Lansing will be failing its delicate and failing ecosystems, and the human and non-human citizens that rely on it, if we allow this proposed development to be built in our city.

Yours,

Morgan Doherty
423 N Francis
Ward 1

From: Savage, Spencer <savage27@msu.edu>
Sent: Wednesday, November 5, 2025 2:10 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Deep Green data center

Hello-

I am a Lansing resident who would like to express concern and disagreement over the proposed Deep Green data center in downtown Lansing. While I am a proponent of diversifying the Lansing economy, I believe in doing so through investing in people and the future, not through a short term boost from an international company.

The amount of resources needed for a data center is not possible to be self-sufficient due to the amount of energy necessary, and the Midwest's precious water supply needs to be protected and used for sustaining communities, not used on short term, untested AI strategies for a quick profit that will not benefit the long term community.

Please reconsider this project and look towards more environmentally and socially sustainable uses for our city planning.

Thanks,
spencer savage
Ward 1

From: Tashmica Torok <tashmicatorok@gmail.com>
Sent: Wednesday, November 5, 2025 1:16 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Hi Susan,

I'm not sure where we are in the zoning process for the new data center but I'd like to share that I'd rather LBWL use its surplus to assist local citizens by lowering their rates or offering relief to those with shutoff notices. I do not want a data center in my community using our power, taking resources that could be distributed locally, and destroying the environment.

Can you share more about the timing and process?

Please let me know if this message should be forwarded elsewhere.

Thank you so much,

Tashmica Torok
Healing Justice Consultant

tashmicatorok@gmail.com
https://linktr.ee/tashmica

From: Tiffany Harmon <tifferinah@hotmail.com>
Sent: Wednesday, November 5, 2025 12:44 PM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Kalamazoo Ave Data Center

No! Absolutely not. I am directly downwind of this proposed data center and I and the citizens of Lansing do NOT WANT THIS, nor will we BENEFIT from this! I OWN my home and I pay taxes to live peacefully! Could lower my power rates? The direct translation for could = won't! Look at the comment section of every article on Facebook about this since the news hit this morning. Overwhelming NO. It could create 50 jobs? Again, could. Those jobs will be temporary because these centers are operated remotely.

Sue, have you done any research on data centers? The communities that allow this to happen regret their decisions. People are suffering negative health effects, lowered property values, water resources and utility grids strained. The noise that these centers create can cause a host of problems physically and mentally for neighbors. The people who live here will have to pay for the maintenance of strained grids. That won't save us anything.

Here are some links to information on why this should not be happening in our city and in our neighborhood!!

Look what what is happening in Memphis!
https://www.politico.com/news/2025/05/06/elon-musk-xai-memphis-gas-turbines-air-pollution-permits-00317582

Check the comments!!
https://www.reddit.com/r/lansing/s/fHhpLo1M1n

https://www.pbs.org/video/americas-ai-data-center-boom-and-its-unseen-toll-uzcbcb/

https://www.bbc.com/news/articles/c93dnnxewdvo

https://arstechnica.com/health/2025/02/big-tech-data-center-buildouts-have-led-to-5-4-billion-in-public-health-costs/

https://youtu.be/t-8TDOFqkQA?si=u_i30qIE_hIDkJOo

These are just a few examples out of THOUSANDS! You are just going to push this project through without any research or insight as to how this will affect our local community? The BWL says they will benefit so you are going to shove this down everyone's throats? The actual human beings that live in this city and will be affected by this don't even have a chance to come in and oppose it because it hits the news the same day as the planning meeting! Weird coincidence!

Shame on you.

From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, November 5, 2025 12:38 PM
To: city.council@lansingmi.gov
Subject: Regarding Data Centers Proposing to Locate in Mid-Michigan

Message for Lansing City Council, regarding any proposed data centers.

No additional public utility infrastructure should be constructed in the Lansing area without having a full discussion first about community benefits practices, procedures, policies, and legally binding agreements with both the utility companies that will provide energy, water, and any other relevant infrastructure, and the facilities themselves. PRIOR to any agreements with the utility companies and developers, both should be participating in comprehensive discussions with the area communities and local governments, to ascertain what community benefits shall be provided. This is an opportunity that should never again be neglected.

I am attaching some background materials regarding these issues.

You will find additional relevant information in these web sites:

- Community Benefits Planning and Community Benefits Agreements
- Community Resilience Hubs
- Community Solar
- Energy Equity (energy democracy, energy citizenship, community-based energy, energy communities)
- Geospatial Energy Mapper program ("GEM"), previously known as the Energy Zones Mapping Tool.
- Virtual Power Plants

As always, I am available upon request to provide additional resources for the City.

Tom Stanton, 216 Huron St., Lansing 48915

Kathleen King O'Brien, P.C.
785 Brookwood Walke
Bloomfield Hills, MI 48304
TEL (248) 203-9960

January 6, 2026

SENT VIA EMAIL ONLY TO:
city.clerk@lansingmi.gov city.council@lansingmi.gov

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor
City Hall
124 West Michigan Avenue
Lansing, MI 48933

Lansing City Council
124 West Michigan Avenue #10
Lansing, MI 48933

RE: 2/9/26 Lansing City Council Meeting 7PM

Public Hearing Act-7-2025-Sale of Lot 49, 200 block of S. Cedar Street

Dear City Clerk & City Council:

I am retained legal counsel for Chata 256, LLC, owner of the real estate located at 413 S. Cedar Street located directly across the street from Lot 49 which is part of the 200 Lansing City blocks (~3.7 acres) proposed for rezoning. A Wendy's Restaurant has operated at my client's property for more than thirty years. The sale/rezoning from Downtown Core to Industrial will decrease the value of my client's property as well as all of the real estate in the vicinity. It is my understanding that there is also residential property nearby. The most alarming point, however, is the fact that the Notice of Public Hearing for the rezoning (which contained errors and was not received by my client until 2/5/26) states:

"The purpose of the rezoning is to permit a data center."

This was the first information that my client received about this entire matter. I called my client's Tenant (Wendy's Franchisee) who also knew nothing about the rezoning or the proposed data center. The "data center" reference in the Notice with no further explanation is unacceptable, if not deceitful.

After an initial review it appears that a foreign entity, Deep Green, is pushing this plan forward. Also, Deep Green, a UK data center firm, has only been in existence since 2023 and Octopus Energy, another UK entity, is an investor in Deep Green. Deep Green has not completed any other projects in the U.S. Is this the first site targeted by Deep Green in the Lansing area? Deep Green's marketing pitch is all about "energy savings/low carbon emissions" to the point that this is the cherry on the top but construction of a data center in a dense urban location is really the issue.

First and foremost, **human health and safety** need to be taken into consideration by the City Council. The 2026 Mission Statement for the City Council refers to "quality

Kathleen King O'Brien, P.C.
785 Brookwood Walke
Bloomfield Hills, MI 48304
TEL (248) 203-9960

of life" and "…promoting a safe, healthy…community". Has the City Council retained any qualified medical professionals to review and provide a study of the health consequences related to the installation of an urban data center? Has the City held any public hearings that it chairs to allow public information to be disseminated with question/answer sessions? This does not equate to "promotional" biased presentations by Deep Green.

EGLE has authority and oversight control over data centers at the State level to review and assess the adverse environmental, water usage and electrical grid impacts, etc. caused by data center construction. Has the City Council provided information about this proposal to EGLE? What are the electrical usage requirements for the data center and how will those demands be met? Does that impact the current users or their rate usage charges? What are the data center's water consumption requirements and what are the drinking water contamination risks? Has the noise nuisance from a data center been taken into consideration? Deep Green might agree to comply about noise limits now but what about the fact that they may not-which is likely to be an issue that arises post-construction? At that point Deep Green would beg for forgiveness with no viable solution. Does the City have a noise ordinance for data centers yet? This is also a health issue that would adversely affect the vicinity, meaning the surrounding community that is not zoned Industrial. Will the data center be installing back-up generators? If so, there are environmental risks. Would you want to live in a house or operate a commercial restaurant nearby and wonder about all of the health hazards you are being exposed to that are literally in your back yard?

Just because this site "checks the boxes" for Deep Green, the City Council must not be captured by the allure of the "advertising and marketing" push by Deep Green. Is this all about Deep Green receiving Michigan's Enterprise Data Center Sales and Use Tax Exemptions? Has the City Council considered any other use for these parking lots or has it submitted any proposal inquiries to the public? Or, did Deep Green just show up? Why is Lansing rushing to be the first to allow this data center concept in the U.S.? Last time I checked, there is no prize offered but there are risks to humans who should matter most of all in our society. My client opposes the sale of Lot 49. This entire project is a bridge to a very dangerous place.

Very truly yours,
KATHLEEN KING O'BRIEN, P.C.
Kathleen King O'Brien
Kathleen King O'Brien

cc: Chata 256, LLC
Martin Lozier, co-counsel

Swope, Chris

From: mailagent@thesoftedge.com on behalf of m.hull@superiorelectricinc.com
Sent: Monday, February 9, 2026 9:08 AM
To: Clerk, City
Subject: [EXTERNAL] Please support downtown data center project

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

MICHAEL HULL
212 W Sheridan Rd, Lansing
Lansing, MI 48906-2340

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Peter Campbell <mailagent@thesoftedge.com>
Sent: Saturday, February 7, 2026 6:44 AM
To: Clerk, City
Subject: [EXTERNAL] Support rezoning and land sale request for downtown data center project

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Peter Campbell
925 River Street
Lansing, MI 48912-1027

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Marchon Holmes <mailagent@thesoftedge.com>
Sent: Friday, February 6, 2026 6:48 PM
To: Clerk, City
Subject: [EXTERNAL] Please vote YES on the Deep Green data center project

Dear Clerk Swope:

I am writing as a Lansing business leader and community stakeholder to express my strong support for the proposed Deep Green data center in downtown Lansing and to encourage you to approve the rezoning and land sale of this project.

This $120 million development creates meaningful opportunities for our local workforce. Construction of a facility of this scale will rely heavily on skilled trades -- electricians, plumbers and pipefitters, laborers and other union professionals. These are good-paying, family-sustaining jobs that keep talented workers employed locally, support area businesses, and ensure that the economic benefits of the project stay right here in Lansing.

At the same time, this project also represents the kind of balanced, responsible growth our city should be pursuing. By transforming an underutilized, city-owned parking lot into a productive economic asset, Deep Green will bring significant private investment to our community and generate new, long-term tax revenue that strengthens the city's financial foundation. Expanding the tax base in this way helps fund essential services like public safety, transportation, water infrastructure, and neighborhood improvements -- all of which are also supported by dedicated union workers.

I also appreciate the project's focus on responsible development. Modern data centers are built with advanced energy efficiency and water management practices that help protect community resources. Thoughtful planning around power use and cooling systems ensures that this facility can operate sustainably while still delivering strong economic returns for the city.

In short, this proposal checks all the right boxes: it puts people to work with good-paying jobs, grows our local tax base, attracts future-focused infrastructure, and does so in a way that respects the community and our shared resources.

I respectfully urge you to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your leadership and your commitment to Lansing's long-term success.

Sincerely,

Marchon Holmes
116 Stanley ave Jackson mi
Jackson, MI 49203-3247

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Jim Baker <mailagent@thesoftedge.com>
Sent: Monday, February 9, 2026 8:36 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Jim Baker
905 southland
Lansing, MI 48910-5926

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Aaron Helman <mailagent@thesoftedge.com>
Sent: Monday, February 9, 2026 7:40 AM
To: Clerk, City
Subject: [EXTERNAL] A vote for Deep Green is a vote for union jobs

Dear Clerk Swope:

I'm a proud local union member writing to urge your support for the Deep Green data center project because of what it means for working people and skilled trades families like mine.

Lansing has always been built by workers -- electricians, plumbers and pipefitters, laborers, operating engineers, carpenters, millwrights, painters, and many others who keep this city running. Projects like this one mean real opportunities for local union members to put our skills to work.

This $120 million project will bring good-paying construction jobs with benefits, training opportunities, and retirement security for local tradespeople. Because Deep Green has committed to using union labor, you can be assured the project will be done safely and at a pay scale that allows workers to support their families.

Beyond construction and local labor, investing in modern data infrastructure like this helps attract more businesses and industries that depend on reliable technology, creating even more opportunity over time. But for many of us, it starts with the chance to work with our hands, practice our craft, and earn a living in the community we call home.

This project turns an underused piece of land into something that will return millions of dollars to the city each year while supporting the skilled workforce that Lansing has always relied on. That's a win for workers and for the city as a whole.

I respectfully encourage you to approve the rezoning and sale of the property so this project can move forward. Thank you for supporting Lansing's workers and our local economy.

Sincerely,

Aaron Helman
2411 E. Riverside Dr., Ionia, Mi
Ionia, MI 48846-9669

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Gordon VanWieren <mailagent@thesoftedge.com>
Sent: Saturday, February 7, 2026 11:12 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Gordon VanWieren
3615 Powderhorn Drive
Okemos, MI 48864-5925

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Megan Doherty <mailagent@thesoftedge.com>
Sent: Friday, February 6, 2026 3:00 PM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Megan Doherty
2301 Beal Ave
Lansing, MI 48910-2707

STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET
LANSING

KYLE L. GUERRANT
ACTING DIRECTOR

February 6, 2026

VIA EMAIL

Lansing City Council
10th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933

Dear Lansing City Council members,

On behalf of the Michigan Department of Technology, Management & Budget, the state department responsible for maintaining and operating state office buildings, I write in support of the Deep Green Data Center project due to its significant projected energy savings and carbon reduction benefits for Lansing. As an organization focused on reducing energy costs and maximizing operational efficiency to save taxpayer dollars, we recognize the value of initiatives that strengthen the region's energy infrastructure.

By capturing and reusing waste heat into the Board of Water and Light's downtown hot water utility, the project is projected to deliver more than $1.1 million in annual natural gas savings to BWL and reduce carbon emissions at a rate comparable to removing 3,000 cars from the road each year.

Once the state is fully transitioned to the downtown heating district, initial benefits are estimated at a 25% reduction in fuel costs. These efficiencies directly support our mission to lower long-term operating expenses while advancing responsible environmental stewardship. We appreciate the City Council's consideration of projects that promote sustainable energy use and measurable cost savings for the community and the state.

Sincerely,

Kyle L. Guerrant
Acting Director

Swope, Chris

From: Jotform <noreply@jotform.com>
Sent: Saturday, February 7, 2026 6:36 PM
To: ken@ibew665.org; City Council
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	JOHN A MILLER
Zip Code of Residence	48911
Email	UCORG@ATT.NET
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system, reducing natural gas demand and associated emissions while strengthening existing public infrastructure. From a workforce standpoint, the project would create both short-term and long-term jobs. Construction of a facility of this scale would create good-paying union and high-tech jobs during construction, and operations jobs that drive long-term economic impact. Those jobs mean steady paychecks, local spending, and sustained economic activity over time. The proposal also offers broader public benefits. BWL has projected $1.1 million in annual natural gas savings associated with the heat reuse component, and the project is expected to generate $1 million in additional annual revenue to the city through utility partnerships and property taxes. In addition, Deep Green has outlined commitments to ongoing community investment tied to the facility's operation.

Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Sunday, February 8, 2026 1:58 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Support of Deep Green

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Brian Baer <BDBaer@protonmail.com>
Sent: Sunday, February 8, 2026 12:58 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Support of Deep Green

Sunday, February 8, 2026

Lansing City Council
124 W Michigan Avenue
10th Floor City Hall
Lansing, MI 48933

Dear Council Members,

I'm writing in support of Lansing selling the existing parking lot on Kalamazoo Street (between Cedar and Larch) to Deep Green and changing the zoning to allow from them to build a data center there.

While, personally, I would prefer to see a more retail, neighborhood-oriented business go in at that location, I understand that Lansing needs many types of commercial activities to keep it a thriving city. Having a modern cyber-infrastructure, such as the proposed data center, seems important to keeping current business in the area and hopefully attracting new ones to Lansing.

I am intrigued with how this data center is proposed to tie into BWL's new hot water system. On paper, at least, this seems like a viable way to lower the effective carbon footprint of the data center. This appears to be an argument for building the center in the downtown area of Lansing (inside of BWL's hot water loop), instead of, for instance, out in the townships where the excess heat would just be pollution.

Previous groups have come into the city overpromising their projects, so I expect that if this data center proceeds it will meet all local and state ordnances. I particularly urge that Lansing closely monitor their

noise emissions. As a long time Eastsider I'm aware how excess noise can affect the comfort of neighbors living near large facilities.

Regards,
Brian Baer

Swope, Chris

From: Boak, Sherrie
Sent: Sunday, February 8, 2026 4:21 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Sunday, February 8, 2026 4:17 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	James Daniels
Zip Code of Residence	48906
Email	Jd9217395@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system,

reducing natural gas demand and associated emissions while strengthening existing public infrastructure.

From a workforce standpoint, the project would create both short-term and long-term jobs. Construction of a facility of this scale would create good-paying union and high-tech jobs during construction, and operations jobs that drive long-term economic impact. Those jobs mean steady paychecks, local spending, and sustained economic activity over time.

The proposal also offers broader public benefits. BWL has projected $1.1 million in annual natural gas savings associated with the heat reuse component, and the project is expected to generate $1 million in additional annual revenue to the city through utility partnerships and property taxes. In addition, Deep Green has outlined commitments to ongoing community investment tied to the facility's operation.

Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Jotform <noreply@jotform.com>
Sent: Friday, February 6, 2026 6:09 PM
To: ken@ibew665.org; City Council
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Owen Konieczny
Zip Code of Residence	48910
Email	okonie44@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system, reducing natural gas demand and associated emissions while strengthening existing public infrastructure. From a workforce standpoint, the project would create both short-term and long-term jobs. Construction of a facility of this scale would create good-paying union and high-tech jobs during construction, and operations jobs that drive long-term economic impact. Those jobs mean steady paychecks, local spending, and sustained economic activity over time. The proposal also offers broader public benefits. BWL has projected $1.1 million in annual natural gas savings associated with the heat reuse component, and the project is expected to generate $1 million in additional annual revenue to the city through utility partnerships and property taxes. In addition, Deep Green has outlined commitments to ongoing community investment tied to the facility's operation.

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Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Jotform <noreply@jotform.com>
Sent: Friday, February 6, 2026 10:37 PM
To: ken@ibew665.org; City Council
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Manuel Smith
Zip Code of Residence	48906
Email	camaro2379@gmail.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system, reducing natural gas demand and associated emissions while strengthening existing public infrastructure. From a workforce standpoint, the project would create both short-term and long-term jobs. Construction of a facility of this scale would create good-paying union and high-tech jobs during construction, and operations jobs that drive long-term economic impact. Those jobs mean steady paychecks, local spending, and sustained economic activity over time. The proposal also offers broader public benefits. BWL has projected $1.1 million in annual natural gas savings associated with the heat reuse component, and the project is expected to generate $1 million in additional annual revenue to the city through utility partnerships and property taxes. In addition, Deep Green has outlined commitments to ongoing community investment tied to the facility's operation.

Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 10:42 AM
To: Swope, Chris
Subject: FW: Deep Green Data Center

Importance: High

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

From: Cheryl Iree <cheryliree@hotmail.com>
Sent: Monday, February 9, 2026 10:41 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green Data Center
Importance: High

I believe you should read Lansing Resolution 2022-159 where the City Council declared a climate emergency and promised to reduce GHG emissions 58.5% below 2010 levels by 2030. That would be FOUR YEARS from now!! Deep Green will INCREASE GHG emissions around 82,000 tCO2e annually or a 5% increase of Lansing's 1.5 million tCO2e. This plant violates many city policies and State law PA235 to achieve 100% clean energy by 2040. There are many other resolutions, ordinances and laws in place to protect us from exactly this.

There is abundant evidence of data centers' gaslighting, manipulation, lack of transparency and certainly political bullying which profits very few and causes massive environmental and health issues for the residents. I'm aware of a great deal of push back against all data centers in Michigan and this one is no different. You have been provided with data confirming the harm

this center could cause and the many resolutions, ordinances and laws you would be breaking to push this through. The "open houses" put on by the Board and Deep Green simply prove my point as to the self-serving manipulation and misinformation. As public servants, you should be gathering information from multiple sources and expertise who have nothing to gain. You have not done your due diligence and should not be voting to move forward until you do.

Doing the right thing with environmental laws or resolutions is what you should support. These far outweigh any political clout or financial gain for the LBWL or government at the expense of the people and environment. With the current climate of a deep distrust of all politicians, fulfilling what is ethical, legal and promised is a good step. Negating this promise will label you as corrupt and self-serving. I believe that you will be held accountable for any harm to our air, water and people in the future, as you should.

Cheryl Brand
Lansing, MI

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 1:03 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote "No" on the data center

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

From: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Sent: Monday, February 9, 2026 1:01 PM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: Fw: [EXTERNAL] Vote "No" on the data center

For the communications record.

Thank you!
Trini

Trini Pehlivanoglu
Lansing City Council At-Large
517.855.0367

From: Craig Terrill <craig.m.terrill@gmail.com>
Sent: Monday, February 9, 2026 12:46:02 PM
To: Hussain, Adam <Adam.Hussain@lansingmi.gov>
Cc: Martinez, Clara <Clara.Martinez@lansingmi.gov>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>; Carter, Tamera <Tamera.Carter@lansingmi.gov>
Subject: [EXTERNAL] Vote "No" on the data center

Adam & At Large Councilmembers -

Good afternoon. My name is Craig Terrill and I'm a resident of Lansing and am writing to encourage you to vote no on allowing the data center project to proceed. I'm sending this to my councilperson and am copying the at-large members. I can't make it to the meeting tonight and I'll try to keep my comments brief.

I come to this subject as a bit of an expert as someone who works in government procurement - a job

that requires a lot of corporate oversight - and as someone that has worked in and supported a functioning data center that processed video. A quick runthrough:

- **Lansing lacks the regulatory framework to keep a data center "in line.":**
  This company makes a lot of environmental claims but, at the end of the day, a corporation answers to its board, its shareholders, and its mandate to make a profit. Lansing isn't in - and will never be in - the driver's seat here. Our town is littered with brownfield sites created by corporations that claimed to have the communities best interests in mind. If you truly see a data center as a boon, work to put in *strict* controls and penalties before it sets up shop. If the company won't agree to hard guardrails upfront that should tell you all you need to know.

- **Data centers ultimately harm the community.**
  This goes beyond the environmental or utility concerns. The proliferation of data centers, where the data is being used against American citizens, is alarming. Lansing doesn't need to be the home of a facility that ultimately could be used to erode civil liberties or allow personal privacy to be destroyed.

- **Don't believe the "greenwashing".**
  Data or other similar server facilities exist almost like a gas. They'll expand usage into any unfilled space in our grid. Take it from someone who used to work at a data facility: We caused a lot of wear and tear on local utilities just through how much of a static load we took out of the local grid. There is no cap to demand on data processing. Don't fall for powerpoints and "community engagement'.

There is a reason data centers have a hard time finding a home and are popping up in places where there is lax oversight - they don't really benefit the residents of the places they live. Throughout American history we see communities absolutely wrecked by extractive industries. A data center is just the 21st centry version of that.

Lansing can sit this one out and let some other place - or no place - be the beta test for this type of data center.

Craig Terrill

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 12:37 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Opposition to Deep Green Property Sale and Re-zoning

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

From: strongtownslansing@proton.me <strongtownslansing@proton.me>
Sent: Monday, February 9, 2026 12:35 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Opposition to Deep Green Property Sale and Re-zoning

Hello,

I am writing on behalf of Strong Towns Lansing in opposition to the proposed data center project.

Strong Towns is a non-profit organization dedicated to helping North American cities become safe, livable, and inviting. We believe that land is the primary resource from which our community prosperity is built and sustained. It must not be squandered. We wish to see Lansing's downtown be a vibrant, welcoming, people-focused space for all to enjoy, and we believe Deep Green's proposed data center project would bring us further from this vision. The location in question is at the edge of downtown Lansing, surrounded by retail, commercial, and residential properties. Multiple people-oriented spaces have recently been constructed nearby with many more in the planning and construction phases. These projects demonstrate this location's potential for vibrant, enjoyable places for people to live and work. Constructing an industrial facility such as a data center or a power plant would squander this potential. This neighborhood is clearly heading away from its industrial past. We cannot regress to an outmoded development pattern of placing industry in valuable downtown, river-adjacent property.

We, the members of Strong Towns Lansing, urge City Council to vote NO on the sale and rezoning of downtown property for the purpose of constructing a data center and power plant.

Thank you.

Sent with Proton Mail secure email.

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 9:10 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Please support downtown data center project

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

-----Original Message-----
From: mailagent@thesoftedge.com <mailagent@thesoftedge.com> On Behalf Of m.hull@superiorelectricinc.com
Sent: Monday, February 9, 2026 9:08 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Please support downtown data center project

Dear Lansing Council Members:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

MICHAEL HULL
212 W Sheridan Rd, Lansing
Lansing, MI 48906-2340

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 5:18 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Sale of Property

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

From: Nmahlow2012 <nmahlow2012@gmail.com>
Sent: Monday, February 9, 2026 5:09 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Sale of Property

I have heard from many here on the Eastside, especially the neighborhoods less than a block away.

They are absolutely against the sale of the property for a data center.

They are hoping for construction that will bring this area up in value and encourage the same attention given across the river and on Mi Ave.

Asking that you deny the purchase.

Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 5:03 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote no to environmental racism

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

From: Samara Morgan <samara.evangeline.morgan@gmail.com>
Sent: Monday, February 9, 2026 2:24 PM
To: City Council <City.Council@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>
Subject: [EXTERNAL] Vote no to environmental racism

Dear Lansing City Council members,

I am writing to urge you to consider the stress already placed on low-income residents and communities of color living in our neighborhoods, and to vote against Deep Green's proposal to build an AI data center in downtown Lansing. Instead, I urge you to keep this acre zoned as "downtown core" and revive abandoned efforts to build desperately needed multi-family housing on the land.

Please don't fall for the glossy PR campaign being waged by corporate special interests. Deep Green has made many promises and, through its well-connected PR firm led by former Bernero Administration staffers, is engaging in an aggressive "greenwashing" effort. (The word "Green" is literally and strategically in the corporation's name.)

The fact is, there has been NO independent verification that this "concept of a plan" will work like the corporation claims. Given this lack of certainty, it is unseemly at best to make the neighbors in the area — particularly those living immediately to the east of the site and who constitute one of Lansing's poorest areas — suffer as the guinea pigs.

Deep Green has also spent a fortune on "bluewashing," or overstating its alleged social benefits. Again, are we here in Lansing, Michigan, so desperate and gullible that we would sell out our less-fortunate neighbors (yet again!) to land maybe a dozen permanent jobs and a couple dozen temporary construction jobs?

Don't confuse this for a "NIMBY" stance. Instead, we must be strategic and deliberate in what we build. And our city desperately needs more high-density housing, especially downtown, and especially if we aim to become a "15-minute city" where residents can find what they need within a 15-minute walk from

home. Rezoning a prime location for high-density housing and using it instead to build an AI data center would run counter to those goals.

We all know how the development of I-496 many decades ago forcefully displaced a thriving Black neighborhood, and certainly, all of us now condemn it from the comfort of hindsight. We consider ourselves more enlightened now to how low-income communities of color have been repeatedly victimized through corporate industrial pollution being dumped into their backyards.

It's one thing to condemn the mistakes of the past. It’s another thing to actually learn from them.

Have you learned yet? If so, vote no.

Sincerely,

Samara Morgan
Lansing

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 5:00 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] For Meeting 2/9/2026 Lansing City Council
Attachments: Lansing City Council 2-9-26 Meeting Letter.pdf

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

From: krearick=alaplc.com@bso2.blueseaonline.net <krearick=alaplc.com@bso2.blueseaonline.net> **On Behalf Of** Katrina Rearick
Sent: Monday, February 9, 2026 4:53 PM
To: Clerk, City <City.Clerk@lansingmi.gov>; City Council <City.Council@lansingmi.gov>
Cc: 'Martin Lozier' <mlozier@alaplc.com>
Subject: [EXTERNAL] For Meeting 2/9/2026 Lansing City Council

Thank you,
Katrina A. Rearick
Legal Assistant
Martin G. Lozier, PLLC
404 S. Jackson St.
Jackson, MI 49201
(517) 787-5600

To comply with U.S. Treasury regulations, we advise you that any discussion of Federal tax issues in this communication was not intended or written to be used, and cannot be used, by any person (i) for the purpose of avoiding penalties that may be imposed by the Internal Revenue Service, or (ii) to promote, market or recommend to another party any matter addressed herein.

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Martin G. Lozier, PLLC

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 4:35 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] To Lansing City Council

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

From: Jotform <noreply@jotform.com>
Sent: Monday, February 9, 2026 1:20 PM
To: ken@ibew665.org; City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To Lansing City Council

To Lansing City Council

Name	Cortney Williams
Zip Code of Residence	48910
Email	cwilliams@fdhayes.com
Message	Dear Members of the Lansing City Council, As a member of IBEW Local 665, I am writing to express my support for the proposed Deep Green sustainable data center planned for downtown Lansing. This project would provide significant public benefits, As you know, the proposal represents a $120 million investment in Lansing and reflects an innovative approach to data center development that integrates heat reuse, energy efficiency, and

coordination with the Lansing Board of Water & Light. The project is designed to capture waste heat from data center operations and supply it into BWL's district heating system, reducing natural gas demand and associated emissions while strengthening existing public infrastructure.

From a workforce standpoint, the project would create both short-term and long-term jobs. Construction of a facility of this scale would create good-paying union and high-tech jobs during construction, and operations jobs that drive long-term economic impact. Those jobs mean steady paychecks, local spending, and sustained economic activity over time.

The proposal also offers broader public benefits. BWL has projected $1.1 million in annual natural gas savings associated with the heat reuse component, and the project is expected to generate $1 million in additional annual revenue to the city through utility partnerships and property taxes. In addition, Deep Green has outlined commitments to ongoing community investment tied to the facility's operation.

Lansing has an opportunity to advance a project that aligns climate goals, infrastructure efficiency, and strong labor standards. I respectfully encourage you to support the Deep Green data center proposal and to continue prioritizing development that is innovative, sustainable, and built by skilled local workers.

Thank you for your time and your service to the City of Lansing.

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 4:31 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Data Center Letter
Attachments: MICEF Deep Green Lansing City Letter 2.9.26.pdf

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

From: Ed Rivet <erivet@micef.org>
Sent: Monday, February 9, 2026 4:28 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data Center Letter

Attached please find comments from Michigan Conservative Energy Forum regarding the City's consideration of the Deep Green proposed data center.

If there are any questions, I'm available through this email for the phone numbers listed below.

MICEF
CONSERVATIVE ENERGY FORUM

Edward (Ed) Rivet II
Executive Director
O: (517) 273-1910
M: (517) 230-4661
erivet@micef.org

120 N. Washington Sq., Ste. 300, Lansing, MI 48933
Guiding energy policy with conservative principles

Swope, Chris

From: Boak, Sherrie
Sent: Monday, February 9, 2026 4:27 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Please vote YES on Deep Green proposal

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

-----Original Message-----
From: mailagent@thesoftedge.com <mailagent@thesoftedge.com> On Behalf Of kevin.dettling@limbachinc.com
Sent: Monday, February 9, 2026 3:04 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Please vote YES on Deep Green proposal

Dear Lansing Council Members:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Kevin Dettling
3120 Spanish Oak Drive
Lansing, MI 48911-4238

MARTIN G. LOZIER, PLLC
ATTORNEY AT LAW

404 S. JACKSON STREET
JACKSON, MICHIGAN 49201

MARTIN G. LOZIER*
*Licensed CPA

TELEPHONE: (517) 787-5600
EMAIL: mlozier@alaplc.com

February 9, 2026

Sent Via Email Only to:
city.clerk@lansingmi.gov and city.council@lansingmi.gov

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor
124 W. Michigan Ave.
Lansing, MI 48933

Lansing City Council
124 W. Michigan Ave. #10
Lansing, MI 48933

Re: 2/9/26 Lansing City Council Meeting 7 PM
Public Hearing Z-2-2025 Public Hearing Rezoning from DT-3 "Downtown Core" to IND-1 "Industrial" of 200 City Blocks Covering 4 Parcels

Dear City Clerk & City Council:

I represent Chata 256, LLC and in addition to Ms. Kathleen King O'Brien's 2-page letter dated January 6, 2026, I am requesting answers to the following questions addressed to City Council Members:

1) Under the General Information Section it states, "The LBW & L will be providing power to Deep Green for the proposed Data Center." Where is additional power coming from? How much electricity in the form of carbon emissions is being projected and how much additional revenue is projected to LBW & L? Has a projected Financial Statement been generated by LBW & L? If so, what does it state?

2) The General Information goes on to state "in return, the center will provide free, carbon neutral heat directly into the LBW & L's hot water system reducing natural gas demand for the system and carbon emissions." Is the return one for one, and if not, the net effect there is no reduction in carbon emissions. In fact, any reduced natural gas demand in heating water system is offset by increased carbon emissions.

3) How much water draw will be required from LBW & L?

4) Lansing Mayor, Andy Schor, comment "At the same time, it will meet sustainability goals while reducing future utility rate increases. This unique project will strengthen our local economy, support good-paying jobs and moves closer to a cleaner, more resilient high-tech future." Isn't it true this is a first time venture in the United States, and isn't it true the Mayor's quote is all theoretical with no hard data to back this up from City of Lansing? Or LBW & L?

5) Isn't it true both the LBW & L and the City of Lansing will financially benefit from the rezoning proposal?

6) And, isn't it true the Planning Commission on a Motion voted 4 to 3 to reject the requested zoning change? i.e. Recommend a motion that the City Council approve the request to rezone the parcels.

Very truly yours,

Martin G. Lozier, Esq.

February 9, 2026

Lansing City Council
Mayor Andy Schor
Lansing City Hall
124 W. Michigan Ave
Lansing, MI 48909

Dear Lansing Leaders,

The Michigan Conservative Energy Forum (MICEF) is a nonprofit advocacy organization focused exclusively on energy issues from a conserative policy perspective. We emphasize building a resilient, affordable, reliable energy system driven by market-based innovation and competition. We also advocate for an evolution of our energy system toward cleaner and permanently sustainable sources.

I write today to share our perspective on the nexus between data centers and our energy system. MICEF does not take a position for or against data centers themselves. We do, however, believe that development of these facilities must be done responsibly, with regard to both energy use and community well-being. Deep Green's proposed data center for downtown Lansing is worthy of your consideration because of the innovative and responsible elements of the project.

First, the data center will use closed loop, thermal energy transfer technology for cooling, rather than enormous amounts of water using evaporative cooling technology. This will make the demands on available water resources no greater than many other commerial activities. Lansing should insure that water use will be limited in this manner. Using vast amounts of water for cooling is irresponsible, and frankly, technology lazy.

Second, the proposal to use waste heat energy to supplement the city's underground heat/steam system is a great win-win opportunity. Deep Green is not proposing a "cookie cutter" project that they might install anywhere. Rather, they are designing a facility that uniquely fits and benefits the community.

Third, the project will source and use energy in an innovative way through hydrogen fuel cell technology. The City of Lansing and the Board of Water and Light must insure that ratepayers are shielded from any costs related to energy demand or system upgrades needed to accommodate the data center. Deep Green must pay its own way when it comes to meeting its energy needs. Likewise, Deep Green should be prepared to accept a demand response agreement (curtailed use if they do not have adequate onsite capacity) such that residents and essentail services will not experience an energy shortage (brown out or black out) in order to meet the data center's electricity needs.

In line with our position toward using cleaner technologies when they are available, Deep Green should strive to source the hydrogen needed for their fuel cell technology from clean energy sources as much, and as soon, as possible. The fuel cell technology itself is emission-free, but the production of hydrogen

drived from natural gas is not. The City could also ask Deep Green to explore options for securing as much energy as possible by locating additional solar panels onsite or nearby. Rooftop or parking lot canopy solar can help reduce energy demand on the grid.

As a township planning commission chairman myself, I know that there are many other factors you must take into account when considering approval of a project like this – noise, traffic, etc. MICEF doesn't claim expertise in how communities should address those factor. It is part of your due diligence.

Lastly, I would encourage the greatest degree of transparency possible when working through this permitting process. Citizen engagement can rapidly evolve into citizen opposition when they believe that information is not being shared forthrightly. Open communication and truthful information will help reduce the tensions that typically surround data center discussions.

With kind regards,

Edward (Ed) Rivet II
Executive Director

MARTIN G. LOZIER, PLLC
ATTORNEY AT LAW

404 S. JACKSON STREET
JACKSON, MICHIGAN 49201

MARTIN G. LOZIER*
*Licensed CPA

TELEPHONE: (517) 787-5600
EMAIL: mlozier@alaplc.com

February 9, 2026

Sent Via Email Only to:
city.clerk@lansingmi.gov and city.council@lansingmi.gov

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor
124 W. Michigan Ave.
Lansing, MI 48933

Lansing City Council
124 W. Michigan Ave. #10
Lansing, MI 48933

Re: 2/9/26 Lansing City Council Meeting 7 PM
Public Hearing Z-2-2025 Public Hearing Rezoning from DT-3 "Downtown Core" to IND-1 "Industrial" of 200 City Blocks Covering 4 Parcels

Dear City Clerk & City Council:

I represent Chata 256, LLC and in addition to Ms. Kathleen King O'Brien's 2-page letter dated January 6, 2026, I am requesting answers to the following questions addressed to City Council Members:

1) Under the General Information Section it states, "The LBW & L will be providing power to Deep Green for the proposed Data Center." Where is additional power coming from? How much electricity in the form of carbon emissions is being projected and how much additional revenue is projected to LBW & L? Has a projected Financial Statement been generated by LBW & L? If so, what does it state?

2) The General Information goes on to state "in return, the center will provide free, carbon neutral heat directly into the LBW & L's hot water system reducing natural gas demand for the system and carbon emissions." Is the return one for one, and if not, the net effect there is no reduction in carbon emissions. In fact, any reduced natural gas demand in heating water system is offset by increased carbon emissions.

3) How much water draw will be required from LBW & L?

4) Lansing Mayor, Andy Schor, comment "At the same time, it will meet sustainability goals while reducing future utility rate increases. This unique project will strengthen our local economy, support good-paying jobs and moves closer to a cleaner, more resilient high-tech future." Isn't it true this is a first time venture in the United States, and isn't it true the Mayor's quote is all theoretical with no hard data to back this up from City of Lansing? Or LBW & L?

5) Isn't it true both the LBW & L and the City of Lansing will financially benefit from the rezoning proposal?

6) And, isn't it true the Planning Commission on a Motion voted 4 to 3 to reject the requested zoning change? i.e. Recommend a motion that the City Council approve the request to rezone the parcels.

Very truly yours,

Martin G. Lozier, Esq.

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, February 9, 2026 2:09 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Proposed Council Motion

Importance: High

Proposed Council Motion

Motion to Defer Vote Pending FOIA Production

Rezoning Petition Z 2 2025 Deep Green Technologies USA LLC

Motion

I move that the Lansing City Council defer any final vote on Rezoning Petition Z 2 2025 until completion and public release of all pending Freedom of Information Act requests related to this matter.

Notice to Council

The FOIA requests relevant to this motion have been formally submitted, and copies of those submissions have been provided to all members of Council for awareness and review.

Findings

Council has been asked to consider a conditional rezoning petition while material records necessary for informed decision making remain undisclosed.

Specifically
The rezoning petition was filed by an entity that did not own the subject property at the time of filing, raising unresolved questions of legal standing under MCL 125.3405 and Lansing Code of Ordinances Chapter 1276.
The Lansing Planning Commission rejected the conditional rezoning petition by a four to three vote, indicating unresolved land use and procedural concerns.
The proposed project depends on a long term power purchase agreement with the Lansing Board of Water and Light, a municipal utility exempt from Michigan Public Service Commission oversight, creating potential long term ratepayer risk.
Key documents addressing legal compliance, conflicts of interest, and utility contract terms have not been made available to Council or the public.

Purpose of Deferral

Deferral is necessary to allow Council to review
Legal analyses from the City Attorney regarding rezoning eligibility

Records establishing ownership or equitable interest in the subject parcels
Communications between City leadership, the developer, and affiliated representatives
Drafts or analyses related to the proposed BWL power purchase agreement and rate impacts

Proceeding without these records would require Council to vote without access to material facts and would expose the City to avoidable legal and financial risk.

Scope and Duration

The deferral shall remain in effect until
Requested FOIA records are produced or certified as nonexistent
Any identified legal standing defect is cured on the public record
Council has had reasonable opportunity to review the disclosed materials in a public meeting

Statement of Intent

This motion is not a rejection of the project. It is an exercise of due diligence to protect the City of Lansing, its residents, and its ratepayers.

Swope, Chris

From: mailagent@thesoftedge.com on behalf of kevin.dettling@limbachinc.com
Sent: Monday, February 9, 2026 3:04 PM
To: Clerk, City
Subject: [EXTERNAL] Please vote YES on Deep Green proposal

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Kevin Dettling
3120 Spanish Oak Drive
Lansing, MI 48911-4238

Resolution #2026-009

By the Committee of the Whole

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, February 9, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-2-2025 Parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the condition that the use of the property is restricted to a data center and its supporting facilities.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-2-2025, 200 blocks of S Cedar St. and S Larch St.
Rezoning from DT-3 "Downtown Core" to IND-1 "Industrial"

The Lansing City Council will hold a public hearing on Monday, February 9, 2026 at 7:00 p.m. in the Tony Benavides Lansing Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-2-2025 a request to rezone parcel's 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street from "DT-3" Urban Core to "IND-1" Industrial with the condition that the use of the property will be restricted to a data center and its supporting facilities.

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, February 9, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

Chris Swope
Lansing City Clerk

February 6, 2026

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

Dear President and Council Members:

As you are aware, the Deep Green Data Center Project is tied to two public hearings being held on February 9:

-

Act-7-2025, Sale of City Property, Lot 49, 200 block S Cedar St

Z-2-2025, 220 Larch St. and 3 adjoining parcels on E Kalamazoo St. and S. Cedar St

Any written public comment about data centers received by the deadline of THURSDAY at 4PM set by City Council rules will be included as part of Act-7-2025 public hearing material in the Council Packet

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

ORDINANCE # _____

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

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 properties described as follows:

Case Number:	Z-2-2025
Parcel Number:	33-01-01-16-427-051
Addresses:	0 S Cedar St.
Legal Descriptions:	S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from "DT-3" Downtown Core to "IND-1" Industrial

Case Number:	Z-2-2025
Parcel Number:	33-01-01-16-427-082
Addresses:	0 S Cedar St.
Legal Descriptions:	LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from "DT-3" Downtown Core to "IND-1" Industrial

Case Number:	Z-2-2025
Parcel Number:	33-01-01-16-427-122
Addresses:	0 E Kalamazoo St.
Legal Descriptions:	S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from "DT-3" Downtown Core to "IND-1" Industrial

Case Number:	Z-2-2025
Parcel Number:	33-01-01-16-427-192
Addresses:	220 S Larch St.
Legal Descriptions:	S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from "DT-3" Downtown Core to "IND-1" Industrial

with the condition that the use of the property shall be restricted to a data center and its supporting facilities which shall run with the land and be binding upon all future owners thereof.

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment.

GENERAL INFORMATION

APPLICANT: Deep Green Technologies, LLC
1007 N. Orange Street, 4th Floor, Suite 1382
Wilmington, DE 19801

OWNERS: 220 S. Larch Street: :
220 S. Larch, LLC
330 S. Marshall St, Ste 100
Lansing, MI 48912

E. Kalamazoo Parcel & S. Cedar Parcels:
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

REQUESTED ACTIONS: Conditional rezone from "DT-3" Urban core to "IND-1" Industrial

EXISTING LAND USES:
220 S. Larch Street: Automobile Repair
E. Kalamazoo Street: City parking lot
S. Cedar Street 1: City parking lot
S. Cedar Street 2: Vacant

PROPERTY SIZE: 117,800 +/- square feet – 2.7 acres – All 4 parcels combined

SURROUNDING LAND USE:
N: Board of Water & Light solar array farm & parking lots
S: Wendy's Restaurant
E: Valvoline Oil Change, vehicle sales & vehicle repair
W: Board of Water & Light Water Treatment Plant

SURROUNDING ZONING:
N: "DT-3" Urban Core
S: "DT-2" Urban Flex
E: "DT-3" Urban Core
W: "DT-3" Urban Core

MASTER PLAN: The Design Lansing Master Plan designates the subject property for "Downtown Mixed-Use Center: Core". E. Kalamazoo Street is designated as a prime connector. S. Larch Street is designated as an arterial corridor and S. Cedar Street is designated as an activity corridor.

DESCRIPTION:

This is a request to conditionally rezone four contiguous parcels (33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192) located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street (see attached site plan and maps) from "DT-3" Urban core to "IND-1" Industrial. The purpose of the rezoning is to permit a 24-megawatt

data center that combines computing capacity with an approach to carbon-neutral heat recovery for sustainable technology and clean energy innovation. The Board of Water & Light will be providing power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL's hot water system, reducing natural gas demand for the system and carbon emissions. A more detailed description of the data center operations is attached to this report. This is a conditional rezoning request wherein, if approved, the only allowable use of the properties would be the data center.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposed data center will be compatible with the surrounding industrial and heavy commercial land uses. The previous zoning of the property, prior to adoption of the form-based code was "H" Light Industrial which permitted the surrounding industrial uses and would have permitted the proposed data center as a matter of right. There is a Board of Water & Light (BWL) water treatment plant to the west, a BWL solar array farm to the north and various automobile service and sales facilities to the east. To the south is a fast-food restaurant, a office building, and a parking lot. While the property is zoned "DT-3" Urban Core, the area does not share the same characteristics as the majority of the downtown which is primarily comprised of commercial, and office uses in a pedestrian-friendly environment and in close proximity to employment centers and dense residential uses. The subject property, by contrast, is surrounded by 3 major streets that generate a high volume of traffic, is located in an area that is dominated by industrial and automobile-oriented businesses and is not conveniently located near residential, office and commercial uses that draw a level of pedestrian traffic to the area needed to support most uses permitted under the existing "DT-3" zoning.

The proposed "IND-1" zoning permits several uses that would not be appropriate for the subject property such as storage facilities, manufacturing and recycling operations. To prevent the types of uses that would not be compatible with the surrounding area, the applicant has offered this request as a conditional rezoning wherein the allowable use will be restricted to the data center only.

A preliminary rendering of the proposed building is attached to this report. The building facades will be a mix of brick and decorative concrete and at least 25 feet in height, as required by the existing and proposed zoning designations. The scale and design of the building will be compatible will the BWL water conditioning plant to the west and will be of higher quality and design than many of the other existing buildings in the area.

The attached, preliminary site plan demonstrates compliance with the basic development requirements of both the proposed "IND-1" zoning district and the existing "DT-3" zoning district. The building will be located at the required 5-foot setback line at the northwest corner of N. Larch Street and E. Kalamazoo Street so that the building, rather than the parking lot will become the dominant feature of the site along those roadways, consistent with the intent of the zoning ordinance and the master plan as described in more detail in the following section of this report. The outdoor equipment/generators will be enclosed by a screen wall, the site will be surrounded by a wrought-iron fence for safety and security, and landscaping, including new trees in the right-of-way along all three roadways will be provided. These changes will dramatically improve the appearance of the site from how it currently exists. The final site plan will need to be substantially consistent with the attached preliminary site plan.

The applicant has provided the following statements with respect to impact of the data center operations on the surrounding area:

> "The facility is hyper-efficient and near silent. It will not be any louder than any other nearby land uses, and it will not produce any vibrations. There are no residential properties located adjacent to this facility. The main source of potential noise odor will be the backup power generators. These will need to run for a short time once a month, and the odor is similar to that of french fries. Outside of regular testing, these will only be used in rare instances of power failure. The generators will be housed in acoustic shells and comply with the maximum permitted noise levels set by the relevant city building codes."

The subject property is not located near residential or low impact non-residential uses that could be negatively impacted by the potential effects of the facility as described above.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for "Downtown Mixed-Use Center: Core". While the proposed data center does not comply with future land use being advanced in the master plan, it is consistent with several of its goals and objections as well as the basic principles of planning and zoning in general. These include permitting uses in areas where they are compatible with existing uses, eliminating surface parking lots along major road frontages and constructing buildings near front property lines so that they, as opposed to parking lots, become the dominant feature of the site. Buildings along roadways with parking located to the side or rear have the effect of reducing speeds, creating a more pedestrian friendly environment and improving the appearance of the streetscapes.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed data center will have no negative impacts on vehicular or pedestrian traffic in the area. The center will not be open to the general public and there will be a maximum of 15 employees stationed on the site when it is operating at full capacity. The proposed traffic, therefore, will be minimal and less than what is generated by the existing City owned parking lot.

The site will be accessed via the existing driveways, with some modifications. The site has frontage on three streets, all of which are designed and intended to accommodate a high volume of traffic and have the necessary traffic control systems in place to ensure pedestrians' safety.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative site review and approval, during which a stormwater management plan and the adequacy of the utility systems necessary to serve the date center will be evaluated.

ENVIRONMENTAL IMPACT:

The proposed data center will have no negative impacts on the physical environment as there will be very little if any increase in impervious surface. With respect to the environment in general, the purpose of the data center is to accelerate the decarbonization of heat for the purpose of energy efficient computerization intended to protect and improve the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The circumstances surrounding this request are unique and thus will not set a negative precedent for future requests to rezone property in the area for industrial purposes. This is a conditional rezoning wherein the allowable use will be restricted to the proposed data center. The proposed use is low impact and will result in improvements to the site that will bring it further into compliance with the intent and purpose of the master plan and the zoning ordinance as described in the preceding sections of the report.

OTHER

The four parcels that comprise the site must be combined into one parcel before any permits can be issued for new construction. This is an administrative process that can be approved once all four parcels are under the exact same ownership.

The conditional rezoning request will need to be put into proper format and signed and notarized before final approval of the rezoning. The Planning Office will provide a template.

SUMMARY

This is a request to rezone four contiguous parcels located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street from "DT-3" Urban core to "IND-1" Industrial, with the condition that use of subject properties will be restricted to the proposed data center as described in the attachments provided by the applicant.

The purpose of the rezoning is to permit a 24-megawatt data center that combines computing capacity with an approach to carbon-neutral heat recovery for sustainable technology and clean energy innovation. The Board of Water & Light will be providing power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL's hot water system, reducing natural gas demand for the system and carbon emissions.

The findings of fact as described in this staff report support a positive recommendation for the request. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, the proposed data center will be compatible with the surrounding land uses and will be consistent with the intent and purpose of the zoning ordinance and the master plan.

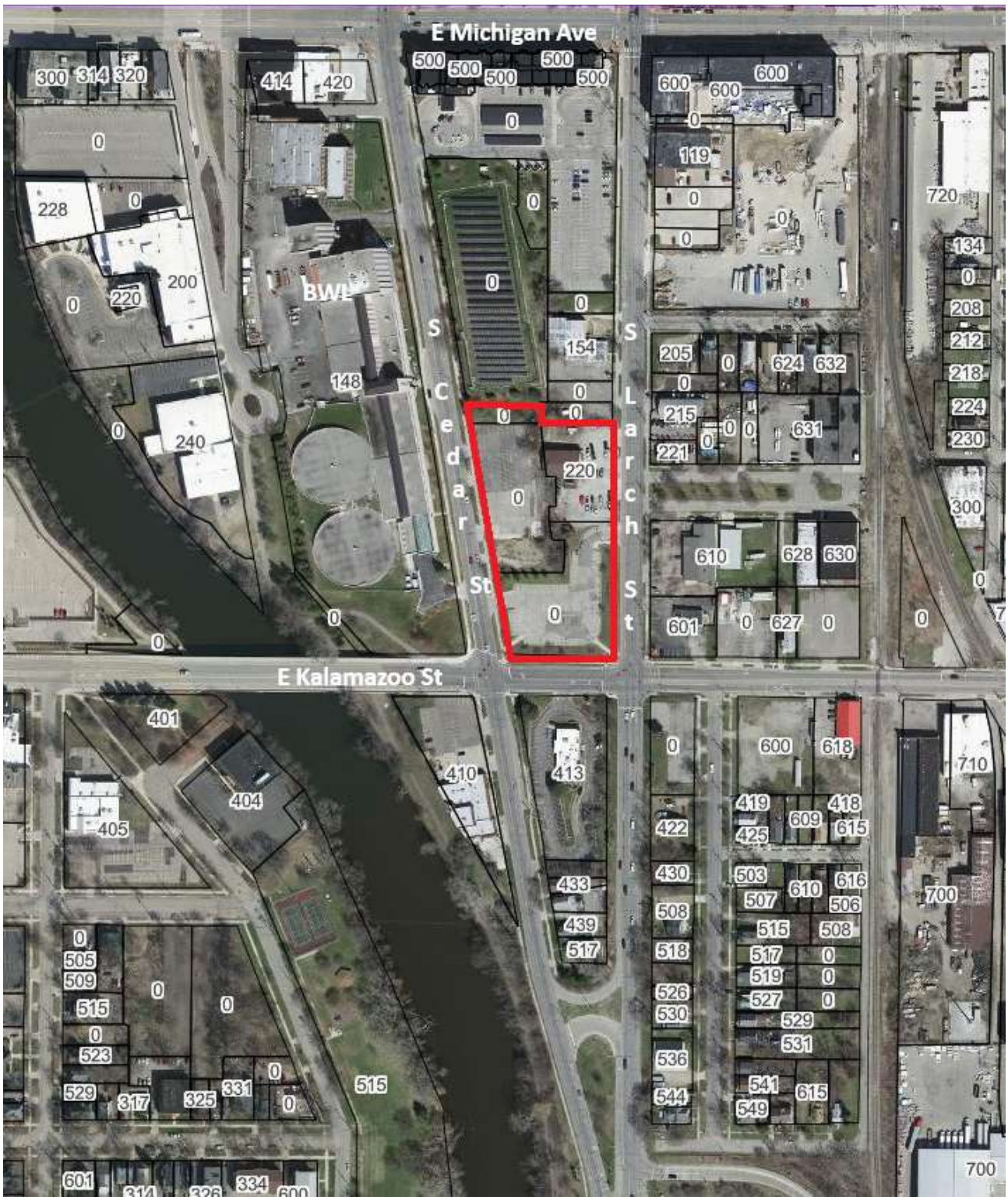
RECOMMENDATION

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

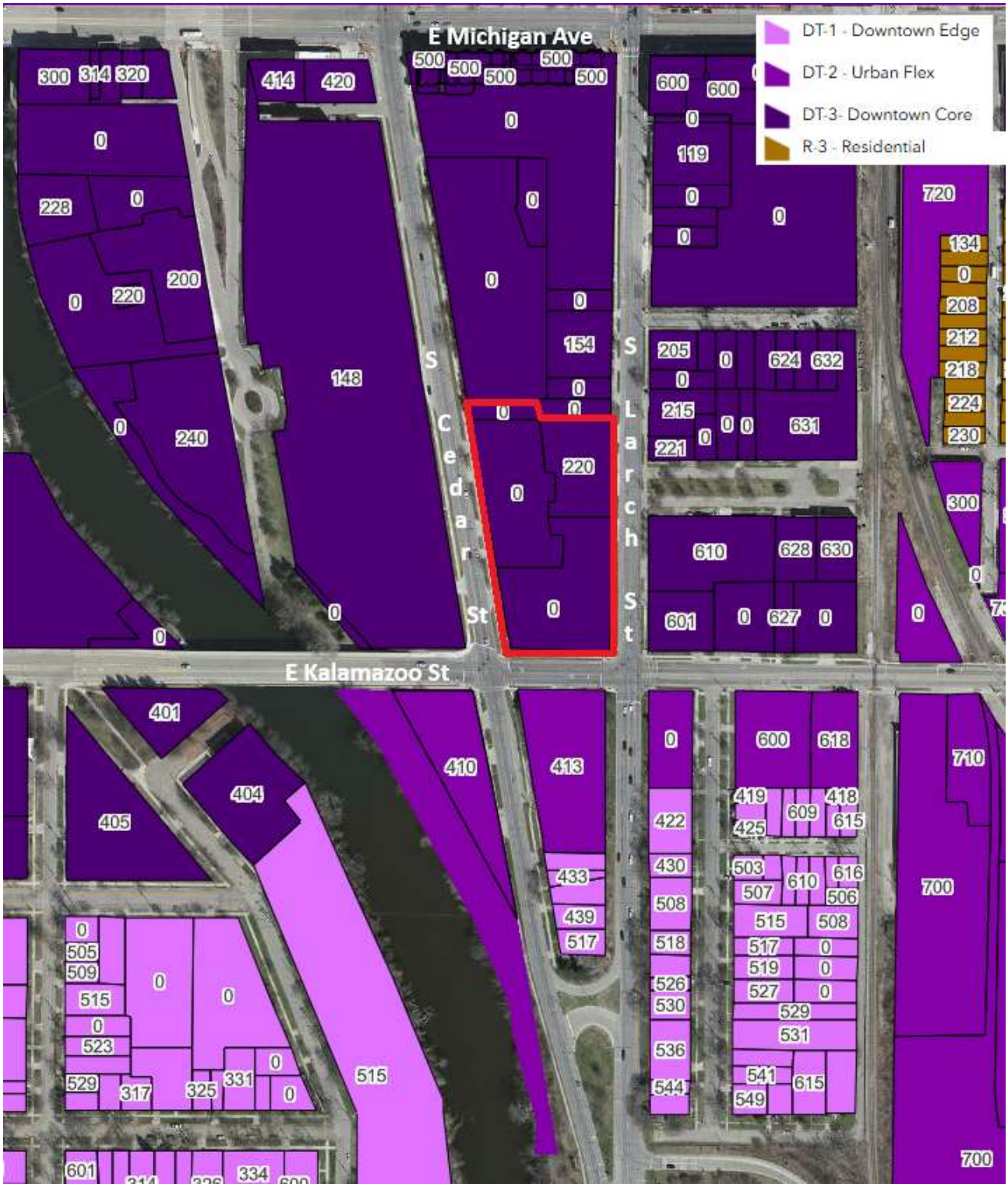
> **"I make a motion to recommend that the City Council approve the request (Z-2-2025) to rezone parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192 from "DT-3" Downtown Urban Core to "IND-1" Industrial, with the condition that the future use of the parcels will be limited to a data center as depicted and described in the documents provided by the applicant."**

Respectfully Submitted,
Susan Stachowiak
Zoning Administrator

Aerial:



Zoning:


DT-1 - Downtown Edge
DT-2 - Urban Flex
DT-3- Downtown Core
R-3 - Residential
E Michigan Ave
E Kalamazoo St
S Cedar St
S Larch St

Docusign Envelope ID: 20B6384D-9724-44EB-97EF-24CBE8A3F2AB

Andy Schor, Mayor

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:

Real property and improvements commonly known as 229 S Cedar St and 220 S. Larch Street (see the legal descriptions below)

Street address, including zip code, of property to be rezoned

From DT-3 district to IND-1 district.

Legal description:

229 S. CEDAR: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT.

220 S. LARCH STREET: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S. 57.75 FT., W. 17.18 FT., NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT

Applicant: Deep Green Technologies USA, LLC

Address *(including zip code)*: 1007 N. Orange Street, 4th Floor, Suite 1382, Wilmington, DE 19801

Phone number(s): (248) 727-1617

Fax number: (248) 351-3082 Email: _____

Name of owner: City of Lansing (229 S. Cedar)/ 220 S. Larch, LLC (220 S. Larch)

Address *(including zip code)*: 219 N Grand Ave, Lansing, MI 48933-1307/330 Marshall Street, Ste. 100, Lansing, MI 48912

Phone number: (517) 483-4320/ (517) 319-9262

Interest in Property *(please check one)*:

- ☐ Option to buy
- ☐ Owner
- ☐ Lessee
- ☐ Represent owner
- ☑ Other (please specify): Applicant has a Buy-Sell Agreement with the City of Lansing, pending council approval, and a Buy-Sell Agreement with 220 S. Larch LLC to purchase the subject parcels.

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:

The proposed use for the subject property is a data center with 24 MW of electric power provided by the Lansing Board of Water & Light (LBWL).

Please answer the following:

☐ Check here if residential

Number of bedrooms:

Bedrooms	# of Units	Total Bedrooms
Efficiency		
One bedroom		
Two bedrooms		
Three bedrooms		
TOTAL UNITS		

# of accessible onsite parking spaces: _____

☑ Check here if non-residential

Number of employees (largest shift): TBD

Number of accessible onsite parking spaces: TBD

Hours and days / week of operation: The data center will have continuous 24/7 operations.

Explain what changes or changing conditions make the passage of this rezoning necessary:

The Project will include the new construction and operation of a data center. The current DT-3 zoning designation of the subject property does not expressly permit this use. The proposed rezoning designation of IND-1 allows power plants as a principal permitted use.

Comment on other circumstances which justify the amendment:

A key component of this Project is the reuse by the LBWL of the "waste" heat that will be produced by the proposed data center. LBWL's hot water loop is currently limited to a narrow geographic area in and around downtown Lansing. The subject parcels are ideally situated to both benefit from their proximity to the hot water loop, and to provide immeasurable benefits to the LBWL and the citizens and businesses served by LBWL from the LBWL's efficient reuse of the "waste" heat. The requested rezoning will allow the Project to be constructed in accordance with certain desirable features of the DT-3 designation, while providing the flexibility of the required, expanded use of the IND-1 zoning designation.

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.

Docusign Envelope ID: 20B6384D-9724-44EB-97EF-24CBE8A3F2AB

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:

Consolidated Rate: $1,100.00

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: DocuSigned by: ED34F6920E4C421... _____

Name: Mark Lee _____

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

Mark Lee (Deep Green, CEO)
Conditional Zoning for 229 S. Cedar, Lansing, MI and 220 S. Larch, Lansing, MI

Date: 17th October 2025

The undersigned, Mark Lee, on behalf of Deep Green Technologies USA, LLC, being the prospective purchasers of 229 S. Cedar, Lansing, MI and 220 S. Larch, Lansing, MI and the applicants for a request to rezone said property from " DT-3" Commercial district to " IND-1" Industrial district, represents, offers, agrees and consents to a condition prohibiting the property from being used for any purpose other than data center operations and supporting facilities, which condition shall run with the land and be binding upon the successor owners of the land upon approval of the rezoning request by the Lansing City Council.

Mark Lee

Planning Commission FAQ

Q: What is Deep Green proposing for Lansing?

Answer: Deep Green proposes to build a first-of-its-kind 24-megawatt (MW) hyper-local, ultra-efficient data center in downtown Lansing. The $120+ million project combines powerful computing capacity with a groundbreaking approach to carbon-neutral heat recovery, making Lansing a national model for sustainable technology and clean energy innovation.

Q: Why is a rezoning of the site appropriate?

Answer: This site is located on the edge of downtown and is currently used as a parking lot. Several other similar uses, including the Lansing BWL Dye Water Conditioning Plant, a solar array, and two vehicle service centers, already surround it.

This is a conditional zoning. This means that if the property changes ownership, *the only use* for this property can be for a data center; otherwise, it will revert back to its original downtown zoning.

Q: What is the proposed building height?

Answer: (basing this off the rendering) The proposed facility design is two stories, totaling over 25' in compliance with current DT-3 zoning minimums. The scale and design of the project will fit in with adjacent properties like the BWL water conditioning plant across the street.

Q: What are the proposed building materials?

Answer: The external cladding of the proposed building will be designed to integrate with the surrounding buildings and the City's aesthetic. The rendering submitted to the city shows a mix of concrete and brick facade. However, Deep Green is happy to be flexible in this regard and will present options (e.g. brick facade, concrete, metal) if the city wishes to see other designs.

Q: How many employees will be stationed at the site at any one given time?

Answer: We anticipate up to 15 employees when operating at full capacity.

Q: How many parcels are included in this rezoning request? There are four parcels that are included in the site plan application, noted in the attached graphic. The parcels included in the rezoning are: 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192

Q: What type of fencing is proposed?

Answer: The site will be well-secured with a combination of decorative wrought iron fencing and concrete walls. There will be landscaping between the street/sidewalk and the concrete walls. We are also creating opportunities for murals and/or other public art. As with the external walls, Deep Green is happy to be flexible in regard to materials and aesthetic and will consult with the City to ensure that the project aligns with other local buildings.

Q: Will the proposed land use generate any noise, vibrations or odors?

Answer: Deep Green builds its data centers with community integration top of mind. The facility is hyper-efficient and near-silent. It will not be any louder than any other nearby land uses, and it will not produce any vibrations. There are no residential properties located adjacent to this facility.

The main source of potential noise odor will be the backup power generators. These will need to run for a short time once a month, and the odor is similar to that of french fries. Outside of regular testing, these will only be used in rare instances of power failure. The generators will be housed in acoustic shells and comply with the maximum permitted noise levels set by the relevant city building codes.

Q: What is Deep Green's association with the BWL as regards this project?

Answer: BWL will be providing power to Deep Green for the proposed data center. In return, we will supply free, carbon-neutral heat directly into BWL's hot water system, reducing natural gas demand for the system, cutting carbon emissions and creating lasting community benefits.

C2AE
(866) 454-3923 | WWW.C2AE.COM

CONCEPTUAL SITE PLAN

MARTIN DEEP GREEN PROJECT
INGHAM COUNTY, MI

PHASE

CONCEPT

ISSUANCES

#	DESCRIPTION	DATE
1	CONCEPT	10/16/2025

PROJ. #: 25-0108

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ALL RIGHTS RESERVED

C1

WE RECYCLE
THE BAR BELOW SHOWS GRAYSCALE FROM WHITE TO SOLID BLACK
THE BAR BELOW SHOWS PRIMARY COLORS WHITE

DESIGNED BY: JRL 10/16/2025 1:38 PM S:\2025\25108_MartinComProp_DeepGrnData\3_Design\1Drawings\DS_25108_MartinComProp_DeepGrnData\Sheets\25108_Site_Plan.dwg - PLAN-PLAN 40 SCALE

DEEP GREEN

Powering Progress.
Supporting Community.

October 2025

Who are Deep Green?

Data centers are the critical infrastructure that underpin the technologies we all rely on day-to-day as well as unlocking the next wave of technological innovation and growth.

We are a data center developer and operator delivering next-gen digital infrastructure to harness the power of AI & HPC (Artificial Intelligence & High Performance Compute).

Deep Green's heat reuse data center model will provide computing power and carbon-free heat to Lansing's district energy heating system.

We are backed by Octopus Energy Generation, one of Europe's largest renewable energy infrastructure investors.

 © 2025 Deep Green

DEEP GREEN

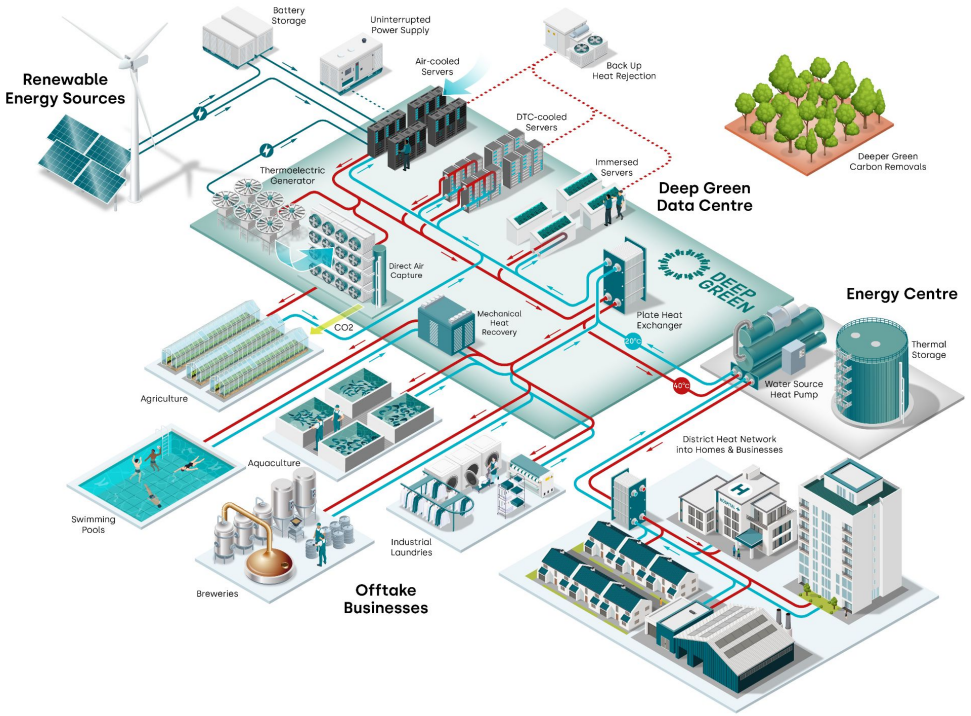
Deep Green Data Centers

We capture the **zero carbon** heat energy generated by our data centers and give it to the communities we operate in.

Unlike large scale hyperscalers, we build smaller **colocation data centers** that operate within the communities we serve. These offer **local** services for state and regional businesses for their everyday compute requirements.

Our Mission: to accelerate the decarbonisation of heat, for the benefit of people and the planet.

Our promise: to unlock economic growth, energy efficiency, and community benefit, by building infrastructure that serves both the digital and physical needs of the communities we operate in.



DEEP GREEN

 © 2025 Deep Green

Our Vision:
Lansing as a Lighthouse.

By turning digital infrastructure into a source of clean, usable heat, Lansing can lead the way in showing how technology and community benefit go hand in hand.

A first-of-its-kind heat-reuse data center, built for Lansing, inspiring cities everywhere:

- 20MW sustainable data center powering tomorrow's technologies
- Carbon free heat reused for Lansing's district energy heating system
- Dozens of new local jobs and long-term economic impact
- Aligned with Lansing's climate and innovation goals

 © 2025 Deep Green

Not just another data center

Deep Green's unique heat reuse design means we build the most efficient, ESG-aligned data centers on Earth.

What makes a Deep Green data center different:

- Hyper power efficient
- Heat capture and reuse
- Negligible water use
- 100% clean energy

	Deep Green	Conventional DC
Rack Density	Up to 600kW	<50kW
Time to Deploy	6-12 months	3-6 years
Power Usage Effectiveness (PUE) Total incoming power vs useful IT power	1.03-1.17	1.2-1.5
Energy Reuse Factor (ERF) Energy reused vs total energy consumed.	0.82-0.93	0
Water Usage Effectiveness (WUE) Litres of water used per kWh of IT consumption.	<0.01	0.3-0.8
Renewable Energy Factor (REF) Renewable energy used vs total energy used.	1	<0.5
Cooling Efficiency Ratio (CER) Heat removed vs energy used to remove the heat.	2+	<1

 © 2025 Deep Green

The Proposal

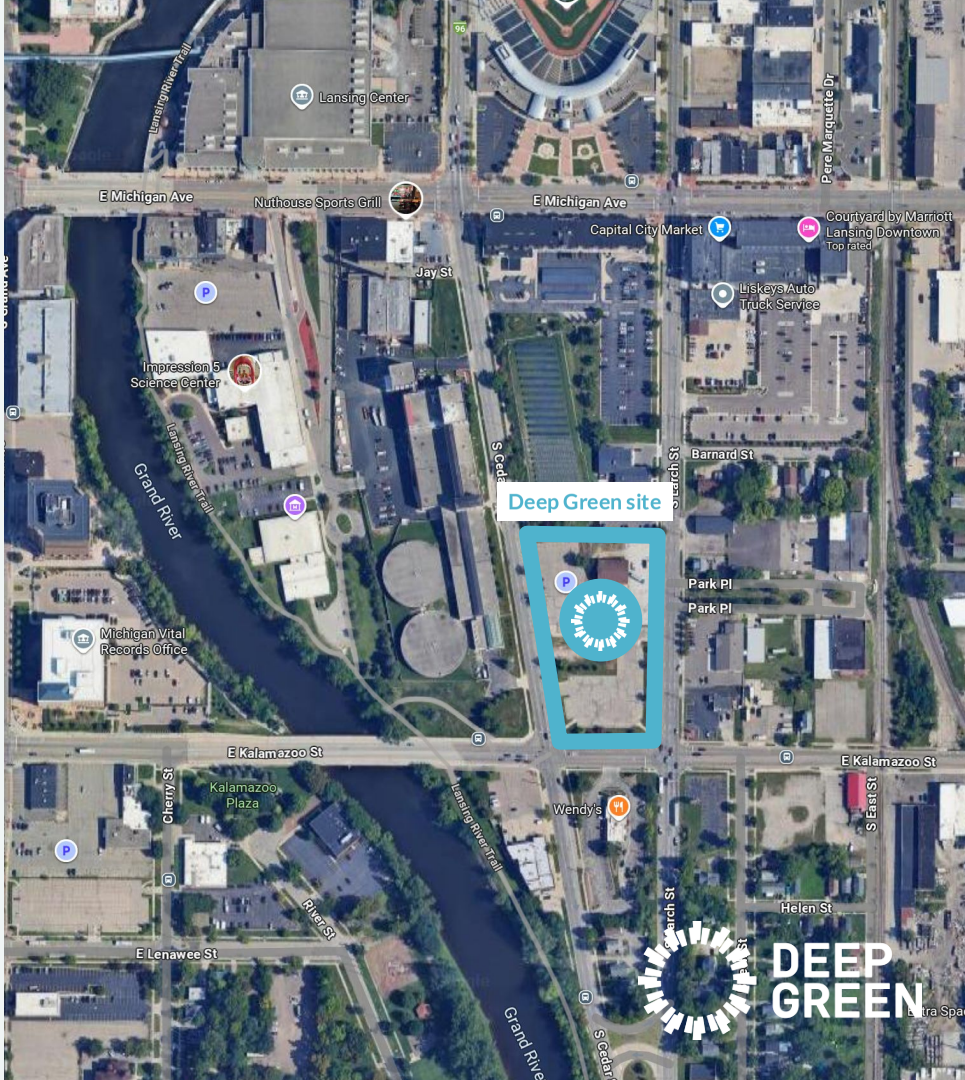
Location: Lansing, Kalamazoo & S Cedar

Capacity: Lansing Board of Water & Light (BWL) has issued a 24 MVA “commitment-to-serve”; spare transformer capacity means we can energize within 12 months.

Heat recovery: Opportunity to deploy the first US data center and heat network integration.

Sustainable design: Low-visibility facility with sustainable design developed with industry-leading partners.

Environmentally conscious: Quiet, Safe, Sustainable and Smart Our facility incorporates acoustic enclosures, redundant safety measures, low waste modular materials, with smart building controls and sensors.



 © 2025 Deep Green

Rendering

Deep Green will work with the City of Lansing to ensure aesthetic aligns with local buildings.

The community benefits of heat reuse

The heat generated by Deep Green data centers is transferred to BWL's hot water system. Deep Green will not charge BWL for this heat**.

This heat will directly reduce the gas demand required to run BWL's hot water network.

The reduced gas demand mean carbon savings by utilizing waste heat.

Every year

265k MMBtu

Data center heat generated for the City of Lansing, every year

$1.1m

Estimated annual savings in BWL gas costs*

310k MCF

Annual reduction in natural gas demand for BWL

14.1k tCO2

Annual BWL carbon savings

*Based on offsetting 310k MCF at a gas price of $3.50/MCF.
**Note BWL will require additional electricity for heat pumps to boost data centre heat to operating temperature.

DEEP GREEN

 © 2025 Deep Green

Turning heat into community warmth

Community programmes

- Deep Green operate community programmes in every city we operate in
- These equate to $500/MW of contracted data center space. Once fully contracted, this equates to **$120,000 per year** donated to Lansing charities.
- Deep Green will work with the City to identify the most impactful use of these funds

Investing in East Lansing's economy

- **50+** jobs during construction and operations
- Long-term skilled employment: technicians, engineers, administrators
- Local contracts and services: landscaping, security, maintenance

Example programmes that could be supported

Lansing initiatives:

- Capital Area Housing Partnership
- City Rescue Mission of Lansing
- Capital Are United Way
- Greater Lansing Food Bank

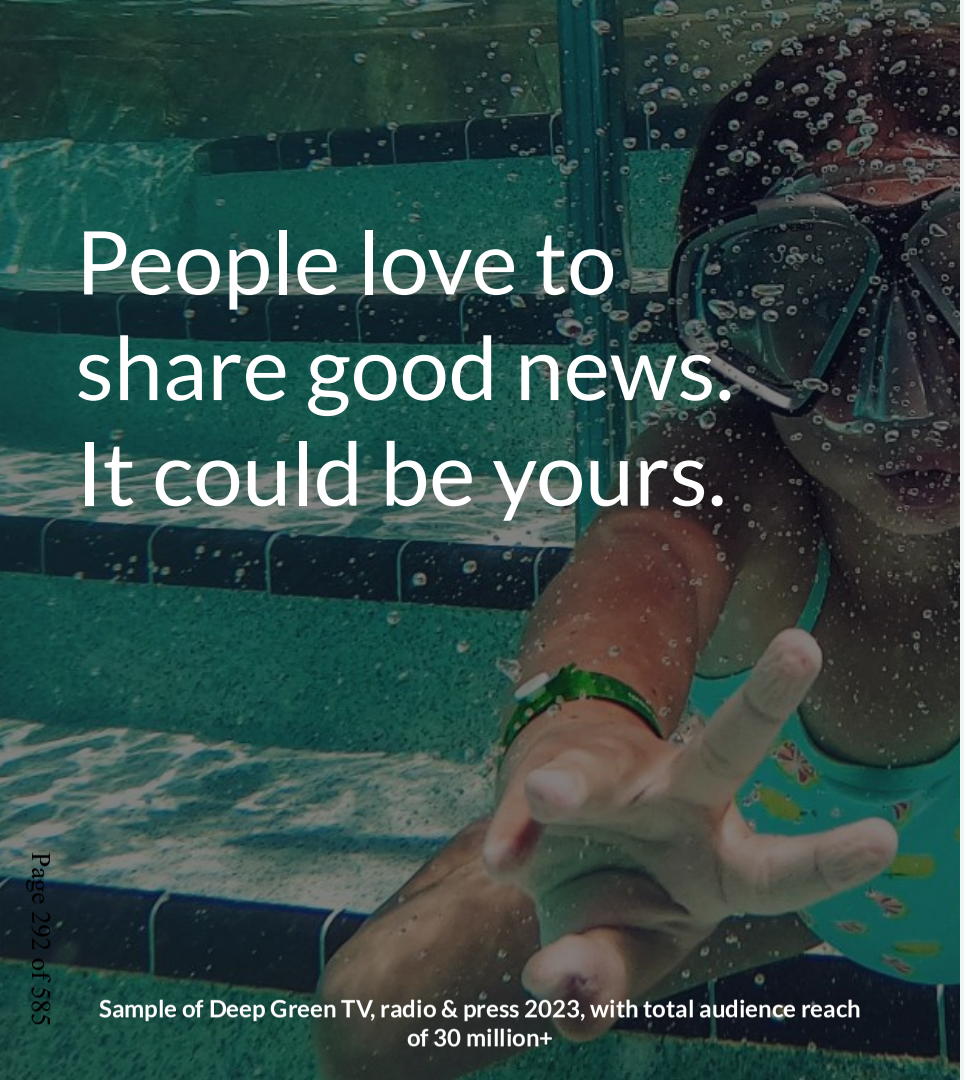
Pennies for Power (BWL)
Help families in need in the Lansing area pay their utility bills

LCC Foundation:

- Supporting community through LCC Cares
- Workforce Development through grants

Deep Green are looking forward to working with the City to identify high impact causes.

© 2025 Deep Green



Sample of Deep Green TV, radio & press 2023, with total audience reach of 30 million+

BBC
computing
Evening Standard.
techradar.
REUTERS
THE TIMES
green BUSINESS JOURNAL
theguardian
BusinessGreen
BRIGHTER SIDE OF NEWS
DevonLive
elemental
Advancing technologies in heat, water, air and energy
ICIBSE JOURNAL
VIRGIN RADIO UK
capacity
TECH MONITOR
DCD
itv
Newshub.

Thank you

A win-win for Lansing

Clean technology + jobs + community benefits

= A proven model, ready to deliver

We welcome your questions, input, and partnership

For enquiries, please contact:

Mark Lee

CEO

mlee@deepgreen.energy

+44 (0) 75 5705 5818

Olly Jones

Chief of Staff

ojones@deepgreen.energy

+44 (0) 79 2003 7994

DEEP GREEN

IT'S ONLY WASTE IF YOU WASTE IT
DATA CENTRES THAT GENERATE FREE HEAT
DEEP GREEN
DOES YOUR DATA CENTRE DO THIS?
DATA CENTRES THAT GENERATE FREE HEAT
DEEP GREEN
GOOD FOR NOTHING
DATA CENTRES THAT GENERATE FREE HEAT
DEEP GREEN

City Parking Lot – E. Kalamazoo Street

City Parking Lot – S. Cedar Street

Vacant City Lot – S. Cedar Street

220 S. Larch Street

BWL Plant– E. Kalamazoo Street & S. Cedar Street

S.

Kathleen King O'Brien, P.C.
785 Brookwood Walke
Bloomfield Hills, MI 48304
TEL (248) 203-9960

January 6, 2026

SENT VIA EMAIL ONLY TO:
city.clerk@lansingmi.gov city.council@lansingmi.gov

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor
City Hall
124 West Michigan Avenue
Lansing, MI 48933

Lansing City Council
124 West Michigan Avenue #10
Lansing, MI 48933

RE: 2/9/26 Lansing City Council Meeting 7PM

Public Hearing Z-2-2025-Public Hearing Rezoning from DT-3 "Downtown Core" to IND-1 "Industrial" of 200 City Blocks Covering 4 Parcels

Dear City Clerk & City Council:

I am retained legal counsel for Chata 256, LLC, owner of the real estate located at 413 S. Cedar Street located directly across the street from Lot 49 which is part of the 200 Lansing City blocks (~3.7 acres) proposed for rezoning. A Wendy's Restaurant has operated at my client's property for more than thirty years. Rezoning from Downtown Core to Industrial will decrease the value of my client's property as well as all of the real estate in the vicinity. It is my understanding that there is also residential property nearby. The most alarming point, however, is the fact that the Notice of Public Hearing for this matter (which contained errors and was not received by my client until 2/5/26) states:

"The purpose of the rezoning is to permit a data center."

This was the first information that my client received about this entire matter. I called my client's Tenant (Wendy's Franchisee) who also knew nothing about the rezoning or the proposed data center. The "data center" reference in the Notice with no further explanation is unacceptable, if not deceitful.

After an initial review it appears that a foreign entity, Deep Green, is pushing this plan forward. Also, Deep Green, a UK data center firm, has only been in existence since 2023 and Octopus Energy, another UK entity, is an investor in Deep Green. Deep Green has not completed any other projects in the U.S. Is this the first site targeted by Deep Green in the Lansing area? Deep Green's marketing pitch is all about "energy savings/low carbon emissions" to the point that this is the cherry on the top but construction of a data center in a dense urban location is really the issue.

First and foremost, **human health and safety** need to be taken into consideration by the City Council. The 2026 Mission Statement for the City Council refers to "quality

Kathleen King O'Brien, P.C.
785 Brookwood Walke
Bloomfield Hills, MI 48304
TEL (248) 203-9960

of life" and "…promoting a safe, healthy…community". Has the City Council retained any qualified medical professionals to review and provide a study of the health consequences related to the installation of an urban data center? Has the City held any public hearings that it chairs to allow public information to be disseminated with question/answer sessions? This does not equate to "promotional" biased presentations by Deep Green.

EGLE has authority and oversight control over data centers at the State level to review and assess the adverse environmental, water usage and electrical grid impacts, etc. caused by data center construction. Has the City Council provided information about this proposal to EGLE? What are the electrical usage requirements for the data center and how will those demands be met? Does that impact the current users or their rate usage charges? What are the data center's water consumption requirements and what are the drinking water contamination risks? Has the noise nuisance from a data center been taken into consideration? Deep Green might agree to comply about noise limits now but what about the fact that they may not-which is likely to be an issue that arises post-construction? At that point Deep Green would beg for forgiveness with no viable solution. Does the City have a noise ordinance for data centers yet? This is also a health issue that would adversely affect the vicinity, meaning the surrounding community that is not zoned Industrial. Will the data center be installing back-up generators? If so, there are environmental risks. Would you want to live in a house or operate a commercial restaurant nearby and wonder about all of the health hazards you are being exposed to that are literally in your back yard?

Just because this site "checks the boxes" for Deep Green, the City Council must not be captured by the allure of the "advertising and marketing" push by Deep Green. Is this all about Deep Green receiving Michigan's Enterprise Date Center Sales and Use Tax Exemptions? Has the City Council considered any other use for these parking lots or has it submitted any proposal inquiries to the public? Or, did Deep Green just show up? Why is Lansing rushing to be the first to allow this data center concept in the U.S.? Last time I checked, there is no prize offered but there are risks to humans who should matter most of all in our society.

Very truly yours,
KATHLEEN KING O'BRIEN, P.C.
Kathleen King O'Brien
Kathleen King O'Brien

cc: Chata 256, LLC
Martin Lozier, co-counsel

Resolution #2026-###

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, February 9, 2026, in consideration of the request by Hoffman Bros. Inc., the construction contractor for the Combined Sewer Overflow (CSO) 019 Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of March 7, 2026 through December 12, 2026; and

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

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, W. Oakland Avenue, N Walnut Street, N Seymour Avenue, N Capitol Avenue and N Washington Avenue; and

WHEREAS, for the periods March 7, 2026, through December 12, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

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

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Hoffman Bros. Inc. for construction noise while the company is conducting work as part of the CSO 019 Project, in the project area generally bounded by W. Cesar E. Chavez Avenue on the northside, N Chestnut Street on the westside, W Lapeer Street on the southside, and N Grand Avenue on the eastside, including the contractor's staging yard at 1038 N. Larch Street, on Saturdays from 8:00 AM to 4:30 PM for the period of March 7, 2026, through December 12, 2026.

CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit

February 9th, 2026, at 7 p.m. Predominantly impacted streets include W. Oakland Ave., N. Capitol Ave., N. Walnut St., and Seymour Ave.

The Lansing City Council will hold a public hearing on Monday February 9th, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the City of Lansing Department of Public Service, while Hoffman Bros. Inc., is conducting work as part of the CSO 019 Project on Saturdays from 8:00 AM to 4:30 PM for the period of March 7, 2026, through December 12, 2026. **The project area generally bounded by W. Cesar E. Chavez Ave., N. Chestnut St., W. Lapeer St., N. Grand Ave., and 1038 N. Larch St.**

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

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

From: Jones, Marc <Marc.Jones@lansingmi.gov>
Sent: Monday, January 26, 2026 6:00 PM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: Fw: 2026 Lansing CSO work on Oakland Ave

Sherrie -

This is an email from MDOT in support of the noise waiver request for the CSO 019 project. Please include this in the comments for the public hearing.

Thanks

Marc

CSO 019 Tentative 2026 Phasing Map

Resolution #2026-###

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

WHEREAS, a public hearing was held on Monday, February 9, 2026, in consideration of the request by Hoffman Bros., Inc., the construction contractor for the Combined Sewer Overflow (CSO) 016/017 Phase 2 Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through September 26, 2026; and

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

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

WHEREAS, for the period of April 4, 2026, through September 26, 2026, the construction contractor, Hoffman Bros., Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

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

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Hoffman Bros., Inc., for construction noise while the company is conducting work as part of the CSO 016/017 Phase 2 Project, in the project area generally bounded by Douglas Avenue on the northside, N Larch Street on the eastside, E. North Street on the southside, and Benjamin Drive on the westside on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through September 26, 2026.

CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit

February 9th, 2026, at 7 p.m. Predominantly impacted streets include E. North St., Thompson St., Benjamin Dr., and Polly Ave.

The Lansing City Council will hold a public hearing on Monday February 9th, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the City of Lansing Department of Public Service, while Hoffman Bros., Inc., is conducting work as part of the CSO 016/017 Phase 2 Project on Saturdays from 8:00 AM to 4:30 PM for the periods April 4, 2026, through September 26, 2026. **The project area generally bounded by Douglas Ave., N. Larch St., and Benjamin Dr.**

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

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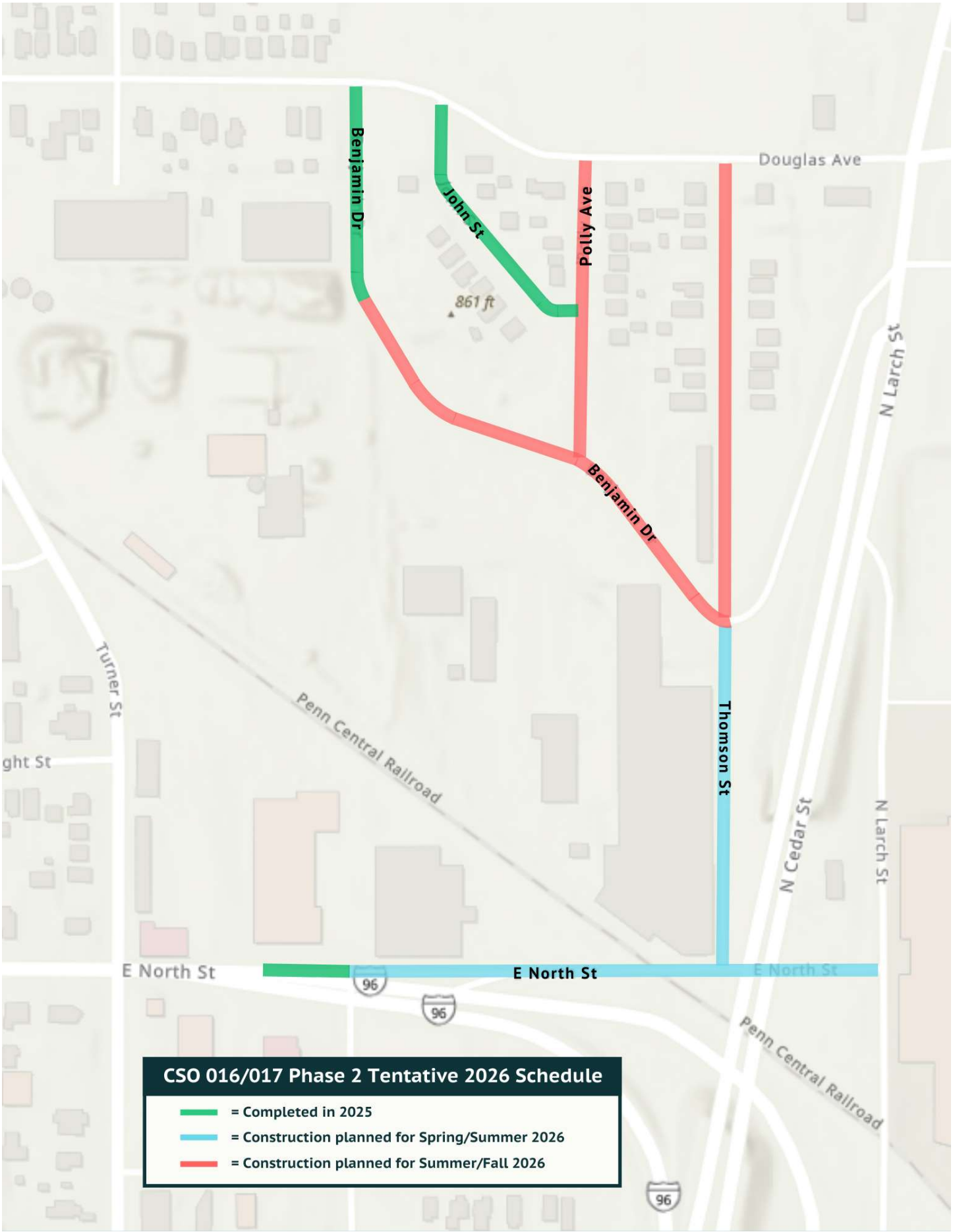
www.facebook.com/LansingClerkSwope

CSO 016/017 Tentative 2026 Phasing Map



Resolution #2026-027
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Kim Butcher as an At-Large member of the Board of Review 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 of the Whole met on February 9, 2026 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-028

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

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

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

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

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-029

By Council Members Carter, Garza, Hussain, Kost, Martinez, Nevarrez Martinez, Pehlivanoglu, Spadafore

Resolved by the City Council of the City of Lansing

WHEREAS, Lansing Community College has established The Changemakers Center, a transformative and innovative space dedicated to preserving, celebrating, and elevating the stories of individuals who have made lasting contributions to the Greater Lansing community through courage, innovation, dedication, and service; and

WHEREAS, the Changemakers Center serves as an educational and cultural resource for students and community members by highlighting how individuals both past and present have shaped Greater Lansing and inspired meaningful change; and

WHEREAS, the Center features state-of-the-art technology, including interactive touchscreen exhibits, a digital timeline of community impact, video storytelling, photo galleries, immersive displays, and multimedia presentations that allow visitors to engage deeply with local history and leadership; and

WHEREAS, visitors to The Changemakers Center can explore inductee stories, historical materials, and artifacts through interactive displays designed to create an immersive and accessible learning experience; and

WHEREAS, the Changemakers Center showcases 30 inaugural inductees, representing 179 years of history and supported by a collection of more than 1,000 photographs, reflecting the depth and richness of community contributions; and

WHEREAS, the inaugural inductees were selected through a comprehensive and inclusive community engagement process, including focus groups with diverse stakeholders from across Greater Lansing; and

WHEREAS, selection criteria for inductees included significant and lasting community impact, barrier-breaking leadership, the creation of opportunities for others, sustained commitment to service, and the ability to inspire future generations; and

WHEREAS, inductees are recognized across five categories—Education; Business; Sports, Arts, and Culture; Public Service and Social Justice; and Faith and Community-Based Organizations—ensuring a broad and inclusive representation of leadership and impact; and

WHEREAS, the inaugural class honors African American leaders, both historical pioneers and contemporary changemakers, whose contributions have been instrumental in advancing equity, opportunity, and progress within the Greater Lansing community; and

WHEREAS, notable inductees include internationally and nationally recognized leaders such as Earvin "Magic" Johnson, Senator Sarah Anthony, and Malcolm X, whose legacies continue to influence communities locally and beyond; and

WHEREAS, the Changemakers Center establishes a strong foundation for honoring diverse leaders in future inductee classes, reinforcing Lansing Community College's commitment to inclusion, education, and community empowerment.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing City Council recognizes and commends Lansing Community College for the creation of the Changemakers Center. Applauding its dedication to preserving community history, uplifting diverse leadership, and inspiring future generations, and appreciation for the Changemakers Center's role in advancing equity, fostering community pride, and strengthening the cultural and educational fabric of Greater Lansing.

BE IT FINALLY RESOLVED, this resolution will be presented to Lansing Community College at their event in recognition of this significant achievement.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-030
By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing is named as defendant in a workers' compensation action, WC 2062876-00396, involving alleged work-related injuries/illnesses; and

WHEREAS, it is proposed that the action be resolved by virtue of entering into a settlement agreement, in which, the City of Lansing would agree to pay Plaintiff the sum of thirty-five thousand one hundred dollars ($35,100.00) in exchange for a complete redemption and release of the City from any past, present, and future liability regarding any alleged injuries/illnesses whatsoever; and

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approve payment of thirty-five thousand one hundred dollars ($35,100.00) pursuant to said proposed settlement agreement as a full and final settlement of said action.

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-031

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 3126 Maloney St, 33-01-01-30-476-401, Lot 386 Pleasant Grove Sub No 1, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on MARCH 26TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 24TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by DECEMBER 29TH, 2025; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, February 23, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 3126 Maloney Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-032

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 904 E. Kalamazoo St, 33-01-01-15-352-251, Lot 7 Block 3 Lansing Improvement Companys Add, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on OCTOBER 11TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 18th, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by DECEMBER 18th, 2025; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, February 23, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 904 E. Kalamazoo 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.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-033
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 408 Sawyer Rd, 33-01-05-09-176-211, W 70 Ft Outlot E Supervisors Plat of Elmwood Farms, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JULY 12TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 19TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by DECMEBER 19TH, 2025; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, February 23, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 408 Sawyer Rd, 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.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-034

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 408 Norman Street, 33-01-01-21-463-052, COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on SEPTEMBER 4TH, 2019 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 19TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by DECEMBER 19TH, 2025; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, February 23, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 408 Norman Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

RESOLUTION #2021-218
BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing, Michigan (*"City"*) authorized its Resolution #2021-047 (the *"GAN Resolution"*) in anticipation of City's Department of Human Relations and Community Services (*"HRCS"*) acting as the Collaborative Applicant and fiduciary for the Continuum of Care for the Lansing, East Lansing and Ingham County area to receive a grant of funds from the Michigan State Housing Development Authority (*"MSHDA"*) under the U.S. Treasury Department Consolidated Appropriations Act of 2021 (*"Act"*) for the Emergency Rental Assistance Program (the *"Grant"*); and

WHEREAS, the awarded Grant funds have helped to provide Emergency Rental Assistance payments for qualified participants adversely affected by the coronavirus pandemic with the cooperative participation of at least the following agencies: Advent House Ministries, Holy Cross Services, Capital Area Hosing Partners and HRCS, originally for a period ending September 30, 2021 with the possibility of a qualifying three month extension; and

WHEREAS, at the time the GAN Resolution was passed, HRCS was expected to receive from MSHDA, Grant funds in an aggregate amount of up to $27,278,000; and

WHEREAS, the GAN Resolution authorized the City to issue a grant anticipation note or notes (*"GAN"*) pursuant to Public Act 34 of 2001 (*"Act 34"*), the proceeds of which were used (i) to finance Emergency Rental Assistance payments to eligible recipients and (ii) to reimburse the City for such payments the City advanced to eligible recipients; and

WHEREAS, the GAN Resolution authorized the Mayor and the Finance Director or their designees to take any actions necessary for the issuance of the GAN; and

WHEREAS, on April 1, 2021, the City issued a GAN with a principal amount not to exceed $13,600,000; and

WHEREAS, on July 14, 2021, MSHDA notified the City that its Grant fund had been increased to $30,039,243 (*"Amendment #1"*); and

WHEREAS, HRCS is now anticipating another amendment increasing the Grant fund by approximately $16,000,000 to an aggregate amount of $46,039,243 (*"Amendment #2"*); and

WHEREAS, HRCS anticipates receiving additional increases to the Grant (*"Future Amendments,"* and collectively with Amendment #1 and Amendment #2, *"Grant Amendments"*); and

WHEREAS, Section 415(3) of Act 34 states that the principal amount of a municipal security issued under this section shall not exceed 50% of the amount remaining to be received by the municipality that is not still subject to an appropriation from the granting agency under a written contract from that granting agency that has been accepted by resolution by the municipality; and

WHEREAS, in order for the City to continue to provide for financing for rental assistance payments and other Emergency Rental Assistance Program related expenses it is necessary to increase the stated amount of the GAN within the parameters imposed by Act 34, to be an amount not to exceed 50% of the Grant fund as amended by the Grant Amendments; and

NOW, THEREFORE, BE IT RESOLVED the City acknowledges that the terms of the Grant have been changed and may again change, including by increasing the Grant funds to be disbursed to HRCS as stipulated by MSHDA, and the City, on behalf of itself and HRCS, does hereby specifically agree, but not by way of limitation, and resolves, as follows:

1. That the City's Grant Anticipation Note dated April 1, 2021 may be amended as necessary to reflect a not-to-exceed amount of 50% of total Grant funds as appropriated by MSHDA including through any Grant Amendments.

2. That the City's Grant Anticipation Note dated April 1, 2021 may be further amended to reflect additional changes to the program implemented by the State of Michigan, MSHDA, or pursuant to the Act and the City Mayor is authorized to accept current and future Grant Amendments on behalf of the City.

3. That the Sections 1-9 of the City Resolution #2021-047 shall otherwise remain in full effect.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-036
By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1004 Cady Ct, 33-01-01-10-329-131, E 3 R Lot 4 Block 2 Narmores Add, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on SEPTEMBER 26TH, 2018 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 24TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by DECEMBER 29TH, 2025; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, February 23, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 1004 Cady Ct, 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.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-037
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED, that a public hearing be held to consider the Amendment on February 23, 2026 in the Tony Benavides Lansing City Council Chambers, 10th floor, City Hall, Lansing, Michigan.

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-038

By the Committee on Development and Planning

Resolved by the City Council of the City of Lansing

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

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

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Resolution #2026-039
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #90
CAPTIOL WALK APARTMENTS REDEVELOPMENT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 0 S. Chestnut Street located in the City of Lansing; and

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

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

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

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

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

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

I, Michael Ellis, am a resident of East 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#26-042 - City of Lansing Notice of Public Hearing** – was published Wednesday, February 11, 2026, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 11th day of February 2026

Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on February 11, 2026

By Michael Ellis

Stephen Underwood, Notary Public

My commission expires December 30, 2032

F LANSING
'UBLIC HEARING

hearing on Monday, February 23, 2026, at 7:00
g Council Chambers, Tenth Floor, Lansing City
8933, for the purpose stated below:

xpayers of the City of Lansing, other interested
ear and be heard on the approval of Brownfield
lopment pursuant to and in accordance with the
nt Financing Act, Public Act 381 of 1996, as
to as 0 S. Chestnut Street located in the City of

)1-16-358-002):

B, ALSO LOTS 1, 2, 11 & 12 BLOCK 146 ORIG

e Lansing Brownfield Redevelopment Authority
sult from the redevelopment of the property to
formation regarding this issue, including maps,
will be available for public inspection and may
Coordinator, Lansing Economic Development
)1, Lansing, MI 48933, 517-898-1709.

77. If you are interested in this matter, please
ntative. Written comments will be accepted
ays if received before 5 p.m., on the day of the
th Floor, City Hall, 124 West Michigan Ave.,
mi.gov.

CP#26-042

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

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

WHEREAS, with the upcoming relocation of City Hall, Rule 44 Council Parking is being amended so as to require that each Councilmember will have a secured parking space.

NOW THEREFORE, BE IT RESOLVED that the City Council amends the City Council Rule 44. Council Parking:

> Each member of Council shall have a permanently assigned parking space **either** in the basement of **the David C. Hollister Lansing** City Hall, **located at 124 W. Michigan Avenue, or in the secured gated parking area adjacent to the new David C. Hollister Lansing City Hall, located at 425 S. Grand Avenue.** These parking ~~bays~~**spaces** shall be ~~non-assignable~~ **reserved 24 hours a day, seven days a week,** and shall be used exclusively by the Council Members unless prior approval has been given by the Council member.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

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

Resolution #2026-041
By the Committee on Public Safety
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, February 23, 2026 in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting or opposing the Ordinance to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

DRAFT #11
DATE: 12/29/2025

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

THE CITY OF LANSING ORDAINS:

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

1460.01. Property Maintenance Code.

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the ~~2015~~**2021** International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a) When used in the IPMC:

(1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."

(2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

(3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in Chapter 1426 of the Lansing Codified Ordinances."

(4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter 1424 of the Lansing Codified Ordinances."

(5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part Twelve of the Lansing Codified Ordinances."

(6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610 of the Lansing Codified Ordinances."

(7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in Chapter 1422 of the Lansing Codified Ordinances."

(8) ~~"Department of Property Maintenance Inspection"~~ **[Insert name of department]** and "Department" are replaced with "Office of Code Compliance."

(9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal counsel of the jurisdiction" are replaced with "City Attorney."

(10) "Appointing authority" and "Chief Appointing Authority" are replaced with "Mayor."

(11) "Appeals Board" is replaced with "Building Board of Appeals."

(12) "Claims Review Committee" is added as created by Resolution 1987-0253 and amended by Resolution 2014-045, consisting of a representative from the

following offices: City Attorney, Mayor, and City Council, and shall act as the appeal body for violations of Section 308.

~~(13) "Manager of the Office of Code Compliance" is added and shall be the final arbiter of any appeal for violations of Section 302.4.~~

(b) The following language is added to Section ~~102.6~~**102.7** after the word "designated": By the Federal, State, or local government.

(c) Section 103.2 is ~~deleted.~~ **replaced with the following: The Code Official shall be the individual appointed by the Mayor to be the director, or acting director, of the department within which the Office of Code Compliance is located.**

(d) The text of Section 103.3 is replaced with the following~~: The Code Official has the authority to appoint Code Compliance Officers, and to delegate to any of them any of his or her duties or functions under this Code.~~ **"Deputies" In accordance with the prescribed procedures of this jurisdiction, the code official shall have the authority to designate one or more deputy code officials, code officers, premise officers, other related technical officers, inspectors, and other employees. Such employees shall have powers as delegated by the code official. Any reference in this code to "Code Compliance Officer" shall be understood to mean any subordinate employee as designated by the Code Official.**

(e) The text of Section ~~103.5~~ **104.1** is replaced with the following: The fees for services performed by the Office of Code Compliance under this Code shall be established by Council Resolution.

(f) The Code Official, or their designee, shall be the final arbiter of any appeal for violations of section 302.4

(**g) Section 104.2 is deleted.**

(~~f~~ **h**) The following language is added to the end of Section ~~104.1~~ **105.1**: The Office of Code Compliance is responsible for enforcing this Code and acts as the Local Health Department under Part 24 of the Public Health Code, PA 368 of 1978. The Office of Code Compliance may also enforce any provision of the Housing Law of Michigan, PA 167 of 1917.

(~~g~~ **i**) The following language is added to the end of Section ~~106.1~~ **109.1**: Unless otherwise provided, a property's owner is responsible for violations of this Code occurring on the property, even where this Code imposes an additional duty on the occupant, or where the owner has imposed responsibility on the occupant by agreement.

(~~h~~ **j**) The text of Section ~~106.3~~ **109.3** is replaced with the following: The Code Official, and all ~~Code Compliance Officers~~ **such employees as designated by the Code Official,** are hereby designated as authorized City Officials for the purpose of issuing municipal civil infraction notices directing alleged violators to appear at the City of Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction. Unless otherwise provided in this Code or by State law, any person in violation of any provision of this Code is responsible for a municipal civil infraction and subject to a $500.00 fine and all other penalties and remedies allowed by law. Any person in violation of Section ~~108.4.1~~**111.7.1** or Section ~~108.5~~ **111.8**, as provided in Subsection

(o)~~(m)~~ of this section, is responsible for a misdemeanor and subject to the penalties provided in Section 202.99(b) of the Lansing Codified Ordinances and all other penalties and remedies allowed by law. If a violation of this Code is not corrected as required by the notice of violation given pursuant to Section ~~107~~**111.4**, the Code Official**, or their designee,** may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation; or to require the removal or termination of any unlawful occupancy of the structure. With the exception of the 30 days within which a vacant structure must be closed pursuant to Section ~~108.2~~ **111.2**, the Code Official**, or their designee,** has the authority to grant an extension of the time specified in the notice of violation, upon request by the person responsible for the violation, provided that the person agrees to correct the violation within the extended time period to be granted and the Code Official**, or their designee,** determines that a condition dangerous to life or property will not be created or perpetuated by granting such extension. No such extension of time for the correction of a violation will extend the time for filing an appeal.

(~~i~~ **k**) Section ~~106.6~~ **109.6** is added, to read as follows: Violations of Section 302.4, prohibiting weeds and long grass, and violations of Section 308, prohibiting the accumulation of trash and garbage, are hereby declared to be nuisances and must be corrected or abated within the time allotted and as directed in the Section ~~107~~ **111.4** notice or as determined in an appeal taken under subsection (k). However, if the owner or party in interest whose name appears on the City's real property tax assessment records fails or neglects to comply with the notice or appeal determination, the City

may enter the property and take all necessary actions to cause the abatement of the nuisance, including the incurring of costs. The cost of abating the nuisance includes, but is not limited to, costs of any title search or real property commitment used to determine the parties in interest in the subject property, recording fees for notices and liens filed with the county Register of Deeds, contractor fees, transportation and dumping charges, administrative service fee to defray administrative expenses and costs of the collection of the charges authorized under this section. The cost of abating the nuisance incurred by the City shall be reimbursed to the City by the owner or party in interest in whose name the property appears on the City's real property tax assessment records. The owner, or party in interest, whose name the property appears upon the last local tax assessment records shall be notified ~~by the Assessor~~ of the amount of the cost of the nuisance abatement by first class mail at the address shown on the records. Any cost remaining unpaid after 30 days shall be placed by the Assessor on the next tax roll of the City and impose a lien against the property on which the nuisance was located, as permitted by State law.

(~~j~~) ~~When used in Section 107.1, "person" is replaced with "person(s)."~~

(~~k~~**l**) ~~In~~ Section ~~107.2~~ **111.4** is modified as follows:

(1) The following language is added to the end of Section ~~107.2~~ **111.4.1**(4): For violations of Section 302.4, the notice shall require correction within ~~7~~**10** days.

(2) **The following is added to Section 111.4.2(1): or by posting to the property itself.**

(3) Section 111.4.2(2) is replaced by the following: A copy is sent via first class mail addressed to the last known address.

~~(2)~~**(4)** The following is added as new Section ~~107.7~~ **111.4.3**: Appeals.

(i) When a notice has been issued under this section ~~107~~ **111.4**, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order as follows: (a) appeals under Section 302.4 shall be filed in writing to the ~~Manager of the Office of Code Compliance~~ **the Code Official or their designee**, (b) appeals under Section 308 shall be filed in writing to the Office of the City Attorney, (c) appeals of any other violation are addressed under subsection (h) and (q). The Appeal must be received not more than 3 days after the compliance date ordered as set forth in the notice. Appeals of costs assessed incurred due to abatement by the City of Lansing will **be** handled in accordance with **the** process adopted by the Claims Review Committee and Resolution 2014-045.

(ii) Except as provided in subsection (vii), the Office of the City Attorney shall transmit the appeal to the Claims Review Committee and schedule the appeal to be heard at the next available meeting of the Claims Review Committee. Notice of the appeal hearing date, time, and place shall be given in the same manner as provided for in Section ~~107.3~~ **111.4.1**, or, in the alternative, by First Class mail addressed to the Appellant's address provided with the appeal, if any.

(iii) Failure to file an appeal within the required time shall constitute a waiver of the right to contest the notice and compliance order, and, waive a hearing or adjudication of the notice and order, or any portion thereof.

(iv) Only those matters or issues specifically raised by the Appellant in a written appeal shall be considered in the hearing on the appeal.

(v) The enforcement of the notice violation and compliance order timely appealed shall be stayed during the pendency of the appeal.

(vi) At the appeal hearing, the Appellant shall be given the opportunity to show cause why the notice violation and compliance order should not be enforced. The Claims Review Committee shall hear and decide the issues raised in the appeal and shall either approve, disapprove, or modify the compliance order. If the Claims Review Committee approves or modifies the compliance order, it shall determine a new date by which the order of compliance shall be completed.

(vii) If the appeal under subsection (i) is made to contest a grass or weed violation of Section 302.4, the written appeal shall be reviewed and determined within 5 days of receipt by the ~~Manager of Code Compliance~~ **Code Official**, or the ~~Manager's designee~~ **Code Official's designee**, except that the designee shall not be the ~~Code Official~~ **same person** who issued the notice. In addition to any other information contained in the written appeal, for the appeal to be effective, it must also contain an electronic address or telephone number

where the results of the appeal determination can be transmitted to the appellant or the appellant's agent in message form. ~~The Manager~~ **Code Official**, or designee, shall consider the grounds, information and explanation contained in the written appeal and based thereon, shall either affirm, modify or rescind the notice and order of compliance; and may grant an extension of time, not to exceed 7 days from the date of determination, for compliance. The determination shall be transmitted forthwith in message form to the appellant. Failure of the Appellant or Appellant's agent to personally receive the determination of the appeal shall not affect the time for compliance nor affect the City's ability to abate the violation as provided in Section 1460.01(i).

(~~l~~**m**) ~~The following language is added to the end of Section 108.1.1: Any structure that is a "dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is also an unsafe structure.~~ **Section 111.1.5 is replaced with the following: "Dangerous Structure or premises" A Dangerous Structure or premises shall be defined by reference to the definition of a Dangerous Building as established by the Housing Law of Michigan, MCL 125.539.**

(n) The Following is added to the end of Section 111.7: Placard shall be defined as a public notice issued pursuant to City of Lansing Ordinance 1460.05(c) or (d). Placards under this section shall be consistent with the requirements established by City of Lansing Ordinance 1460.05(c) and (d).

(~~m~~ **o**)Any occupied structure condemned and placarded by the Code Official**, or their designee,** shall be vacated as ordered by the Code Official**, or their designee**. No person shall occupy a placarded structure or operate placarded equipment. Any other person, including, but not limited to, any Owner, Owner's agent, or person responsible for the structure, who allows anyone to occupy a placarded structure or operate placarded equipment, shall be in violation of this section. No person shall allow any domestic animal to occupy any such structure. Repairs required by a correction order may be made during the hours of 8:00 a.m. and 5:00 p.m. on Mondays through Fridays or at other times for which the Code Compliance Office has granted permission in writing. The Code Compliance Office shall grant written permission for repairs to be made at other reasonable times set by Department policy if the person seeking permission has obtained all permits necessary for the work to be done and provides documentation indicating that the work cannot be performed between 8:00 a.m. and 5:00 p.m. on Mondays through Fridays. **If permission is granted for repair activities outside of the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, a copy of the hours allowed shall be posted to the property in a conspicuous location.**

(~~n~~ **p**)Section ~~108.8~~ **111.10** is added, to read as follows: **"Placard Monitoring Fee"**

(1) The owner of any structure placarded for more than 90 days pursuant to Section ~~108.4~~ **111.7** is responsible for paying a monthly, non-refundable, administrative fee while the placard remains on the structure. The administrative fee shall be established by Council resolution in an amount sufficient to defray the cost incurred by the City to monitor the structure for the purpose of preventing public

safety hazards. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be **deemed a default to the City of Lansing,** reported to the ~~City Assessor for placement on the next tax roll of the City and imposition of a lien against the property, as permitted by State law.~~ **City Treasurer, and is collectable as allowed by law.**

(2) Waiver of the Placard Monitoring Fee:

a. **The Placard Monitoring Fee may be waived at the discretion of the Code Official and consistent with the requirements of this section.**

b. **A property owner may request the Placard Monitoring Fee be waived. Such application for a waiver must: be made in writing to the Office of Code Compliance; establish that the owner is taking appropriate corrective actions; and be made for each and every calendar month for which the owner is requesting a waiver.**

c. **The Code Official shall respond to a request pursuant to section (b) in writing within 10 days of the request.**

d. **Examples of appropriate corrective action include, but are not limited to: having licensed contractors pull permits, scheduling trade inspections, passing trade inspections, securing the property against**

entry, and making such necessary repairs as listed in the inspection reports and/or notices issued pursuant to this code.

e. **Any such waiver issued pursuant to this section shall be valid only for a single calendar month per application, to begin on the first of the next full month following approval.**

f. **All applications for a waiver for the next month must be submitted on or before the 15th of the current month. Any waiver applications received after the 15th of the current month shall be considered for the following waiver cycle.**

(~~o~~ **q**)Section ~~108.9~~ **111.11** is added, to read as follows: The Code Official**, or their designee,** may request permission to inspect any structure intended to be used as a dwelling when that structure has remained vacant for 180 days. If permission to inspect is denied, the Code Official**, or their designee,** may seek a warrant from a court of competent jurisdiction.

(~~p~~ **r**) Section ~~110~~ **113** is deleted. In its place, MCL 125.538-125.542, with the exception of MCL 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of repair of a structure exceeds its state equalized value, the Code Official may bring a**n** ~~court~~ action to remove **the structure** or **to enjoin the property owner to** rehabilitate it if (1) it is an unsafe structure pursuant to Section ~~108.1.1~~

111.1.5, (2) it remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate it for a period of 24 consecutive months.

(~~q~~ **s**) Section ~~111.1~~ **107.1** is replaced with the following: Appeal of a decision that a structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures described in the Housing Law of Michigan, PA 167 of 1917, and adopted in subsection ~~(p)~~**(r)**. Except for appeals as provided under subsection ~~(k)(2)~~**(l)(4)**, any person directly affected by any other decision of the Code Official or notice or order issued under this Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-officio member of the Building Board of Appeals when it hears appeals brought under this Code, but the Code Official shall have no vote on any matter before the Board. Written application for an appeal must be filed within 20 days of service of the decision, notice, or order being appealed. An application for appeal must be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this Code's requirements are adequately fulfilled by other means.

(~~r~~ **t**) Sections ~~111.2 – 111.8~~ **107.2-107.4** are deleted.

(u) Section 108 is deleted.

(~~s~~ **v**) The following definition replaces that provided in Section 202:

Person. Any legal entity.

(~~t~~ **w**) The definitions of "cost of such demolition or emergency repairs," "inoperable motor vehicle," and "operator" are deleted.

(~~u~~ **x**)The following definitions are added to Section 202:

Absentee landlord. Any owner of rental property whose principal residence is located more than forty miles from the corporate limits of the City.

Code Compliance Officer. Any duly authorized representative of the Code Official.

Cultivated Flowers. **Any flowering plant, apart from noxious weeds, kept, grown, and specifically cultivated and maintained.**

Dwelling. Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of 1917.

Garden**. An area on any premises deliberately separated from the yard or other areas and maintained for the specific purpose of the cultivation of one or more types of decorative, native, flowering, or edible plants, except for noxious weeds.**

Junk. Any object that is worn-out, unusable because it is deteriorated, broken or incomplete, or that has been discarded, or is inoperable, and any parts thereof, including, but not limited to, items such as stoves, refrigerators, appliances, fixtures, boats, campers, inoperable or unregistered motor vehicles as defined in this Subsection (~~u~~ **x**) of this section, household goods, furniture, tires, mattresses, batteries, machinery, broken toys and bicycles, broken lawn furniture, remnants of wood and building materials, and equipment.

Leasehold. Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of 1917.

Motor vehicle. Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300 of 1949.

Noxious weeds. **Any plant defined as a noxious weed by MCL 247.62**

Nuisance. Any public nuisance, known as such at common law or in equity jurisprudence, or that has been included as a nuisance by statutes of the State of Michigan, and whatever is dangerous to human life or detrimental to health. Further, nuisance means any condition or activity which is unwholesome, dangerous, offensive or unhealthy, which constitutes a menace to the health and safety of the public, or any structure which, due to a structural defect or dilapidation, has become dangerous to life or property.

Rental property. Any premises, dwelling, dwelling unit, or rooming unit which is not occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to assign for a period of more than 30 days to any person(s) for any or no consideration.

Trash. Any accumulation of junk, debris, **garbage,** or rubbish as defined in Section 202.

(~~v~~ **y**) The following language is added to the end of Section 302.1: No mattresses or indoor furniture shall be kept on exterior property or premises.

(~~w~~ **z**) ~~The first paragraph of Section 302.4 is replaced with the following: All premises shall be maintained free of weeds and of grass eight inches or more in height.~~ **When used in Section 302.4 [JURISDICTION TO INSERT HIGHT IN INCHES] is replaced with 8 inches.**

(~~x~~ **aa**) The text of Section 302.8 is replaced with the following: No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing regulations established by the State as the "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL 257.252—MCL 257.254.

(~~y~~ **bb**) When used in Section 304.14, "during the period from [date] to [date]" is replaced with "between May and October."

(~~z~~ **cc**) In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

(dd) Section 308 is modified as follows:

(i) "Approved container" as used in section 308, shall be defined as an exterior container for the disposal of garbage, rubbish, junk, debris, or trash, provided or approved by the City of Lansing or other Waste Hauler licensed as such by the City of Lansing.

(ii) "Appropriate garbage receptacle" as used in section 308, shall be defined as any commercially available, leakproof container designed and marketed for the storage of garbage.

(iii) Section 308.1 is amended to read "Accumulation of trash" Exterior property and premises, and the interior of every structure, shall be free from any accumulation of trash.

(iv) Section 308.2 is replaced by the following: "Junk" Junk shall not be discarded, abandoned, or stored on any exterior property or premises.

(v) Section 308.3 is amended to read: "Disposal of Garbage" Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an appropriate garbage receptacle. The owner of any structure, dwelling, or premises is required to ensure that the premises has proper garbage, rubbish, trash, and/or junk removal services.

(vi) Section 308.3.1 is amended to read: "Garbage facilities" All structures are required to have at least one approved container for the exterior storage of garbage, in addition to any additional approved containers as required by Lansing City Ordinance.

(vii) Section 308.3.2 is deleted.

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment, unless given immediate effect by City Council.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

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

Resolution #2026-042
By the Committee on Public Safety
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, February 23, 2026 in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting or opposing the Ordinance to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

DRAFT #7
DATE: 12/29/25

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 05, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1460.05 Posted Notices.

(a) Any dwelling, or portion thereof, that is being used as a residential rental and does not have a valid Certificate of Compliance pursuant to this Chapter shall be marked with a white notice titled "Uncertified Rental Property" which must contain, at a minimum, the following information:

(1) The owner has failed to properly register the property as a rental pursuant to Lansing Ordinance 1460.44, or a prior certificate has lapsed.

(2) The property does not have a valid Certificate of Compliance.

(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General's Office, or the City of Lansing Housing Ombudsman.

(4) It is unlawful for any vacant unit to be reoccupied or re-rented.

(5) This notice shall not be removed until a valid Certificate of Compliance has been granted.

(6) The registered owner or an agent of the Owner must register the property and apply for the issuance of a Certificate of Compliance.

(7) If the property has not been registered and a Certificate of Compliance applied for, including the payment of registration and inspection fees, within 30 days, each and every day after is a separate municipal civil infraction, with a fine in the amount of $500 per day until the inspection is scheduled.

(8) A current and valid phone number and email for the Office of Code Compliance.

(b) Any property inspected pursuant to this chapter that contains one or more violations of this chapter that are not remedied pursuant to the required notice of violations, but is not a structure unfit for human occupancy as defined in 1460.01(M) or a dangerous building as defined in section 1460.01(M), shall be marked with a yellow notice entitled "Failed Rental Inspection" which must contain, at a minimum, the following information:

(1) The property is in violation of the IPMC as adopted by the City of Lansing, Chapter 1460.01

(2) Due to the violations of the IPMC, the property does not have a valid current Certificate of Compliance.

(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General's Office, or the City of Lansing Housing Ombudsman.

(4) It is unlawful for any vacant unit to be reoccupied or rented.

(5) This notice shall not be removed until a valid certificate of compliance has been granted.

(6) The registered owner, registered agent, or occupant may arrange for a certification inspection.

(7) If a certification inspection has not been scheduled, including the payment of registration and inspection fees, within 30 days, each and every day after is a separate municipal civil infraction, with a fine in the amount of $500 per day until the inspection is scheduled.

(8) A current and valid phone number and email for the Office of Code Compliance.

(c) Any property that is a structure unfit for human occupancy, as defined by this Code and the IPMC, shall be marked with a red placard entitled "Unfit for Human Occupancy" which must contain, at a minimum, the following information:

(1) The structure is condemned as being unfit for human occupancy.

(2) The structure must be vacated immediately.

(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General's Office, or the City of Lansing Housing Ombudsman.

(4) Failure to vacate the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a $500 fine.

(5) Allowing or encouraging another to occupy the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a $500 fine.

(6) Removing the placard is a violation of Section 111.7.1 of the IPMC, as adopted by Ordinance 1460.01(j) and is a misdemeanor punishable by 90 days in jail and/or a $500 fine.

(7) The hours individuals may be inside the structure for the purpose of making necessary repairs.

(8) A current and valid phone number and email for the Office of Code Compliance.

(d) Any property that is a dangerous building, as defined in MCL 125.539, shall be marked with a black placard titled "Dangerous Building" which must contain, at a minimum, the following information:

(1) The property is condemned as a dangerous building.

(2) The structure must be vacated immediately.

(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General's Office, or the City of Lansing Housing Ombudsman.

(4) Failure to vacate the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a $500 fine.

(5) Allowing or encouraging another to occupy the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a $500 fine.

(6) Removing the placard is a violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a $500 fine.

(7) The property will be entered into the make safe or demolish process pursuant to the Housing Law of Michigan, as adopted by the City of Lansing Ordinance 1460.01(R).

(8) A current and valid phone number and email for the Office of Code Compliance.

(e) Removal of a notice pursuant to sections (a) or (b) of this Chapter is a municipal civil infraction, punishable by a fine of $500. Removal of a notice under sections (a) or (b) for the purpose of repair shall not be a defense unless the owner or occupant first contacts the Office of Code Compliance to inform them of the necessity of removal and replacement of the notice is scheduled.

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment, unless given immediate effect by City Council.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

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

Resolution #2026-043
By the Committee on Public Safety
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, February 23, 2026 in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting or opposing the Ordinance to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

DRAFT #9
DATE: 12/29/2025

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 44-52, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1460.44. Registry.

(a) *General*. All rental properties in the City of Lansing, except owner-occupied single-family dwellings, are subject to Sections 1460.44 through 1460.5**3**~~2~~ of this Code. Owners and agents of rentals subject to this Code shall register their names, telephone numbers**, email,** ~~and~~ place of residence or usual places of business, and the location of the premises regulated by this Code, with the Office of Code Compliance~~,~~**.** ~~all~~**All** absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.

(b) *Identification Required*. The owner of any rental properties shall provide proof or verification of his or her driver's license or State of Michigan Personal Identification Card to the Office of Code Compliance. A corporation, limited liability company, trust,

partnership, or D.B.A. registered with the State of Michigan or county shall provide such other information as may be required by the Office of Code Compliance. If the premises are managed or operated by an agent, the owners shall provide proof or verification of the agent's driver's license or State of Michigan Personal Identification Card to the Office of Code Compliance which shall be placed with the owner's name in the registry.

(c) *Time Allowed to Register Rental Property*. The owner(s) shall be responsible for registering a rental property within 30 days following the day on which the owner offers the premises, dwelling or unit for occupancy. If there is a transfer or change in any owner or agent required to register under this section, the new owner or agent shall, within 30 days of such transfer or change, notify, in writing, the Office of Code Compliance and provide the information required under this section.

(d) *Change of Owner or Agent's ~~Address or Phone~~* ***Contact information***. After registration, if the registered owner or registered agent changes residence**,** ~~or his or her~~ usual place of business**,** ~~or his or her~~ telephone number(s)~~.~~**, or email address,** ~~The~~**the** registered owner or agent shall provide, in writing, the new address(es)**,** ~~and/or~~ telephone number(s)**, and/or email address,** to the Office of Code Compliance within 15 days of such change. If there is a new agent or there is no longer an agent, the registered owner shall provide, in writing, the required information to the Office of Code Compliance within 15 days of such change.

(e) *Transfer of Ownership*. If there is a transfer of ownership for any rental dwelling or unit required to be registered under this section, the registered owner or agent shall, within 15 days of such transfer or change, notify, in writing, the Office of Code Compliance and provide the name(s) and address of the new owner(s). If the registered owner or agent sells or transfers the property on a land contract or similar real estate installment sales contract, the registered owner or agent shall provide a copy of that entire land contract or agreement which has been recorded with the county register of deeds to the ~~office of code compliance~~**Office of Code Compliance** and the ~~city assessor's office~~**City Assessor's Office** within 15 days of such sale or transfer. The registered owner or agent shall provide such additional information as may be required by the Office of Code Compliance. The property shall be presumed to be a rental if the documentation required pursuant to this subsection is not filed as provided herein.

(f) *Application for Certificate of Compliance*. An owner or agent shall apply for a Certificate of Compliance. Inspection and issuance of ~~certificates~~**Certificates** shall comply with the requirements of this Code and with the procedures established by the Office of Code Compliance. ~~If any owner or agent fails to make an application for a Certificate of Compliance, the occupant of the dwelling may apply for a certificate.~~

(g) *Certificate of Compliance Withheld*. When a ~~certificate~~**Certificate** is withheld pending compliance or the rental dwelling is not registered, and premises is not occupied for dwelling purposes, the premises shall not be occupied until a Certificate of Compliance

is obtained. ~~Those premises which are occupied for dwelling purposes may be ordered vacated until reinspection and proof of compliance has been obtained~~.

(h) *Lack of Certificate of Compliance*. If a rental dwelling unit lacks a current Certificate of Compliance or is not registered within the required time stated in subsections (c) and (d) hereof, **each and every day after the expiration of the required time is a separate municipal civil infraction, with a fine in the amount of $500 per day until the inspection is scheduled.** ~~the dwelling may be ordered vacated and the occupants may pay the rent into an escrow account until a Certificate of Compliance is issued~~. The Office of Code Compliance may notify occupants when the Certificate of Compliance is issued. A nonrefundable administrative service fee**,** as established by City Council Resolution**,** shall be assessed in instances where the lack of a current certificate of compliance necessitates investigation by the Office of Code Compliance and noncompliance is found to exist.

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

1460.45. Inspections.

(a) *General*. The ~~Manager of Code Compliance~~ **Code Official, or their designee,** ~~or Code Compliance Officers~~ shall inspect, on a periodic basis, all rental dwellings and units required to be registered under this Code. **The registered owner or agent shall ensure that the premises regulated by this section are accessible for inspection during normal working hours of the Office of Code Compliance. However, an occupant of the premises may allow inspection at any time.**

(b) *Method for Conducting Inspections*. Inspections shall be conducted in the best manner to secure compliance with this Code. Agents or employees of the ~~Department~~ **Office** of Code Compliance may request permission to enter any premises regulated by Section 1460.44 (Registry) at reasonable hours to undertake an inspection. ~~Upon an emergency, the Manager may enter at any time~~. Inspections may be conducted on one or more of the following bases:

(1) When all regulated premises in a predetermined geographical area are inspected simultaneously or within a short period of time.

(2) When **a** complaint~~s~~ of **a** violation~~s~~ ~~are~~ **is** ~~inspected within a reasonable time~~ **received by the Office of Code Compliance**.

(3) When premises are found to have a high incidence of recurrent or uncorrected violations ~~are~~ **the premises may be** inspected more frequently, or

(4) When the Certificate of Compliance has expired.

~~The registered owner or agent shall ensure that the premises regulated by this section are accessible for inspection during normal working hours of the Code Compliance Division. However, an occupant of the premises may allow inspection at any time.~~

(c) *Two-Year Certificates*. ~~In no event shall the period between Certificate of Compliance inspections be longer than two years for rental dwellings with three or more units or rooming houses that have received any violations of this Code during the most recent inspection of the premises.~~ **All rental properties consisting of three or more units shall be inspected not less than once every two years. Certificates of Compliance issued to any property consisting of three or more units shall be valid for not more than two years. Any property, regardless of number of units, which has received one or more violations of this code, either during its most recent inspection or in the period between inspections, shall be issued a Certificate of Compliance valid for not more than two years.**

(d) *Three-Year Certificates*. ~~In no event shall the period between Certificate of Compliance inspections be longer than three years for rental dwellings with one or two units or rental dwellings with three or more units, or rooming houses that have not received any violations of this Code during the most recent inspection of the premises.~~ **All properties consisting of one or two rental units shall be inspected not less than once every three years. Any property containing one or two units that was found to have no violations of this code at its most recent inspection, and no violation(s)**

in the period between the prior and most recent inspections, shall be issued a Certificate of Compliance valid for not more than three years.

(e) *Duties of Landlord*. Once notified of the Office of Code Compliance intent to inspect or reinspect a leasehold, a landlord, registered agent or property manager shall:

(1) Provide ~~Code Compliance Officers~~ **the Code Official, or their designee,** access to all leaseholds if the lease provides the owner, landlord, agent or manager a right of entry.

(2) Provide access to areas other than the leasehold or areas open to public view, or both.

(3) Notify tenants of the office's request to inspect the leasehold and make a good faith effort to obtain permission for an inspection from them, and arrange for the inspection. If a tenant has vacated a leasehold after the Office of Code Compliance has requested an inspection, the owner or manager shall notify the office of that fact within ten days after the leasehold is vacated.

(4) Provide access to the leasehold if a tenant of that leasehold has made a complaint to the Office of Code Compliance.

1460.46. Fees.

(a) *General*. The City shall charge nonrefundable fees for inspection and/or registration. Inspection and reinspection fees shall be set by resolution of City Council and shall be paid at the time of registration and in advance of inspection. The fee for inspection

covers the initial inspection and one complete reinspection. ~~If any subsequent reinspections are required, City Council shall establish by resolution a reinspection fee that shall increase at a progressively higher rate for each reinspection~~. Failure on the part of the owner, owner's agent, or property manager to provide a 48-hour notice of inspection cancellation**,** and/or failure to keep a scheduled inspection time**,** may result in the assessment by the ~~Manager of Code Compliance~~ **Code Official, or their designee,** of a nonrefundable late fee, as established by City Council Resolution.

~~(b) *Certificate Expires*. If the owner or registered agent fails to schedule a certification inspection before the expiration of the existing Certificate of Compliance, the fee for the certification inspection will be doubled.~~

(~~c~~**b**) *Administrative Fee Added*. If any registered owner or registered agent fails to pay any fees required by this Code within 60 days after the Certificate of Compliance has expired, an administrative service fee as established by City Council resolution shall be assessed.

(~~d~~**c**) *Payment*. Any fee for required inspections or reinspections, including the administrative service fee, shall be paid by the owner whose name appears on the City's real property tax assessment records.

(~~e~~**d**) ~~*Lien on Property*. Any unpaid fees or costs assessed under this Code shall be a lien against the real property and shall be reported to the City's Assessor for placement on the real property tax assessment records. Unpaid fees and costs shall be collected as allowed by law.~~ ***Unpaid fees*****. Any unpaid fee shall be considered a default to the**

City and is collectable as provided by law. No certificate under this chapter shall be granted while fees remain unpaid.

~~(f) *Notification to Add to Tax Roll*. The owner shall be notified of the amount of unpaid fees by first-class mail at the address shown on the City Assessor's records. If the owner fails to pay the amount owed within 30 days after mailing of the notice, the City Assessor shall add the amount to the next tax roll of the City and it shall be collected as provided by law for the collection of City taxes.~~

1460.47. Warrants.

(a) *General*. ~~In a nonemergency situation, if~~**If** the registered owner, registered agent or occupant demands a warrant for inspection of the premises, ~~the Manager of Code Compliance shall obtain~~ a warrant for inspection **shall be obtained** from a court of competent jurisdiction **prior to entry into the premises**.

~~(b) *Preparation of Warrant*. The Manager of Code Compliance shall prepare the warrant, stating the address of the structure to be inspected, the nature of the inspection, as defined in this Code or other applicable codes or statutes, and the reasons for the inspection. It shall be appropriate and sufficient to set forth the basis for inspection established in Section 1460.45 (Inspections). If the warrant is issued pursuant to Section 1460.45, it shall state that it is for the purposes set forth in 1460.45.~~

~~(c) *Warrant Shall be Issued*. If the court finds that the warrant is in proper form and in accordance with this Code, it shall be issued forthwith.~~

~~(d) *Emergency*. In the event of an emergency, no warrant shall be required.~~

1460.48. Procedures; inspection records and checklists.

(a) *Procedures*. The inspection procedures set forth in this Code are established, to secure the health and safety of the occupants of dwellings and of the general public.

(b) *Inspection Records*. The Office of Code Compliance shall keep a record of all inspections ~~in the housing violation letters database~~.

(c) *Checklists*. The Office of Code Compliance shall make available to the general public a checklist of commonly recurring violations found in examining premises offered for occupancy.

1460.49. Certificates of compliance.

(a) *General*. Rental dwellings or units required by this Code to be registered shall not be occupied unless a Certificate of Compliance has been issued by the Office of Code Compliance. ~~The Certificate of Compliance shall be issued only after an inspection of the premises has been conducted by the Office of Code Compliance; appropriate fees have been paid; the owner or their agent has provided proof of a valid insurance policy, carried by the owner or tenant, providing coverage for tenant relocation costs; and there are no delinquent real property taxes owed upon the premises. After inspection the Office of Code Compliance shall not issue a certificate when the existing conditions constitute a hazard to the health or safety of those who may occupy the premises. If at the time of application, the owner does not have proof of insurance, a~~

~~certificate of compliance may be issued only with written acknowledgement by the owner of the requirements and obligations of Section 1460.51 of this Code of Ordinances. Two copies of the certificate shall be issued within 30 days after written application has been made, an inspection has been conducted and a determination has been made that the property meets the requirements of this Code. One copy of the certificate shall be prominently displayed in the front entrance area of the rental dwelling in dwellings containing one or more rental units when any rental unit in the dwelling is vacant. If both rental units are rented then the certificate need only be kept on the premises and made available at the request of tenants or government officials. Any rental property with three or more rental units must prominently display the certificate in the front entrance area of the rental dwelling.~~

(b) ***Requirements for Issuance of a Certificate of Compliance*. The Certificate of Compliance may not be issued until an inspection of the premises has been conducted by the Office of Code Compliance and the inspection does not reveal any violations of this Code; the owner or their agent has provided proof of a valid insurance policy, carried by the owner or tenant, providing coverage for tenant relocation costs; appropriate fees have been paid; there are no outstanding, delinquent, or forfeited real property taxes owed to either the City of Lansing, Eaton, or Ingham County; and the owner is not otherwise in Default to the City, as that term is defined in this or any other chapter of these ordinances. After inspection, the Office of Code Compliance shall not issue a certificate when the existing conditions constitute a hazard to the health or safety of those who may**

occupy the premises or the general public. If at the time of application, the owner does not have proof of insurance, a certificate of compliance may be issued only with written acknowledgement by the owner of the requirements and obligations of Section 1460.51 of this Code of Ordinances.

(c) ***Issuance of a Certificate of Compliance; Display*****. After written application has been made, an inspection has been conducted, and a determination has been made that the property meets the requirements of this Code, two copies of the certificate shall be issued within 30 days. All rental properties must prominently display the certificate in the front entrance area of the rental dwelling.**

(~~b~~**d**) *Occupancy if Violation is Found*. Upon a finding that there is a violation of this Code, but that the existing violation does not constitute any unsafe condition, **the property shall be posted as established in 1460.05(b), however,** occupancy may continue ~~at the discretion of the Manager of Code Compliance~~. **If the violations are not remedied, each and every day after the expiration of the time to complete repairs as required on the notice issued by the Office of Code Compliance, is a separate municipal civil infraction, with a fine in the amount of $500 per day until a reinspection is scheduled.** Allowing continued occupancy shall not nullify or otherwise effect the enforcement of any violations of this Code. **A valid Certificate of Compliance shall not be issued if there are outstanding violations of this Code. If the property is vacated, it may not be reoccupied until all violations have been corrected and a valid Certificate of Compliance issued.**

(~~e~~**e**) *No Certificate or Expiration of Certificate*. Prior to the issuance of initial certificate or the expiration of a Certificate of Compliance, the Office of Code Compliance shall notify by **email and** regular first class mail, the registered owner and the registered agent, to arrange for a certification inspection. The registered owner shall be responsible for arranging an initial certification inspection within the time specified to register the rental dwelling in Section 1460.44(c) (Time allowed to register). The registered owner shall also be responsible for arranging for all certification inspections required thereafter prior to the expiration date on the ~~certificate~~**Certificate**. ~~If the registered owner fails to schedule a certification inspection before the expiration of the existing Certificate of Compliance, the fees for the certification inspection will be doubled.~~

(~~d~~**f**) *Lack of Valid Certificate or ~~Unregistered~~ **Uncertified** Rental Dwelling*. If the owner or agent has not registered the ~~rental dwelling~~**Rental Dwelling** or paid the appropriate fees or arranged an initial certification inspection, the Office of Code Compliance shall issue a notice of ~~lack of valid Certificate of Compliance~~ **Uncertified Rental Dwelling** to the owner and the occupants of each unit. If the registered owner or registered agent has not paid the appropriate inspection fees, or arranged a certification inspection, after a valid Certificate of Compliance has expired, the Office of Code Compliance shall issue a notice of lack of valid Certificate of Compliance to the registered owner and registered agent and the occupant of each unit. The notice ~~shall state~~ **must contain, at a minimum, the following information**:

(1) That the dwelling does ~~not have a valid Certificate of Compliance~~ **is an Uncertified Rental Dwelling**.

(2) That it is unlawful for any vacant unit to be reoccupied or **re-**rented.

(3) ~~That current tenants may be entitled to escrow rent moneys as provided for under state law.~~ **That information regarding the rights of tenants and/or the responsibilities of landlords may be found by contacting Legal Services of South Central Michigan, The Michigan Attorney General's Office, or the Lansing Department of Human Relations and Community Services.**

(4) That a **notice** ~~placard containing this information may be posted on the dwelling and may not be removed until a new Certificate of Compliance is issued.~~ **consistent with Ordinance 1460.05(a) shall be placed on the dwelling and may not be removed until a valid Certificate of Compliance is issued.**

(5) That the registered owner~~,~~ **or** registered agent ~~or occupant~~ may arrange for a certification inspection.

(6) That if the certification inspection has not been scheduled and if the registration and inspection fees have not been paid, **each and every day after the expiration of the required time is a separate municipal civil infraction, with a fine in the amount of $500 per day until the inspection is scheduled** ~~the Manager of Code Compliance~~**,** ~~order the structure vacated within 30 days~~.

1460.50. Notice, reinspection and revocation of certificate.

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

(b) *Notice to be Sent*. The taxpayer of record, registered owner, the registered agent**,** and~~,~~ ~~at the discretion of the Office of Code Compliance,~~ the occupants, shall be notified, in writing as per Section ~~107~~ **111.4** of the IPMC as adopted in Section 1460.01 of this Chapter, of the existence of the violation and shall be ordered to correct the violation as provided in this Code.

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

(d) *Revocation of Certificate of Compliance*. If any Certificate of Compliance for occupancy is revoked because of the condition of any dwelling unit, the registered owner or agent may appeal such revocation under Section 111.1 of the IPMC as adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection 1460.01~~(q)~~**(s).**

(e) A notice pursuant to Chapter 1460.05(b) shall be placed on any property which fails any rental reinspection but is not "Unfit for Human Occupancy" pursuant to the IPMC as adopted by Chapter 1460.01 or a "Dangerous Building" as defined by MCL 125.539, as adopted by Chapter 1460.01(m).

1460.51 Tenant Relocation Fee

(a) Fee Responsibility

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

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

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

(3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord does not have a valid insurance policy in place that covers tenants' relocation costs in a sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24 hours of the request of the insurance policy and coverage in acceptable form to the Manager of Code Compliance; and

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

(b) Tenant Relocation Fee

The tenant relocation fee shall be the total sum expended by the City to pay for temporary replacement relocation housing for any and all tenants relocated under subsection (a),

except that the fee reimbursement amount shall not be greater than an amount per day to be set by resolution of Council, shall not be for more than 30 days, and shall not exceed the amount the City actually pays for the housing.

(c) Collection

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

1460.52. Remedies.

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

1460.53. Information to be provided at occupancy.

(a) At the time occupancy is given to a tenant of a residential premises, the owner shall provide each tenant with specific information regarding discrimination, and tenants' rights and responsibilities. Such specific information shall be approved

by resolution of City Council. The City Clerk shall make the information approved by City Council available to local owners of rental properties, landlords, and their agents to pick-up without charge for distribution to tenants. The City shall make available to owners of rental properties, landlords, and their agents sufficient copies of the information to facilitate compliance with this section. A tenant shall be deemed to have been furnished a copy of the information if the owner of the rental property, landlord, or their agent mails it to the tenant or gives a copy of the information to the tenant in person. Tenants and prospective tenants may also pick up a copy of the information at the City Clerk's office without charge.

(b) The failure of an owner of rental property to comply with this section shall not be construed to affect the validity of the lease or the enforcement of any provisions of a lease. A violation of this section shall be deemed a municipal civil infraction, subject to payment of a civil fine as set forth in section 203.06(a)(11).

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment, unless given immediate effect by City Council.

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. Property located at:

Z-1-2025 3310 West Mount Hope Road, Rezoning from “R-1” 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**
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

Ordinance #2635

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

The City of Lansing ordains:

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

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

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

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

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

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

The City of
LANSING
City Council

Legislative Analyst
City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517.438.4037 | C: 517.897.4459
lansingmi.gov/council

Legislative Summary of Council Action Item

Item: Z-1-2025
Short Title: Rezoning of 3310 W. Mt. Hope Ave for Apartment Construction
Date Completed: 02.04.2026

Summary:

This Ordinance would allow for the rezoning of the parcel located at 3310 W. Mt Hope Ave from R-1 Residential to MFR Multi-Family Residential. This change would allow for the applicant to be able to construct a 29-Unit apartment building.

Background:

The parcel located at 3310 W. Mt Hope Rd is currently zoned as R-1 Residential, which only allows one single family home to occupy the land. The request before Council is to change the parcel to a Multi-Family Residential zone to allow for the construction of a new multifamily apartment building. The building would have 29 units consisting of 15 1-bedroom units and 14 2-bedroom units and would take up about 1.86 acres. The new development would have no negative impact on the surrounding infrastructure, environment, or public services. Additionally, it would provide much needed housing for the city.

Residents around the proposed site have voiced several concerns with this zoning change and the proposed project, including an increase in population, environmental impacts, and the impacts on their everyday lives in the area. One of the main concerns is the impact that this building will have on the watershed and flooding issues in the area.

Council Action:

- 11.17.2025: Council referred the request to the Committee on Development and Planning
- 11.26.2025: Committee on Development and Planning recommended a public hearing in front of the full council on 01.12.2025
- 01.12.2026: Public Hearing was held during the full Council meeting, and the item was referred back to the Committee on Development and Planning
- 02.09.2026: On the agenda Committee on Development and Planning and, if approved, will be up for action during the meeting of the full Council.

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. Property located at:

Z-3-2025 117 Island Ave., Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor

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**
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

Ordinance #2636

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

The City of Lansing ordains:

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

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

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

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

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

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

Chris Swope

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true and is a complete copy of the action adopted by the Lansing City Council.

Chris Swope
Lansing City Clerk

February 6, 2026

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)

BOARD NAME	DATE OF MEETING
Planning Commission	December 2, 2025 January 6, 2026
Committee on Public Safety	December 17, 2025
Committee on Ways and Means	January 20, 2026
Public Media Authority	January 7, 2026
BWL Board of Commissioners	November 18, 2025
Joint HRCS Advisory Board	December 2, 2025
Lansing Entertainment and Public Facilities Authority	November 18, 2025 December 17, 2025

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Lansing City Clerk's Office

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

517-483-4131 ☐ 517-377-0068 FAX

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

Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office

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

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Resolution #2026-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, City Clerk Chris Swope has been notified by the Lansing School District that some school buildings normally used as polling places will be unavailable for the May 5, 2026 Special Election because school will be in session; and

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

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

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

WHEREAS, City Clerk Chris Swope recommends the following temporary polling place relocations for the May 5, 2026 Special Election:

- Ward 1, Precinct 3 be temporarily relocated to Don Johnson Fieldhouse;
- Ward 2, Precinct 13 be temporarily relocated to Parker Memorial Baptist Church;
- Ward 3, Precinct 23 be temporarily relocated to Tabernacle of David Church;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, makes the following temporary polling place assignments for the May 5, 2026 Special Election:

- Ward 1, Precinct 3 be temporarily relocated to Don Johnson Fieldhouse;
- Ward 2, Precinct 13 be temporarily relocated to Parker Memorial Baptist Church;
- Ward 3, Precinct 23 be temporarily relocated to Tabernacle of David Church;

BE IT FURTHER RESOLVED that the City Clerk shall notify the registered electors of impacted precincts of the temporary relocations.

BE IT FINALLY RESOLVED, that City Clerk Chris Swope shall work to ensure proper signage, to assist relocated voters in finding their temporary polling places.

Resolution #2026-###

By the Committee on City Operations

Resolved by the City Council of the City of Lansing

WHEREAS, Capital Area Literacy Coalition 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 Capital Area Literacy Coalition 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 the Capital Area Literacy Coalition of 1028 E. Saginaw St.

Capital Area Literacy Coalition

Bylaws

(Amended March 17, 2016)

ARTICLE ONE - NAME

Section 1.1 – The name of this organization shall be Capital Area Literacy Coalition.

ARTICLE TWO - PURPOSE

Section 2.1 – The Coalition shall be conducted as a private nonprofit organization which is educational and scientific in purpose. It supports and promotes literacy efforts primarily in the capital area. Activities include, but are not limited to, the following:

a. Coordinate the efforts of literacy programs through student and tutor referrals and information and resource sharing.
b. Stimulate public awareness of the problems and scope of illiteracy and the activities of the Coalition and other area programs to combat it.
c. Train volunteer tutors to work directly with students, both as part of existing literacy programs and independently, if appropriate, with the goal of encouraging them to enter a formal program.
d. No substantial part of the activities of the Coalition shall consist of carrying on propaganda or otherwise attempting to influence legislation, and no part of its activities shall consist of intervening (including the publishing and distributing of statements) in any political campaign on behalf of any candidate for public office.

ARTICLE THREE - POWERS

Section 3.1 – The Coalition shall have the power to conduct workshops and in-services, studies, and educational programs in the furtherance of its purposes.

Section 3.2 – The Coalition shall further have the power to collect and expend funds, to hold and dispose of real and personal property, acquired contracts, donations and contributions from benefactors and deposit any funds collected in interest bearing accounts or certificates as may be necessary to accomplish its purposes.

Section 3.3 – The Coalition shall further have the power to charge fees for publications and programs produced in connection with the stated purpose of the organization to defray the costs of such activities.

ARTICLE FOUR - MEMBERSHIP

Section 4.1 – No person shall be denied membership because of sex, race, color, national origin, religion, political belief, age, disability, marital status, sexual orientation, gender identity or financial consideration.

Section 4.2 – The Coalition shall have two types of members as follows:

a. Individual members: Any individual who has paid annual dues as established by the Board of Directors.
b. Institutional members: Any institution or organization which has paid annual dues as established by the Board of Directors. Institutions shall designate one representative and one alternate.

Section 4.3 – Both types of membership entitle the member to one vote at membership meetings. If a member votes with an individual membership, they may not vote with an institutional membership.

Section 4.4 – Privileges of membership include the right to vote at meetings of the membership and other privileges to be determined by the membership.

Section 4.5 – Payment of dues or an approved waiver is required to be a voting member.

Section 4.6 – The membership shall set the dues for each type of membership. The Board of Directors shall periodically review and make recommendations regarding the dues structure.

Section 4.7 – Waiver of dues may be granted by the Board of Directors on a case-by-case basis.

Section 4.8 – The organization's membership year shall be the same as its fiscal year, which is July 1 through June 30. Dues for members who join partway through the membership year will not be prorated.

ARTICLE FIVE – MEETINGS OF MEMBERSHIP

Section 5.1 – An annual membership meeting shall be held during the first quarter of the calendar year. Written notice of the annual meeting will be provided thirty (30) days in advance of the meeting.

Section 5.2 – A quorum shall consist of twenty percent (20%) of the membership or twenty (20) members, whichever is lesser. Except as provided in Section 14.1, a quorum is required at all meetings of the membership to conduct business.

Section 5.3 – The business of the annual membership meeting shall include presentation of an annual report, which includes the previous year's budget, an account of services provided, and other information related to program activities. Election of the Board of Directors and other business may properly come before the Coalition at the time.

Section 5.4 – Special meetings of the membership may be called by the Chairperson, seven members of the Board of Directors, or twenty percent (20%) of the membership.

ARTICLE SIX – BOARD OF DIRECTORS

Section 6.1 – Each member of the Board of Directors shall be a member in good standing with the Coalition.

Section 6.2 – The property, affairs, and management of the Coalition shall be vested in and controlled by the Board of Directors.

Section 6.3 – The Board shall make every effort to have diverse representation from interested agencies and concerned citizens.

Section 6.4 – The Board of Directors shall consist of not fewer than eleven (11) nor more than twenty (20) directors, including four (4) officers. The Executive Director shall attend board meetings, but not be a board member or exercise a vote.

Section 6.5 – In addition to the directors, the board shall include, when possible, a student and a tutor who shall serve as advisors to the board in an ex-officio capacity.

Section 6.6 – The Board of Directors may designate others to act as nonvoting advisors or consultants to the Board.

Section 6.7 – The Board of Directors will be elected at the annual meeting.

Section 6.8 – Board members will serve two-year terms and may be elected to additional terms.

Section 6.9 – The Board of Directors may dismiss any director who misses more than three consecutive meetings.

Section 6.10 – The Board may fill any vacancies which occurred after the election at the annual meeting and before the next annual meeting.

Section 6.11 – Board of Directors meetings shall be held at least quarterly. Forty percent (40%) of the Board shall constitute a quorum for the transaction of business at any meeting of the board. A member of the Board may participate in any meeting of the Board by means of a conference telephone or similar communications equipment by which all persons participating in the meeting may hear each other so long as all participants are advised of the communications equipment and the names of the participants in the conference are divulged to all participants. Any such participation by a member shall constitute the presence of such member in person at the meeting for all the purposes of these bylaws.

Section 6.12 – Additional meetings may be called by the chairperson or a majority of the Board of Directors. All members of the Board shall be notified of special meetings as soon as is reasonably possible.

ARTICLE SEVEN - OFFICERS

Section 7.1 – Officers of the Board of Directors shall be a Chairperson, a Vice Chairperson, a Secretary, and a Treasurer. These officers shall be elected from and by the Board of Directors at the first board meeting after the annual meeting. All shall serve for one (1) year or until their successors are elected. All officers shall be members of the Board of Directors.

Section 7.2 – Removal. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment, the interests of the Coalition would be best served thereby.

Section 7.3 – Vacancies. A vacancy in any office, whether due to death, resignation, removal, disqualification, or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 7.4 – Chairperson. The chairperson shall exercise general supervision and control over all activities of the Board of Directors. The chairperson shall make available to the director, or to a director's agent, or to any person or agency authorized by law to inspect them, at all reasonable times and on demand, these bylaws, the certificate of incorporation, the membership list, the minutes of any meeting, and the other records of the coalition.

a. Shall preside at all meetings of members and of the Board of Directors.
b. May sign, with the secretary or other officer duly authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instrument of execution of which has been authorized by the Board of Directors, except in cases where the signing and execution of such instruments has been expressly delegated by the Board of Directors by these bylaws, or to some other officer or agent of the Coalition; and
c. Shall perform all other duties generally incidental to the office of chairperson and such other duties as may be prescribed by the Board of Directors.

Section 7.5 – Vice Chairperson. In the absence of the Chairperson or in the event of the Chairperson's inability or refusal to act, the Vice Chairperson shall perform the duties of the Chairperson, and when so acting, shall have all the powers of, and be subject to all restrictions upon the Chairperson. Any Vice Chairperson shall perform such additional duties as may from time to time be assigned to him or her by the Chairperson or by the Board of Directors.

Section 7.6 – Treasurer. If so required by the Board of Directors, the Treasurer shall:

a. Have charge and custody of, and be responsible for, all funds and securities of the Coalition.
b. Perform all duties generally incidental to the office of Treasurer and such other duties as may from time to time be assigned to the Treasurer by the Chairperson or by the Board of Directors.

Section 7.7 – Secretary. The Secretary shall:

a. Keep the minutes of meetings of members and of the Board of Directors, in one or more books provided for that purpose.
b. See that all notices are duly given in accordance with these bylaws or as required by law.
c. Be custodian of the Coalition records.
d. Keep a membership list containing the names and addresses of all members and directors of the Coalition, and with respect to any membership that has been terminated, record that fact together with the date of termination.
e. Exhibit to any director of the Coalition, or to a director's agent, or to any person or agency authorized by law to inspect them, at all reasonable times and on demand, these bylaws, the certificate of incorporation, the membership list, the minutes of any meeting, and the other records of the Coalition.

ARTICLE EIGHT – BOARD COMMITTEES

Section 8.1 – There shall be an Executive Committee, a Nominating Committee, and such other standing committees as may be established by the Board of Directors.

Section 8.2 – Executive Committee: The Executive Committee shall consist of the Board officers and the Executive Director as an ex-officio member. The Executive Committee shall have all the powers of the Board of Directors during intervals between Board meetings. Three members of the Executive Committee shall constitute a quorum. Executive Committee members' actions will be presented for review and discussion at the next Board of Directors' meeting.

Section 8.3 – Nominating Committee: The Board of Directors shall appoint a Nominating Committee to present nominations for the Board of Directors at the annual meeting. Any member of the Coalition at any annual meeting may, with the consent of the nominee, nominate candidates for the Board of Directors.

ARTICLE NINE – PAID STAFF

Section 9.1 – The Board of Directors will appoint the Executive Director of the Coalition, fix compensation, and prescribe duties and terms of employment.

Section 9.2 – The Board of Directors shall provide an annual evaluation of the Executive Director.

Section 9.3 – The establishment of additional paid staff positions, job descriptions, and rate of compensation shall be the responsibility of the Board of Directors. This responsibility may be delegated to the Executive Director by the Board of Directors. In either case, the Executive Director will select individuals to fill these positions.

Section 9.4 – The Executive Director shall administer the policies as determined by the Board of Directors.

Section 9.5 – The Executive Director shall be an ex-officio member of all committees of the Board.

ARTICLE TEN – PARLIAMENTARY AUTHORITY

Section 10.1 – All meetings of the Coalition, Board of Directors, or any committee, shall be governed by Robert's Rules of Order, latest edition, except as provided by these bylaws.

Section 10.2 – The Chairperson may appoint a parliamentarian.

ARTICLE ELEVEN – DISSOLUTION

Section 11.1 – Upon dissolution of the Coalition, the Board of Directors shall after paying or making provision for payment of all the liabilities of the Coalition, distribute all assets of the Coalition exclusively for the purposes of the Coalition in such manner or to such organization or organizations established exclusively for educational purposes as shall at the time qualify as an organization or organizations described in Section 501 (c) 3 of the internal Revenue Code of 1986, as amended.

ARTICLE TWELVE – SEAL

Sectional 12.1 – If the Coalition becomes incorporated, the seal of the Coalition shall be the incorporation date surrounded by a circular impression consisting of the name of the Coalition.

ARTICLE THIRTEEN – AMENDMENTS

Section 13.1 – These bylaws may be amended at any special or annual membership meeting by a two-thirds vote of those present, provided that written notice of such proposed changes shall be provided to members at least 30 days prior to the meeting.

ARTICLE FOURTEEN – EFFECTIVE DATE

Section 14.1 – These bylaws shall become effective immediately upon adoption by a two-thirds vote of the members of the Coalition present and voting at a regular meeting of the membership.

UNITED STATES OF AMERICA

The State of Michigan

Michigan Department of Commerce

Lansing, Michigan

This is to Certify That Articles of Incorporation of

LITERACY VOLUNTEERS OF AMERICA - CAPITAL AREA LITERACY COALITION

were duly filed in this office on the 10TH *day of* DECEMBER *, 19* 86 *,*

in conformity with Act 162, Public Acts of 1982.

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 10TH *day of* DECEMBER *, 19* 86 *.*

Doug Ross *Director*

C & S — 179

FILE COPY

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 20 1999

LVA-CAPITAL AREA LITERACY COALITION
1028 E SAGINAW
LANSING, MI 48906

Employer Identification Number:
38-2625057
DLN:
17053266000049
Contact Person:
MIKE M RYAN ID# 31362
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Form 990 Required:
Yes
Addendum Applies:
Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

Letter 947 (DO/CG)

LVA-CAPITAL AREA LITERACY COALITION

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than $25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally $25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of $20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed $10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding $1,000,000 in any year, the penalty is $100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding $1,000,000 shall not exceed $50,000. This penalty may also be charged if a return is not complete, so be sure your return is complete before you file it.

The law requires you to make your annual return available for public inspection without charge for three years after the due date of the return. You are also required to make available for public inspection a copy of your exemption application, any supporting documents and this exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are made widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of $20 a day for each day you do not make these documents available for public inspection (up to a maximum of $10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form

990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

Steven T. Miller

Steven T. Miller
Director, Exempt Organizations

Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

FILE COPY

Date: May 16, 2003

Capital Area Literacy Coalition
% Dr. Lois Bader
1028 E. Saginaw
Lansing, MI 48906-5518

Person to Contact:
Brenda Fox 31-07209
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
38-2625057

Dear Sir or Madam:

This is in response to the amendment to your organization's Articles of Incorporation filed with state on September 14, 2001. We have updated our records to reflect the name change as indicated above.

Our records indicate that a determination letter issued in December 1999 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Capital Area Literacy Coalition
38-2625057

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. You are also required to make available for public inspection a copy of your organization's exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of $20 a day for each day you do not make these documents available for public inspection (up to a maximum of $10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,

John E. Ricketts

John E. Ricketts, Director, TE/GE
Customer Account Services

City of Lansing, Michigan
Application for Request for Non-Profit Status in the City of Lansing

Organization Name (As Incorporated): Capital Area Literacy Coalition

Address: 1028 E Saginaw

City: Lansing State: MI Zip: 48906

Contact Person: Brian Babiasz

Main Contact Number: (517) 485-4949 Secondary Contact Number: (517) 579-3684

Email Address: director@thereadingpeople.org

Please include the following with your application:

a. A copy of your 501(c)3 Designation

b. A copy of your Articles of Incorporation

c. A copy of your Bylaws
   - ☐ Includes in bylaws a dissolution provision a plan to distribute all the remaining assets to ensure that
     1. All financial and contractual obligations are fulfilled and that
     2. Remaining assets are distributed only to one or more similar nonprofit, tax exempt organizations and/or institutions

d. Non-refundable application fee of $100.00 or fee waiver request*

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief.

_____ 1.28.26

Signature **Date**

*Fee waiver request

I hereby certify that the assets of this non-profit organization are less than $2,500 and I request the fee be waived. The fee would cause an extreme hardship because:

_____

_____

_____ _____

Signature **Date**

Please submitted completed application and attached documents, please return it to:

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
City.clerk@lansingmi.gov 517-483-4131

s:\clerk_staff\non profit status\non-profit application revised.doc Updated 8/4/2016

Resolution #2026

By the Committee on _____

Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk has forwarded an application for City Licenses, which have been routinely processed without objection, and is ready for final action by this Council; and

WHEREAS, all required signatures have been obtained supporting the application for multiple fireworks display licenses;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for City Licenses as follows:

FIREWORKS DISPLAY LICENSE:

Pyrotecnico Fireworks Inc. for public displays of fireworks in the City of Lansing at Jackson Field to be held on the following dates: May 15, May 30, June 12, June 13, June 26, June 27, July 17, July 18, July 24, July 25, August 7, August 8, August 21, August 22, September 5, and rain dates of May 29 and September 4.

Application for Fireworks Display

Instructions	**Application Information**	Display Information
Attachments	Approvals	

License fee: $160.00 per Display

Application for a license required by this section shall be made in writing to the City Clerk at least 30 business days before the proposed date of the use or display unless application within a shorter period of time is approved by the Fire Marshal. Fill out and submit this form. Bring the materials listed below to the City Clerk's office to complete the application process.

Materials

- Non-Refundable License fee of $160
- Treasury Form
- Proof of an insurance policy naming the City as co-insured, available for the payment of any damages arising out of an act or omission of the licensee or his agents, employees, or subcontractors, covering the following: (a) At least $500,000.00 for property damage; and (b) at least $500,000.00 for injury to one person and $1,000,000.00 for injury to two or more persons resulting from the same occurrence.
- Copies of State issued identification for each person who will operate the display.
- If the applicant is a nonresident person, written appointment of a resident agent to serve as legal representative upon whom all process in an action or proceeding against the person may be served.

(City Codified Ordinances - Chapter 1615.01-1615-06)

http://mi-lansing.civicplus.com/171/'Business-Licenses

Business Information

Business Name *

Pyrotecnico Inc.

Address *

Street Address

4369 East Summit Woods Dr NE

Address Line 2

City

Rockford

State / Province / Region

MI

Postal / Zip Code

49341

Country

USA

Phone

800-771-7976

Business Owner Information

Business Owner Name *

Stephen Vitale

Address *

Street Address

299 Wilson Rd

Address Line 2

City

New Castle

State / Province / Region

PA

Postal / Zip Code

16101

Country

USA

Phone 800-771-7976

Email * sv@liveevents.com

Business Owner Date of Birth *

[redacted]

Applicant Information

Same as Business Owner? *

Yes

No

Applicant Name *

Michael Falk

Address *

Street Address

4369 East Summit Woods Dr NE

Address Line 2

City

Rockford

State / Province / Region

MI

Postal / Zip Code

49341

Country

USA

Phone 616-427-0377

Email * mfalk@pyrotecnico.com

Previous

Next

Comments

2000 characters left

Application for Fireworks Display

Instructions | Application Information | **Display Information** | Attachments | Approvals

Liability Information

Bond or Insurance (at least one required) * ☐ Bond ☑ Insurance

Insured by (Documentation Attached) * Acrisure Great Lakes Partners Ins

Insurance Amount * $ 10,000,000.00

Expiration Date * 11/28/2026

Event Information

Number of Displays 15

Projected Fee $ 2400.00

Display Dates and Times *

5/15/2026, 5/30/2026, 6/12/2026, 6/13/2026, 6/26/2026, 6/27/2027, 7/17/2026, 7/18/2026, 7/24/2026, 7/25/2026, 8/7/2026, 8/8/2026, 8/21/2026, 8/22/2026, 9/5/2026 w/ rain dates of 5/29/2026 & 9/4/2026. Shows begin post-game at

(Explain dates/times of instances)

Exact Location of Display *

Jackson Field
505 E Michigan Ave
Lansing, MI 48912

Type and Quantity of Fireworks to be used in Display *

Approx 500 aerial display shells - 19mm to 2.5" diameter
Approx 25 close proximity special effects

Manner and location of the storage of the fireworks prior to the display *

No storage - Delivery on date of display

Operators

List all Persons who will Operate the Display

Name *	Age *	Description of Relevant Experience *
Blane Quilhot	[redacted]	33 years experience 265+ displays
Michael Falk	[redacted]	36 years experience 500+ displays

*

Has the applicant, any person with an ownership interest in the applicant, or any person who will operate the display had any citation or conviction for, or guilty plea to, a violation of the laws of the United States, any State, or any local unit of government regulating the sale, use, or posssion of fireworks? If yes, please include details

○ Yes ◉ No

Electronic Signature Agreement *

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree

Signature

I certify that neither the Applicant nor any person with ownership interest is in default to the City of Lansing. By my signature, I swear or affirm that all information provided in this application is true. I understand that a false statement on this application may result in either a denial of this application or subsequent revocation if the license is granted.

Michael Falk

Date Submitted 1/16/2026

Previous Next

Comments *2000 characters left*

Application for Fireworks Display

Instructions | Application Information | Display Information | Attachments | **Approvals**

Please choose your approval decision on the appropriate line and click **Submit**. If you deny, please provide a comment as to why.

License Desk	Approved	Denied
Attorney	Approved	Denied
Police	Approved	Denied
Fire_Marshal	Approved	Denied
Treasury	Approved	Denied
Treasurer Approval	Approved	Denied
City Clerk *	Approved	Denied

Previous Next

Comments *2000 characters left*

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
City of Lansing; LAFCU; Lansing Entertainment and Public Facilities Authority (LEPFA); Outfield Partners, LLC; Gillespie Property Management, Inc.; Take Me Out to the Ballgame, LLC dba Lansing Lugnuts
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

 © Insurance Services Office, Inc., 2012

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/16/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 216-658-7100 **FAX (A/C, No):** 216-658-7101 **E-MAIL ADDRESS:** info@brittongallagher.com
INSURED 2299 Pyrotecnico Fireworks Inc. P.O. Box 149 299 Wilson Road New Castle PA 16103	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Constitution Insurance Company — 32190 **INSURER B :** Texas Insurance Company — 16543 **INSURER C :** Continental Indemnity Company — 28258 **INSURER D :** Allianz Global Corporate & Specialty SE — 7617 **INSURER E :** HDI GLOBAL SPECIALTY SE — 1340041 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1348540399 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC	Y	Y	BESGLPTPA011501_171145_01	11/28/2025	11/28/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 500,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS	Y	Y	BESCRMNPA011501_171145_01	11/28/2025	11/28/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
D	[ ] **UMBRELLA LIAB** [X] OCCUR [X] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y	Y	25ABEX0231	11/28/2025	11/28/2026	EACH OCCURRENCE AGGREGATE 	$ 1,000,000 $ 1,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		82-872096-04-44 (MI)	10/14/2025	10/14/2026	[X] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E D E	Excess Liability #2			18HX3645 25ABHX0050 18HX3646	11/28/2025 11/28/2025 11/28/2025	11/28/2026 11/28/2026 11/28/2026	Each Occ/ Aggregate Each Occ/Aggregate Each Occ/Aggregate	$3,000,000 $1,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Auto Policy Numbers as Follows: BESCRMPCA011501_171145_01 (CA), BESCRMPLA011501_171145_01 (LA), BESCRMNPA011501_171145_01 (Main)
DISPLAY DATES: 5/15/26; 5/30/26; 6/12/26; 6/13/26; 6/26/26; 6/27/26; 7/17/26; 7/18/26; 7/24/26; 7/25/26; 8/7/26; 8/8/26; 8/21/26; 8/22/26; 9/5/26; with possible rain dates : 5/29/26; 9/4/26
LOCATION: Jackson National Life Stadium, 505 East Michigan Ave., Lansing, MI
ADDITIONAL INSURED: City of Lansing; LAFCU; Lansing Entertainment and Public Facilities Authority (LEPFA); Outfield Partners, LLC; Gillespie Property Management, Inc.; Take Me Out to the Ballgame, LLC dba Lansing Lugnuts

CERTIFICATE HOLDER

City of Lansing
124 W. Michigan Ave.
Lansing MI 48933

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY TREASURER * INCOME TAX DIVISION
(517) 483-4121 (517) 483-4114

1ST Floor – City Hall
124 West Michigan Avenue
Lansing MI 48933

VIRG BERNERO, MAYOR

LANSING TREASURY INFORMATION REQUEST

Complete a separate form for each individual subject to verification

Applicant/Employee Information

Name: Michael Falk

Home Address: 4369 E Summit Woods Dr NE

Rockford MI 49341 Since 2008

Daytime Phone Number: 616-427-0377

Social Security #: [redacted]

Driver's License #: [redacted]

Date of Birth [redacted]

Employer/Business Information

Corporate Name: Pyrotecnico Fireworks Inc.

Doing Business As:

Address: 4369 E Summit Woods Dr NE

Rockford MI 49341

Business Phone #: 800-771-7976

Federal Employer Identification #: [redacted]

Do you, or any of these businesses, owe the City money for any reason? Yes ___ No X

If Yes, for what reason? _____

Name of any other Lansing area business in which your ownership participation exceeds 25% None

Signature

1/16/2026
Date

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

Resolution #2026-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to construct the utility and infrastructure improvements associated with the Combined Sewer Overflow (CSO) Cherry/Pine/Kalamazoo Project, a project area generally bounded by Kalamazoo Street on the northside, S Pine Street on the westside, St. Joseph Street on the southside, and Cherry Street on the eastside, including the contractor's staging yards at the northwest corner of W. Kalamazoo Street and S Butler Blvd and at the north part of Cherry Hill Park near the intersection of E Lenawee Street and River Street; and

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

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, W. Kalamazoo Street, S. Capitol Avenue and S. Pine Street; and

WHEREAS, for the period of April 4, 2026, through November 28, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

- ensure that work near the new City Hall at Cherry Street and E. Lenawee Street is completed prior to the anticipated opening date;
- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, _____ 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros. Inc., while the company is conducting work as part of the CSO Cherry/Pine/Kalamazoo Project on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through November 28, 2026.

Resolution #2026-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, February 23, 2026, in consideration of the request by Hoffman Bros. Inc., the construction contractor for the Combined Sewer Overflow (CSO) Cherry/Pine/Kalamazoo Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026 through November 28, 2026; and

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

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, W. Kalamazoo Street, S. Capitol Avenue and S. Pine Street; and

WHEREAS, for the period of April 4, 2026, through November 28, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

- ensure that work near the new City Hall at Cherry Street and E. Lenawee Street is completed prior to the anticipated opening date;
- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance for construction noise to Hoffman Bros. Inc. while the company is conducting work as part of the CSO Cherry/Pine/Kalamazoo Project, a project area generally bounded by Kalamazoo Street on the northside, S Pine Street on the westside, St. Joseph Street on the southside, and Cherry Street on the eastside, including the contractor's staging yards at the northwest corner of W. Kalamazoo Street and S Butler Blvd and at the north part of Cherry Hill Park near the intersection of E Lenawee Street and River Street, on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through November 28, 2026.

Resolution #2026-###

By the Committee on Ways and Means

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing was selected on December 16, 2025 to receive Children's Savings Account (CSA) Innovation Projects grant from the Community Economic Development Association of Michigan (CEDAM) for an additional $75,500; and

WHEREAS, the City of Lansing's Office of Financial Empowerment was originally granted $60,000 from CEDAM on May 22, 2025; and

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is part of the Department of Economic Development & Planning, applied for a grant to expand the Youth Intern and Youth Board stipends into SAVE (Student Accounts Valuing Education) accounts, SAVE incentives for internship completion for students, and SAVE deposits for student whose parent/guardian attends financial coaching with the Office of Financial Empowerment; and

WHEREAS, the CSA Innovation Projects Grant was the result of a competitive proposal process, and the proposal was submitted by the Office of Financial Empowerment on December 14, 2025, approved on December 16, 2025, and will be received upon approval by Council and signed agreement; and

WHEREAS, the award for $75,500.00 does not require a local match; and

WHEREAS, the award contract will be a contract amendment to the existing CEDAM contract referenced above;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the CEDAM CSA Innovation Projects grant in the additional amount of $75,500, for the grant period beginning on the date of Council approval for the City of Lansing and ending on August 31, 2026.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds, and execute any agreements necessary for acceptance of grant funds after approval as to form by the City Attorney.

LANSING CITY COUNCIL

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE:

GRANT NAME: CEDAM CSA Innovation Grant

DEPARTMENT: Office of Financial Empowerment, Economic Development and Planning

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Jules Overfelt (julesc.overfelt@lansingmi.gov, 517-483-4285)

APPLIICATION DATE: December 14, 2025 AWARD DATE: December 16, 2025

GRANT CYCLE: 6/1/25 – 8/31/26 Check One: ___Annual x_One-Time

FUND AMOUNT: ____75,500.00_____ (Breakdown below should total this amount)

GOODS & SERVICES	$0.00
PERSONNEL	$0.00
CONSTRUCTION	$0.00
LAND	$0.00
OTHER	$ 75,500.00

CITY MATCH (IF APPLICABLE): $ None

GRANT PAYS FOR: Other: Marketing, Events, Outreach, Incentives

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

This amendment reflects a strategic pivot toward sustainable program financing and innovative incentive models that accelerate student savings and deepen school and family engagement. This also positions our Children's Savings Accounts (CSA) as a convener of resources to further our goals of partner-connectedness, resource navigation and financial stability for our community. Lansing's Class of 2027 graduates in a little over a year, and the program must rapidly identify permanent funding solutions and implement high-impact incentives to help students reach the benchmark of $500 in their savings accounts. This will happen through participation incentives for students and families, expanded events schedule, contractual consultants for continued fundraising, and participation capacity building for schools.

Resolution #2026-###

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

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is part of the Department of Economic Development and Planning, has been contracted by the State of Michigan / Michigan Department of Corrections to deliver the OS Reentry program (formerly Offender Success program) under contract 230000001360; and

WHEREAS, the contract includes bonuses and credits for key performance measures, and the City was awarded a Year 2 bonus of $13,780.33 on September 13, 2025; and

WHEREAS, there is no required match, and there are no requirements or guidelines to how the dollars may be spent.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Offender Success Contract Bonus in the total amount of $13,780.33.

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 funds, and execute any agreements necessary to receive the funds, after approval as to form by the City Attorney.

Chris Swope
Lansing City Clerk

February 5, 2026

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

Dear President and Council Members:

My office has received and placed on file this document:

Lansing Entertainment and Public Facilities Authority Report on Financial Statements – Year ended June 30, 2025.

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

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

AFFIDAVIT OF PUBLICATION

I, Michael Ellis, am a resident of East 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#26-041 - City of Lansing Notice of Public Hearing** – was published Wednesday, February 11, 2026, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 11th day of February 2026

Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on February 11, 2026

By Michael Ellis

Stephen Underwood, Notary Public

My commission expires December 30, 2032

Floor, City Hall, 124 West Michigan Ave. or www.lansingmi.gov/clerk. For more information about this agreement, phone City Council Offices on City business days, Monday through Friday, between 8 a.m. and 5 p.m. at 483-4177.

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

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

CP#26-041

Chris Swope
Lansing City Clerk

February 5, 2026

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

Dear President and Council Members:

My office has received and placed on file this document:

General Fund Status Report, Fiscal Year 2026, 2nd Quarter.

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

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Chris Swope
Lansing City Clerk

February 5, 2026

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

Dear President and Council Members:

My office has received and placed on file this document:

Vacancy Factor Report – Quarter Ending December 31, 2025

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

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Resolution #2026-###

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Caitlin O'Rourke as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027; and

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

WHEREAS, the Committee of the Whole took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Caitlin O'Rourke as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027.

Resolution #2026-###

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

Act-1-2026, 3119 Stoneleigh Drive, Use of Right of Way

WHEREAS, Spalding DeDecker, on behalf of the Lansing School District, has requested to license the use of the public street right-of-way along the east side of the 3100 block of Stoneleigh Drive for a bus lane to help the school's on-site circulation and to provide additional space for buses; and

WHEREAS, the use of right of way will extend approximately 10 feet wide by 282 feet long; and

WHEREAS, the proposed bus lane is not expected to negatively impact the circulation network or city operations; and

WHEREAS, the Lansing School District will provide an easement to the City of Lansing for the public sidewalk to be relocated onto the property at 3119 Stoneleigh Drive; and

WHEREAS, on January 6, 2026, the Planning Commission reviewed the location, character, and extent of the proposal for the use of the right of way in accordance with its Act 33 review procedures and voted unanimously (7-0) to recommend approval of Act-1-2026, as proposed; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to license the use of the public right of way along 3119 Stoneleigh Drive to the Lansing School District, legally described as:

PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30, AND SAID SOUTHWEST CORNER OF LOT 30 BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (60 FEET WIDE); THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 210.29 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION) TO THE POINT OF BEGINNING OF THE AREA DESCRIBED HEREIN; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION) SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 271.80 FEET; THENCE SOUTH 58 DEGREES 15 MINUTES 11 SECONDS WEST 17.06 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST 289.84 FEET PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF

STONELEIGH DRIVE; THENCE SOUTH 57 DEGREES 58 MINUTES 11 SECONDS EAST 17.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF “LEAWOOD SCHOOL PROPERTY” AS DEPICTED ON LEAWOOD SUBDIVISION) AND THE POINT OF BEGINNING. CONTAINING 4071 SQUARE FEET OF LAND, MORE OR LESS.

With the following conditions:

1. The Lansing School District shall be responsible for all maintenance of the bus lane, including winter maintenance, for the length of the license agreement.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves the request to obtain an easement area from the Lansing School District legally described as:

PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30, AND SAID SOUTHWEST CORNER OF LOT 30 BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (60 FEET WIDE); THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 195.62 FEET ALON GTHE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF “LEAWOOD SCHOOL PROPERTY” AS DEPICTED ON LEAWOOD SUBDIBISION) TO THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE SOUTH 19 DEGREES 32 MINUTES 44 SECONDS EAST 13.71 FEET; TEHNCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 274.52 FEET PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE; THENCE SOUTH 25 DEGREES 24 MINUTES 55 SECONDS WEST 10.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF “LEAWOOD SCHOOL PROPERTY” AS DEPICTED ON LEAWOOD SUBDIVISION); THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST 297.14 FEET ALON GTHE EAST RIGHT OF WAY LINE OF STONELEIGH DRIVE TO THE POINT OF BEGINNING. CONTAINING 1315 SQUARE FEET OF LAND, MORE OR LESS.

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

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	Spalding DeDecker, on behalf of Lansing School District
PROPOSAL:	Use of right-of-way for a bus lane on Stoneleigh Dr.
PARCEL(S):	3119 Stoneleigh Dr. - PID # 33-01-01-26-452-013
CURRENT OWNER(S):	Lansing School District 519 W. Kalamazoo St. Lansing, MI 48933-2500
EXISTING LAND USE & ZONING:	Use: Forest View Elementary School Zoning: R-AR Residential Adaptive Reuse
PROPERTY SIZE AND SHAPE:	10 acres, square
SURROUNDING ZONING & LAND USE	North: R-1, residential South: R-1, residential West: R-1, residential East: R-1, residential

ANALYSIS

BACKGROUND:

Spalding DeDecker, on behalf of the Lansing School District, is requesting use of the Stoneleigh Drive right-of-way for placement of a 282 feet-long, 10 feet-wide bus lane. Part of the proposal includes relocating the public sidewalk onto the school property which will require an easement agreement between the City and the school.

The school is proposing the on-street bus lane to help their on-site circulation and to provide additional space for buses.

LOCATION:

Forest View Elementary is tucked within a quiet single-family neighborhood near Forest Rd. and Aurelius Rd. Stoneleigh Dr. is two-way local street that permits on-street parking during non-school hours. It is serviced by the #7 CATA bus route.

See Aerial.

CHARACTER:

The license and easement area will run alongside the public right-of-way that is currently street, grass, and public sidewalk. The bus lane will be at street grade.

EXTENT:

The bus lane will extend 282 feet along the east of Stoneleigh Drive. The proposed width is 10 feet.

The public sidewalk will be approximately 3.5' on the school property running the same 282'. The entire easement area will be approximately 4,071 square feet of land.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

***Public Service Department*:**
[*Dan Danke, Engineer*]

- A sidewalk easement will be required for the public sidewalk shifted out of the public ROW. A plan will be required.
- A license agreement should be required for the use of the public ROW for a bus lane.
- The stormwater plan has been reviewed and approved.
- The pavement cross-section is appropriate for a bus lane.
- Six inches of concrete sidewalk is an appropriate thickness for winter maintenance of sidewalk.
- Maintenance of the bus lane should be the responsibility of the Lansing School District. This should include winter maintenance.

[*Mitch Whisler, Transportation Engineer*]

- The proposed concept is acceptable to Transportation as long as the ADA ramps meet the school Districts needs without requiring the school bus to park within the travel lane. Lansing school district will be responsible for maintenance of the HMA. ramps and curb required for the bus drop off lane

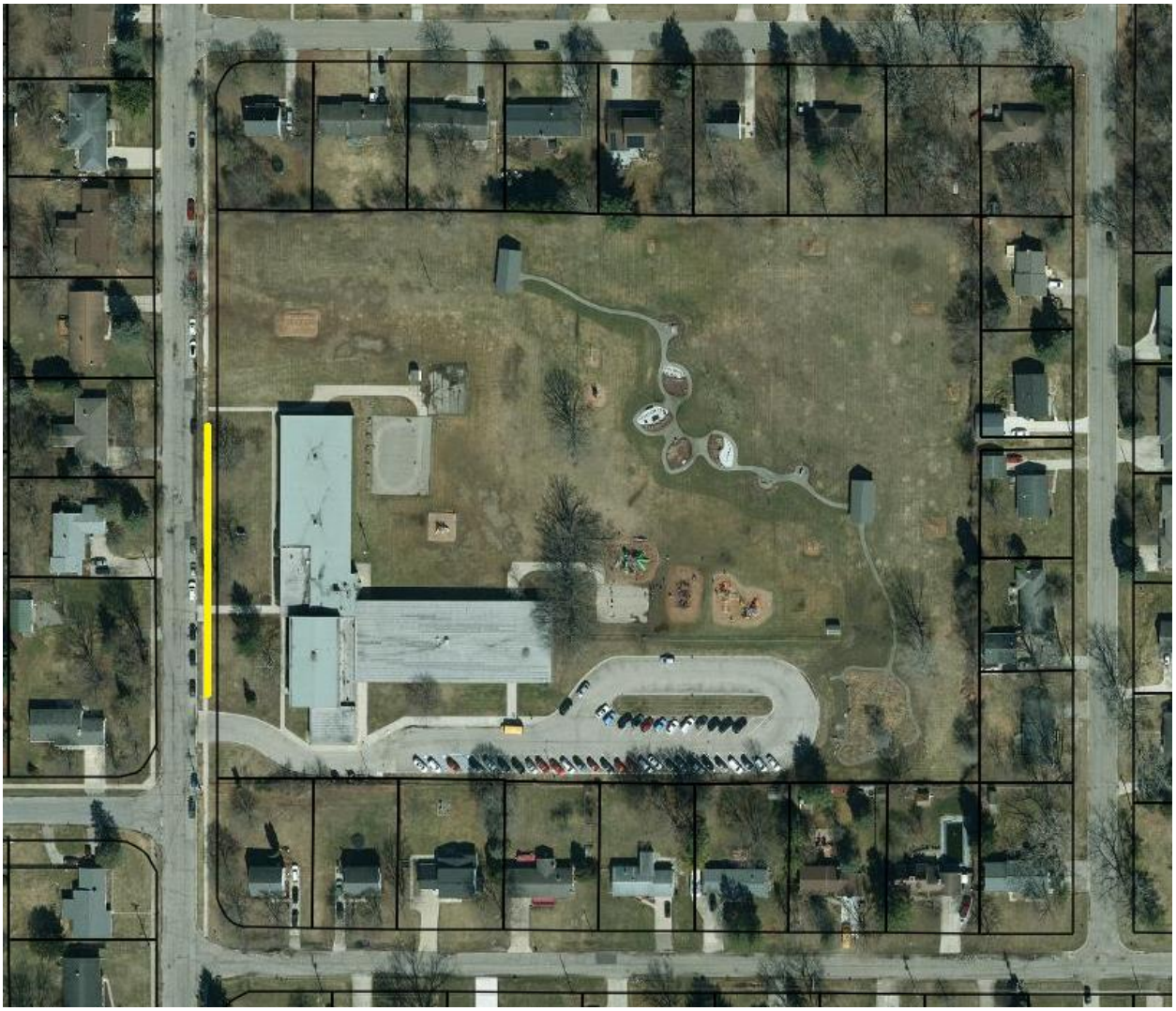
STAFF RECOMMENDATION

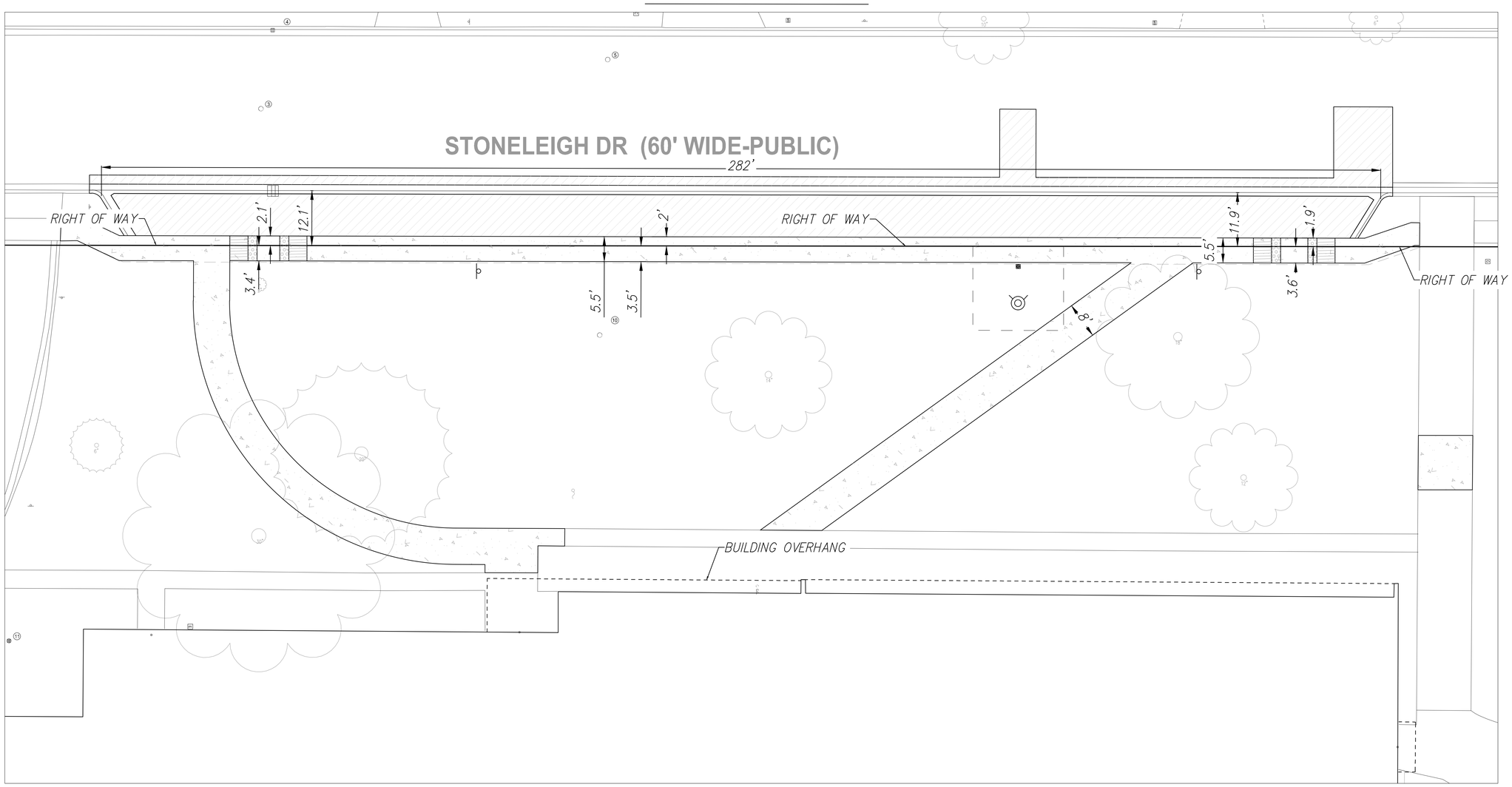
Staff recommends approval of Act-1-2026 as proposed, subject to all design and layout requirements of the Public Service Department in the subsequent license and easement agreements.

Respectfully submitted,

Andy Fedewa, Planner

Aerial:





GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

KINGSCOTT
KALAMAZOO | CHELSEA | GRAND RAPIDS | ROYAL OAK

FOREST VIEW BUS LANE

LANSING SCHOOL DISTRICT

3119 STONELEIGH DR, LANSING, MI 48906

THIS ACT 33 EXHIBIT SHOWS A 282 FT LONG BUS PARKING LANE AND PUBLIC SIDEWALK EXTENDING INTO THE PROPERTY OWNED BY LANSING SCHOOL DISTRICT. AT THE NORTH END AND SOUTH END, THE PUBLIC SIDEWALK EXTENDS INTO THE PRIVATE PROPERTY 3.6 FT AND 3.4 FT RESPECTIVELY.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- (2) UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB STRUCT. TYPE; 2 STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 STRUCT. NO.; XXX STRUCT. TYPE

Lansing School District

ISSUANCES	DATE
DESIGN DEVELOPMENT	06/26/2025

KEY PLAN

N

JOB NO. 2616.07

SHEET TITLE
ACT 33 EXHIBIT

SHEET NO.

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LAST PRINTED:

LEGAL DESCRIPTION

PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 44, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30; THENCE NORTH 00 DEGREES 16 MINUTES 30 SECONDS WEST 568.4 FEET; THENCE WEST 766.75 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 30 SECONDS EAST 568.4 FEET; THENCE EAST 766.75 FEET TO THE BEGINNING.

USE OF RIGHT-OF-WAY DESCRIPTION

PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30, AND SAID SOUTHWEST CORNER OF LOT 30 BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (60 FEET WIDE); THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 210.29 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF “LEAWOOD SCHOOL PROPERTY” AS DEPICTED ON LEAWOOD SUBDIVISION) TO THE POINT OF BEGINNING OF THE AREA DESCRIBED HEREIN; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF “LEAWOOD SCHOOL PROPERTY” AS DEPICTED ON LEAWOOD SUBDIVISION) SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 271.80 FEET; THENCE SOUTH 58 DEGREES 15 MINUTES 11 SECONDS WEST 17.06 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST 289.84 FEET PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE; THENCE SOUTH 57 DEGREES 58 MINUTES 11 SECONDS EAST 17.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF “LEAWOOD SCHOOL PROPERTY” AS DEPICTED ON LEAWOOD SUBDIVISION) AND THE POINT OF BEGINNING. CONTAINING 4071 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT 'A'
ACT 33 EASEMENT

LEGAL DESCRIPTION

PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 44, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30; THENCE NORTH 00 DEGREES 16 MINUTES 30 SECONDS WEST 568.4 FEET; THENCE WEST 766.75 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 30 SECONDS EAST 568.4 FEET; THENCE EAST 766.75 FEET TO THE BEGINNING.

EASEMENT DESCRIPTION

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COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30, AND SAID SOUTHWEST CORNER OF LOT 30 BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (60 FEET WIDE); THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 195.62 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION) TO THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE SOUTH 19 DEGREES 32 MINUTES 44 SECONDS EAST 13.71 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 274.52 FEET PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE; THENCE SOUTH 25 DEGREES 24 MINUTES 55 SECONDS WEST 10.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION); THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST 297.14 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE TO THE POINT OF BEGINNING. CONTAINING 1315 SQUARE FEET OF LAND, MORE OR LESS.

SPALDING DEDECKER
Engineers | Surveyors
525 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
Phone: (616) 885-5802
Fax: (248) 844-5404
www.sda-eng.com

DRAWN: N.BARTON	DATE: 02/03/26
CHECKED: D.LANSKY	DATE: 02/03/26
MANAGER: D.LANSKY	SCALE: N/A
JOB No. NP24142	SHEET: 1 OF 3
SECTION 26 TOWN 04 NORTH RANGE 02 WEST	
CITY OF LANSING	INGHAM COUNTY, MI

Plotted: Feb 3, 2026, 2:48 PM by user: nbarton - Saved: 2/3/2026 by user: nbarton
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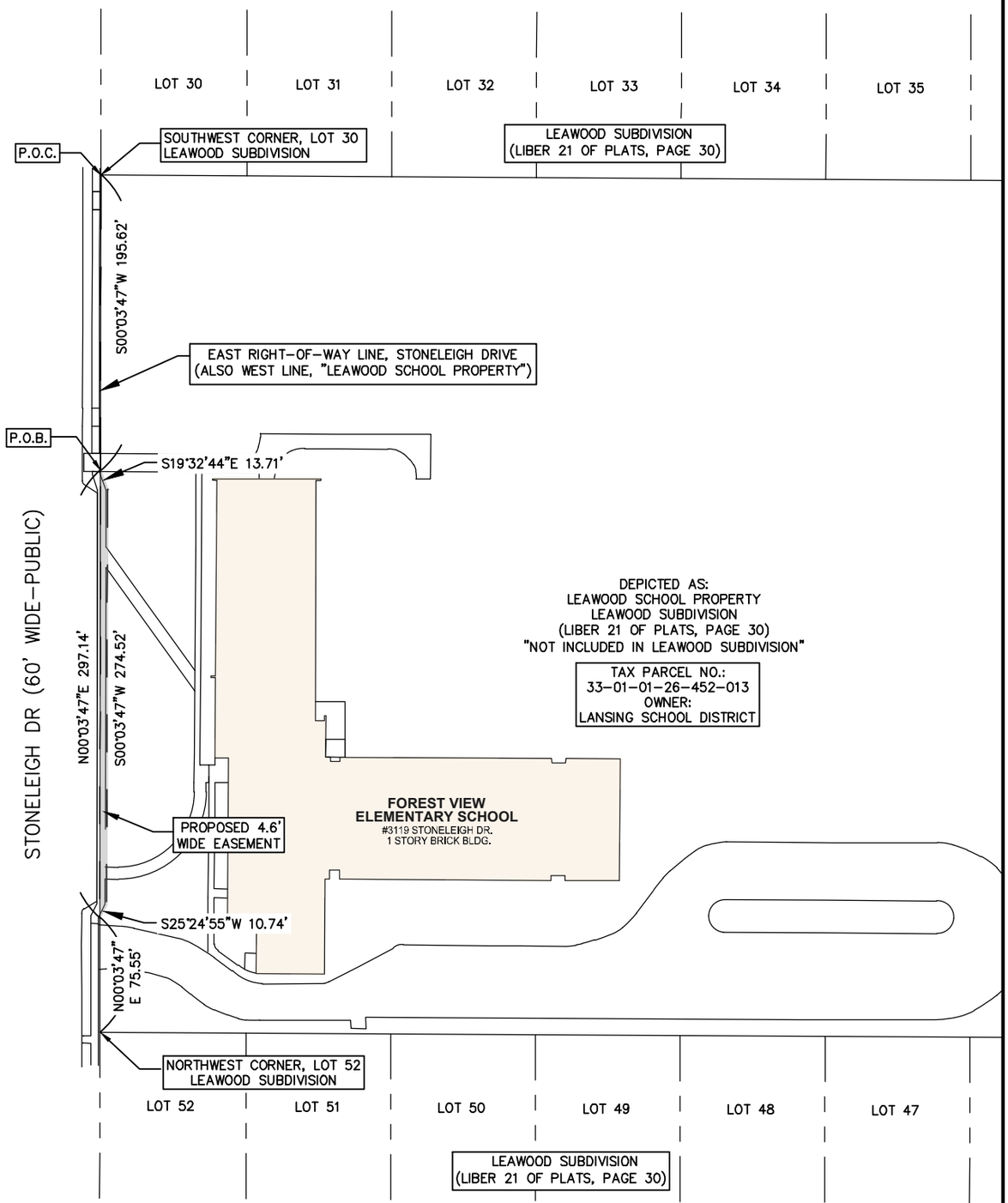
EXHIBIT 'A'
ACT 33 EASEMENT



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DRAWN: N.BARTON	DATE: 02/03/26
CHECKED: D.LANSKY	DATE: 02/03/26
MANAGER: D.LANSKY	SCALE: 1"=100'
JOB No. NP24142	SHEET: 2 OF 3
SECTION 26 TOWN 04 NORTH RANGE 02 WEST	
CITY OF LANSING	INGHAM COUNTY, MI

Plotted: Feb 3, 2026, 3:1 PM by user: nbarton - Saved: 2/3/2026 by user: nbarton
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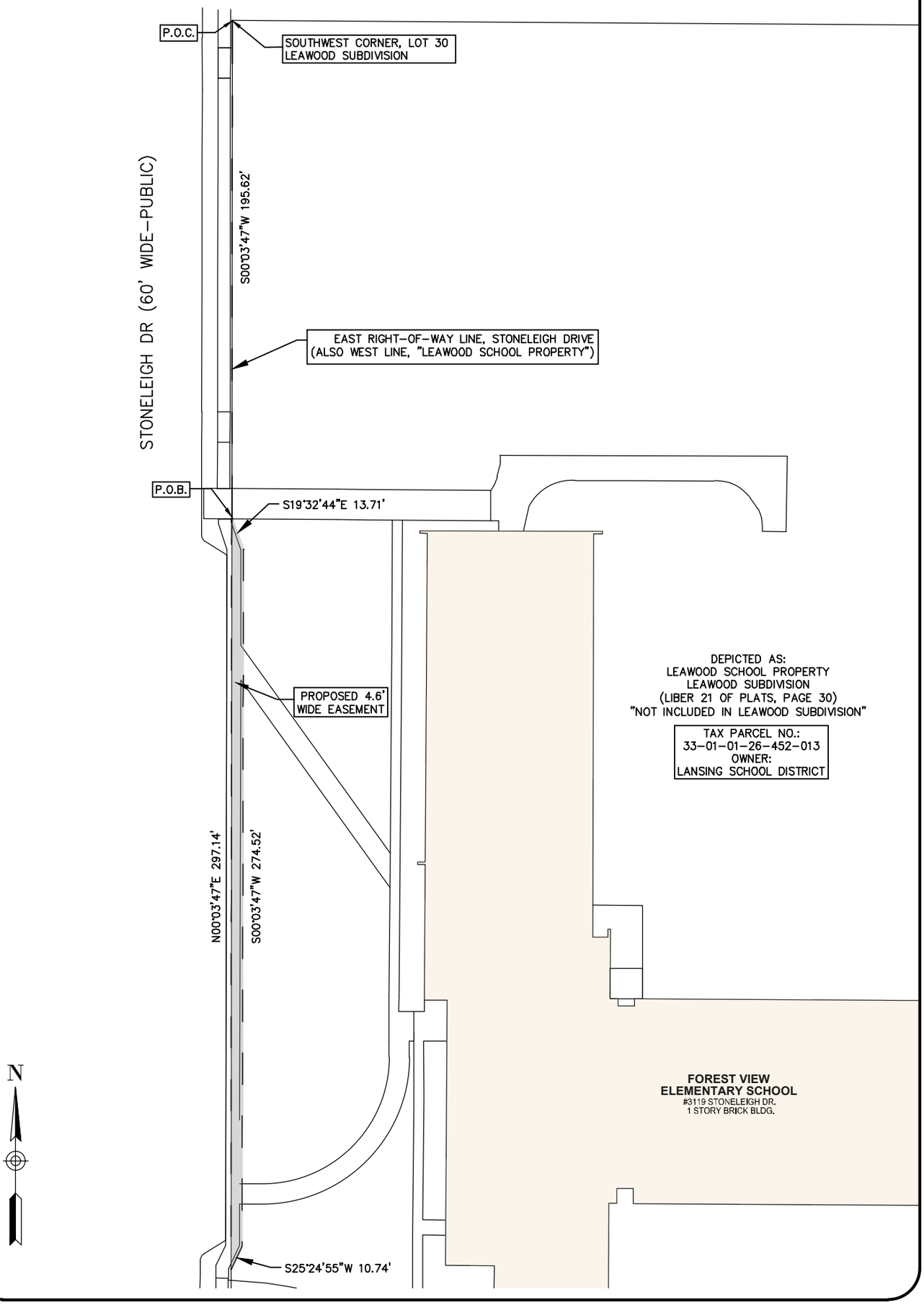
EXHIBIT 'A'
ACT 33 EASEMENT
"DETAIL"



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DRAWN: N.BARTON	DATE: 02/03/26
CHECKED: D.LANSKY	DATE: 02/03/26
MANAGER: D.LANSKY	SCALE: 1"=50'
JOB No. NP24142	SHEET: 3 OF 3
SECTION 26 TOWN 04 NORTH RANGE 02 WEST	
CITY OF LANSING	INGHAM COUNTY, MI

Plotted: Feb 3, 2026, 3:1 PM by user: nbarton – Saved: 2/3/2026 by user: nbarton
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Resolution #2026-###

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

Act-2-2026, 2000 Lewton Place, Use of Right of Way

WHEREAS, Spalding DeDecker, on behalf of the Lansing School District, has requested to license the use of the public street right-of-way along the west side of the 2000 block of Lewton Place for a bus lane to help the school's on-site circulation and to provide additional space for buses; and

WHEREAS, the use of right of way will extend approximately 11 feet wide by 250 feet long; and

WHEREAS, the proposed bus lane is not expected to negatively impact the circulation network or city operations; and

WHEREAS, the Lansing School District will provide an easement to the City of Lansing for the public sidewalk to be relocated onto the property at 2000 Lewton Place; and

WHEREAS, on January 6, 2026, the Planning Commission reviewed the location, character, and extent of the proposal for the use of the right of way in accordance with its Act 33 review procedures and voted unanimously (7-0) to recommend approval of Act-2-2026, as proposed; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to license the use of the public right of way along 2000 Lewton Place to the Lansing School District, legally described as:

PART OF OUTLOT "A" OF ETON DOWNS AS RECORDED IN LIBER 20 OF PLATS, PAGES 9-10, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 50.00 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHWEST CORNER OF SAID OUTLOT "A" BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MT. HOPE AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 560.00 FEET ALONG THE NORTH LINE OF OUTLOT "A" (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MT. HOPE AVENUE) PARALLEL WITH AND 50.00 FEET SOUTH (PERPENDICULAR MEASURE) OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHEAST CORNER OF OUTLOT "A" BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 150.26 FEET ALONG THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) TO THE POINT OF BEGINNING OF THE AREA

DESCRIBED HEREIN; THENCE NORTH 40 DEGREES 11 MINUTES 06 SECONDS EAST 26.52 FEET; THENCE PARALLEL WITH THE EAST LINE OF OUTLOT “A” (ALSO BEING PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) FOR THE FOLLOWING TWO COURSES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 93.30 FEET; THENCE 166.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 577.59 FEET, A CENTRAL ANGLE OF 16 DEGREES 33 MINUTES 29 SECONDS, AND A CHORD WHICH BEARS SOUTH 08 DEGREES 16 MINUTES 45 SECONDS WEST 166.34 FEET; THENCE NORTH 24 DEGREES 14 MINUTES 55 SECONDS WEST 26.74 FEET TO THE EAST LINE OF OUTLOT “A” (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE); THENCE ALONG THE EAST LINE OF OUTLOT “A” (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) FOR THE FOLLOWING TWO COURSES; THENCE 141.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 560.48 FEET, A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 19 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 14 MINUTES 40 SECONDS EAST 141.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 73.04 FEET TO THE POINT OF BEGINNING. CONTAINING 4065 SQUARE FEET OF LAND, MORE OR LESS.

With the following conditions:

1. The Lansing School District shall be responsible for all maintenance of the bus lane, including winter maintenance, for the length of the license agreement.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves the request to obtain an easement area from the Lansing School District legally described as:

PART OF OUTLOT “A” OF ETON DOWNS AS RECORDED IN LIBER 20 OF PLATS PAGES 9-10, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 4 NORTH RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 50.00 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHWEST CORNER OF SAID OUTLOT “A” BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MT .HOPE AVENUE THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 560.00 FEET ALONG THE NORTH LINE OF OUTLOT “A” (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MT HOPE AVENUE PARALLEL WITH AND 50.00 FEET SOUTH (PERPENDICULAR MEASURE OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHEAST CORNER OF OUTLOT “A” BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 107.7 4 FEET ALONG THE EAST LINE OF OUTLOT “A” (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) TO THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE CONTINUE ALONG THE EAST LINE OF OUTLOT “A” (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) FOR THE FOLLOWING TWO COURSES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 115.5 6 FEET; THENCE 155.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 560.48 FEET A

CENTRAL ANGLE OF 15 DEGREES 54 MINUTES 14 SECONDS AND A CHORD WHICH BEARS SOUTH 07 DEGREES 57 MINUTES 07 SECONDS WEST 155.08 FEET; THENCE NORTH 08 DEGREES 18 MINUTES 51 SECONDS WEST 14.27 FEET; THENCE 140.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND BEING PARALLEL WITH THE EAST LINE OF OUTLOT “A”, SAID CURVE HAVING A RADIUS OF 554.78 FEET, A CENTRAL ANGLE OF 14 DEGREES 33 MINUTES 36 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 16 MINUTES 48 SECONDS EAST 140.60 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 115.56 FEET PARALLEL WITH THE EAST LINE OF OUTLOT “A”; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.70 FEET TO THE POINT OF BEGINNING. CONTAINING 1504 SQUARE FEET OF LAND, MORE OR LESS.

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

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	Spalding DeDecker, on behalf of Lansing School District
PROPOSAL:	Use of right-of-way for a bus lane on Lewton Pl.
PARCEL(S):	2000 Lewton Place - PID # 33-01-01-30-201-001
CURRENT OWNER(S):	Lansing School District 519 W. Kalamazoo St. Lansing, MI 48933-2500
EXISTING LAND USE & ZONING:	Use: Lewton Elementary School Zoning: R-AR Residential Adaptive Reuse
PROPERTY SIZE AND SHAPE:	6.6 acres, square
SURROUNDING ZONING & LAND USE	North: R-1, residential South: R-1, residential West: MFR, multi-family residential, senior living East: R-1, residential

ANALYSIS

BACKGROUND:

Spalding DeDecker, on behalf of the Lansing School District, is requesting use of the Lewton Place right-of-way for placement of a 250 feet-long, 11 feet-wide bus lane. Part of the proposal includes relocating the public sidewalk onto the school property which will require an easement agreement between the City and the school.

The school is proposing the on-street bus lane to help their on-site circulation and to provide additional space for buses. The school site is currently undergoing site plan review of a new school building, expected for 2028.

LOCATION:

Lewton Elementary is along W Mt. Hope Rd. at the far west-central area of the City, near the Grand River and the Lansing Country club. Lewton Park is immediately to the south. Lewton Pl. is a short, two-way street adjacent to a single-family neighborhood. It is serviced by the #11 CATA bus route.

See Aerial.

CHARACTER:

The license and easement area will run alongside the public right-of-way that is currently street, grass, and public sidewalk.

EXTENT:

The bus lane will extend 250 feet along the west of the middle portion of Lewton Place. The proposed width is 11 feet. The easement area is approximately 4,065 square feet.

The public sidewalk will be approximately 4.5' on the school property running the same 250'.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

***Public Service Department*:**
[*Dan Danke, Engineer*]

- A sidewalk easement will be required for the public sidewalk shifted out of the public ROW. A plan will be required.
- A license agreement should be required for the use of the public ROW for a bus lane.
- The stormwater plan has been reviewed and approved.
- The pavement cross-section is appropriate for a bus lane.
- Six inches of concrete sidewalk is an appropriate thickness for winter maintenance of sidewalk.
- Maintenance of the bus lane should be the responsibility of the Lansing School District. This should include winter maintenance.

[*Mitch Whisler, Transportation Engineer*]

- The closure of the ramps at Belaire Dr crossing Lewton Pl should be shown on this plan as it is required for the installation of the bus lane. Recommend 13 feet bus drop off to meet ADA requirements.

STAFF RECOMMENDATION

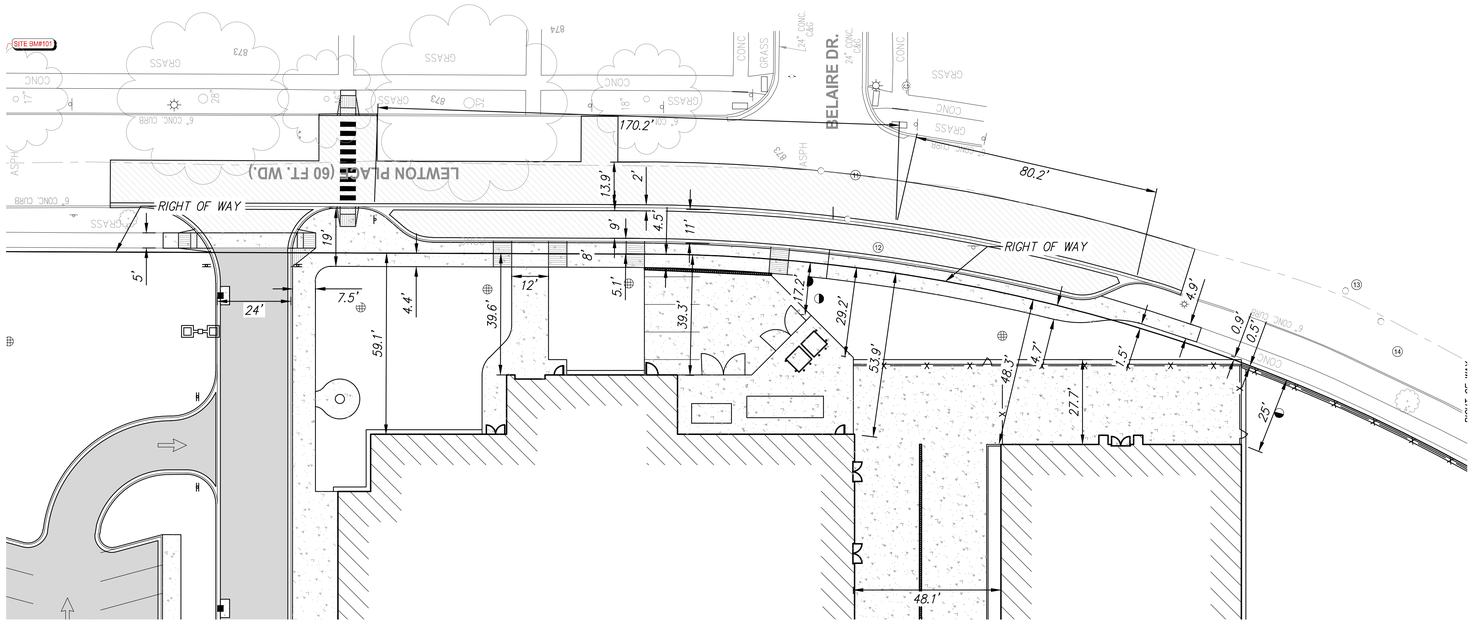
Staff recommends approval of Act-2-2026 as proposed, subject to all design and layout requirements of the Public Service Department in the subsequent license and easement agreements.

Respectfully submitted,

Andy Fedewa, Planner

Aerial:

Lansing Country Club
Lewton Pl
Lewton Park
E Mt Hope Ave
Grand River



GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 inch = 20 ft.

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Lewton School

Lansing School District

2000 Lewton Pl.
Lansing, MI 48915

Lansing School District

REVISIONS/REVIEW	DATE
BID & CONSTRUCTION	10/10/2025
ADDENDUM 04	11/13/2025

KEY PLAN

THIS ACT 33 EXHIBIT SHOWS A 250 FT LONG BUS PARKING LANE AND PUBLIC SIDEWALK EXTENDING INTO THE PROPERTY OWNED BY LANSING SCHOOL DISTRICT AT THE NORTH END AND SOUTH END, THE PUBLIC SIDEWALK EXTENDS INTO THE PRIVATE PROPERTY 4.4 FT AND 4.7 FT RESPECTIVELY.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

LSD NO. SB-0064
JOB NO. 2616.01G

NORTH

SHEET TITLE

ACT 33 EXHIBIT

SHEET NO.

© KINGSCOTT ASSOCIATES INC. KALAMAZOO, MICHIGAN

LEGAL DESCRIPTION

OUTLOT “A”, EXCEPT COMMENCING 554 FEET SOUTH OF THE NORTHWEST CORNER OF OUTLOT “A”; THENCE EAST PARALLEL TO THE NORTH LINE OF OUTLOT “A” TO THE WESTERLY LINE OF LEWTON PLACE; THENCE SOUTHWESTERLY ON THE WESTERLY AND NORTHERLY LINE OF LEWTON PLACE TO THE SOUTHWEST CORNER OF OUTLOT “A”; THENCE NORTH TO BEGINNING. ETON DOWNS SUBDIVISION.

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EXHIBIT 'A'
ACT 33 EASEMENT

LEGAL DESCRIPTION

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EASEMENT DESCRIPTION

PART OF OUTLOT "A" OF ETON DOWNS AS RECORDED IN LIBER 20 OF PLATS, PAGES 9-10, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

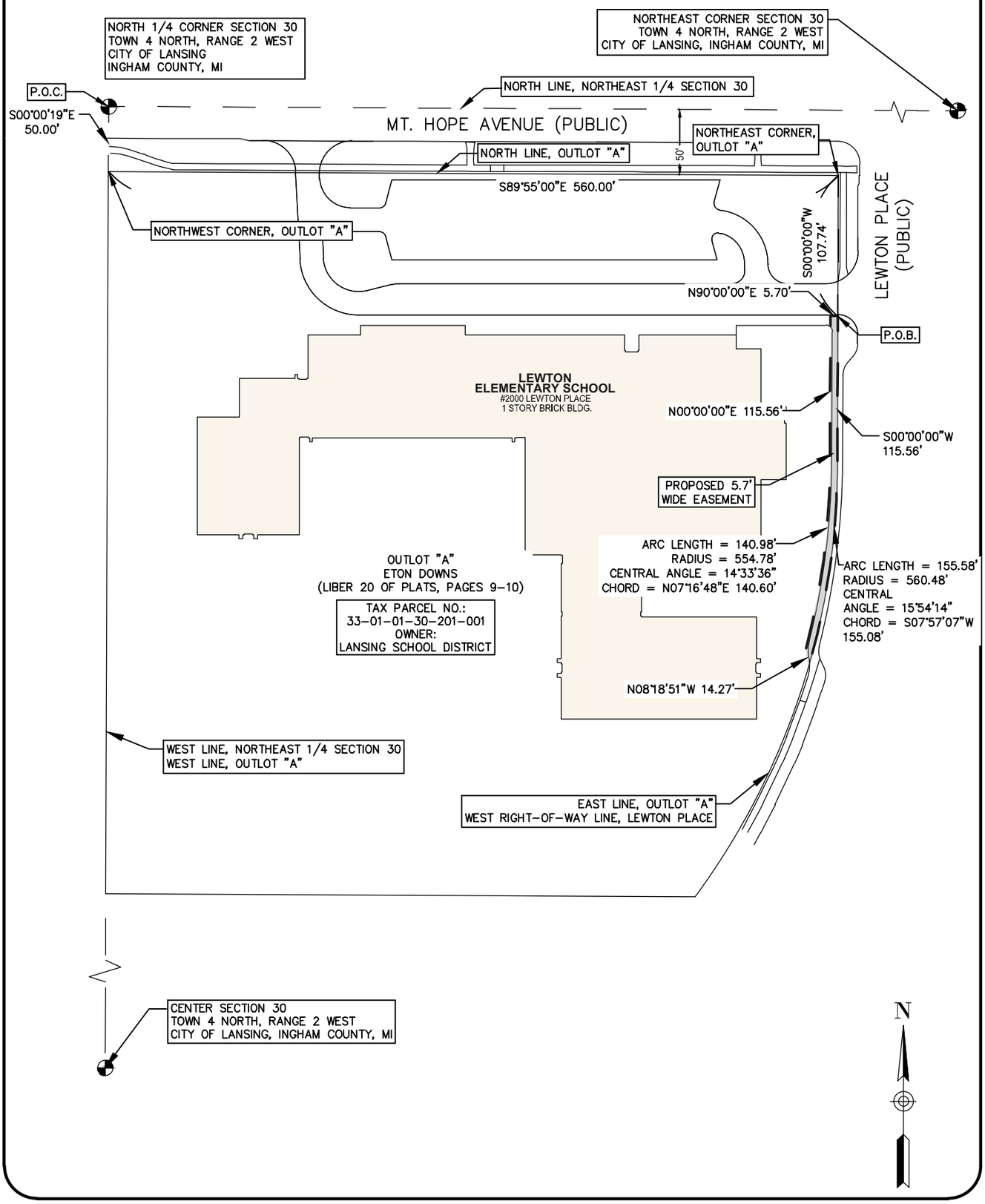
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 50.00 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHWEST CORNER OF SAID OUTLOT "A" BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MT. HOPE AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 560.00 FEET ALONG THE NORTH LINE OF OUTLOT "A" (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MT. HOPE AVENUE) PARALLEL WITH AND 50.00 FEET SOUTH (PERPENDICULAR MEASURE) OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHEAST CORNER OF OUTLOT "A" BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 107.74 FEET ALONG THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) TO THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE CONTINUE ALONG THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) FOR THE FOLLOWING TWO COURSES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 115.56 FEET; THENCE 155.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 560.48 FEET, A CENTRAL ANGLE OF 15 DEGREES 54 MINUTES 14 SECONDS, AND A CHORD WHICH BEARS SOUTH 07 DEGREES 57 MINUTES 07 SECONDS WEST 155.08 FEET; THENCE NORTH 08 DEGREES 18 MINUTES 51 SECONDS WEST 14.27 FEET; THENCE 140.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND BEING PARALLEL WITH THE EAST LINE OF OUTLOT "A", SAID CURVE HAVING A RADIUS OF 554.78 FEET, A CENTRAL ANGLE OF 14 DEGREES 33 MINUTES 36 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 16 MINUTES 48 SECONDS EAST 140.60 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 115.56 FEET PARALLEL WITH THE EAST LINE OF OUTLOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.70 FEET TO THE POINT OF BEGINNING. CONTAINING 1504 SQUARE FEET OF LAND, MORE OR LESS.

SPALDING DEDECKER
Engineers | Surveyors
525 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
Phone: (616) 885-5802
Fax: (248) 844-5404
www.sda-eng.com

DRAWN: N.BARTON	DATE: 02/03/26
CHECKED: D.LANSKY	DATE: 02/03/26
MANAGER: D.LANSKY	SCALE: N/A
JOB No. NP23019	SHEET: 1 OF 3
SECTION 30 TOWN 04 NORTH RANGE 02 WEST	
CITY OF LANSING	INGHAM COUNTY, MI

Plotted: Feb 3, 2026, 2:50 PM by user: nbarton - Saved: 2/3/2026 by user: nbarton
N:\NP\NLD Projects\NP23019 - Lansing Schools - Lewton\Survey\Easement\NP23019-SW ESMT.dwg

EXHIBIT 'A'
ACT 33 EASEMENT



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DRAWN: N.BARTON	DATE: 02/03/26
CHECKED: D.LANSKY	DATE: 02/03/26
MANAGER: D.LANSKY	SCALE: 1"=100'
JOB No. NP23019	SHEET: 2 OF 3
SECTION 30 TOWN 04 NORTH RANGE 02 WEST	
CITY OF LANSING	INGHAM COUNTY, MI

Plotted: Feb 3, 2026, 2:56 PM by user: nbarton - Saved: 2/3/2026 by user: nbarton
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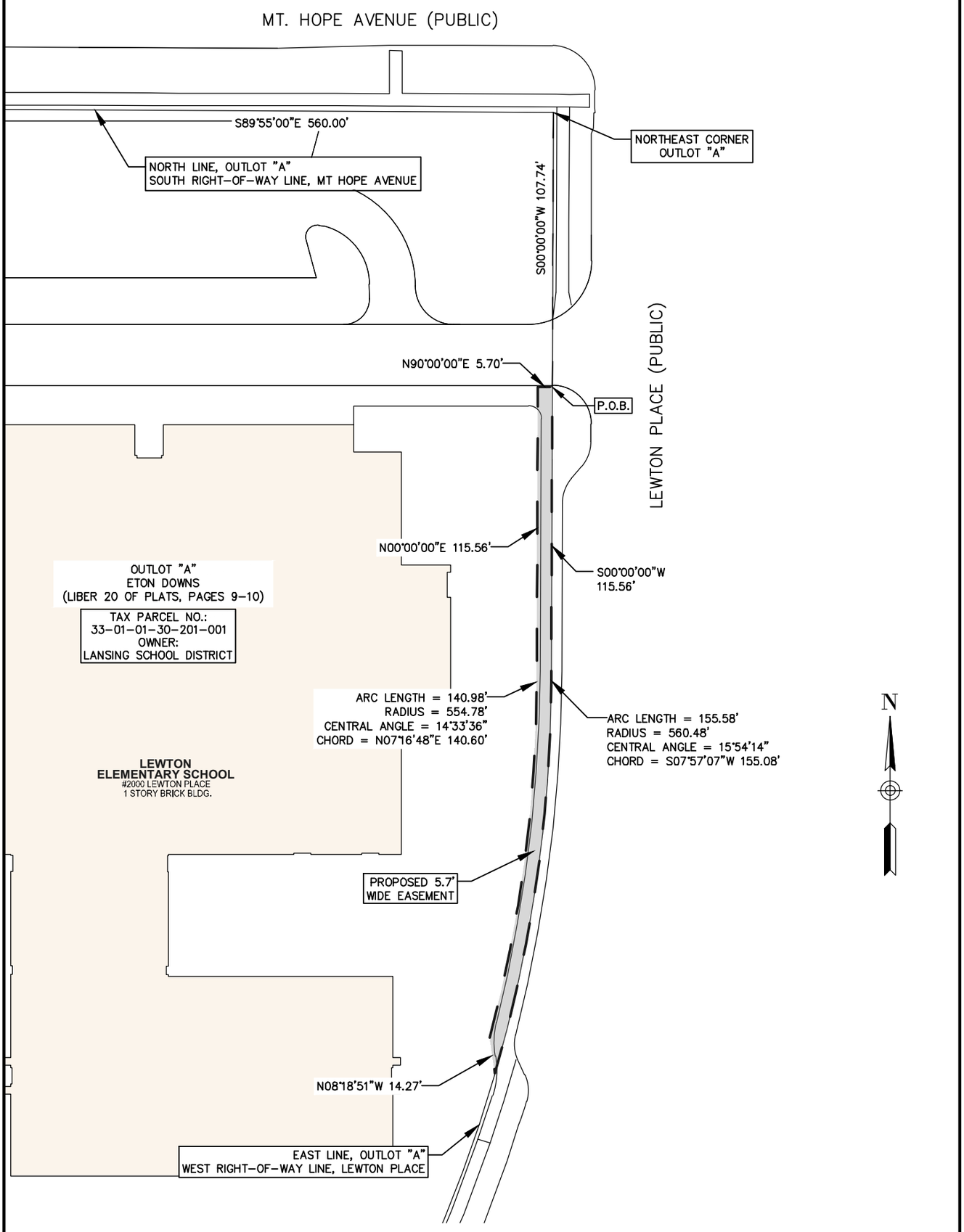
EXHIBIT 'A'
ACT 33 EASEMENT
"DETAIL"



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www.sda-eng.com

DRAWN: N.BARTON	DATE: 02/03/26
CHECKED: D.LANSKY	DATE: 02/03/26
MANAGER: D.LANSKY	SCALE: 1"=50'
JOB No. NP23019	SHEET: 3 OF 3
SECTION 30 TOWN 04 NORTH RANGE 02 WEST	
CITY OF LANSING	INGHAM COUNTY, MI

Plotted: Feb 3, 2026, 2:57 PM by user: nbarton - Saved: 2/3/2026 by user: nbarton
N:\NP\NLD Projects\NP23019 - Lansing Schools - Lewton\Survey\Easement\NP23019-SW ESMT.dwg

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-2-2026: 332 Townsend Street, Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

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**
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

Z-2-2026

332 Townsend Street
Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

At its February 3, 2026 meeting, the Planning Commission voted 6-0 to recommend approval of Z-2-2026. This is a request to rezone the property at 332 Townsend Street from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse. The purpose of the rezoning is to facilitate the land use of a Sheltered Care Facility inside the existing building, which is permitted in R-AR, subject to approval of a special land use permit by the Lansing City Council.

The Planning Commission held a public hearing at the meeting during which one person spoke on their concerns about neighborhood safety and over-concentration of sheltered care facilities along Kalamazoo St. A special land use permit application, SLU-2-2026, is required to permit the actual sheltered care facility, which is allowed in R-AR, but not DT-3. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT:	Boji Group 124 W Allegan St., Suite 2100 Lansing, MI 48933
OWNER:	Michigan Beer & Wine Wholesalers 332 Townsend St. Lansing, MI 48933
REQUESTED ACTION:	**1**. Rezoning of 332 Townsend St. from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse **2**. Special Land Use Permit for a 'Sheltered Care Facility'
EXISTING LAND USE:	Professional Office (vacant)
EXISTING ZONING:	"DT-3" Downtown Core
PROPOSED ZONING:	"R-AR" Residential Adaptive Reuse
PROPERTY SIZE:	21,780, 0.5 acres
SURROUNDING LAND USE:	N: Office S: County courthouse, office E: Multi-family residential W: Office
SURROUNDING ZONING:	N: "DT-3" Downtown Core S: "DT-3" Downtown Core E: "DT-3" Downtown Core W: "DT-3" Downtown Core
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property as "Downtown Edge". W Kalamazoo St is designated as an 'prime connector'.

APPLICANT'S REQUESTS

Z-2-2026: Request to rezone the property at 332 Townsend St. from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse.

SLU-2-2026: Special land use permit to allow a sheltered care facility in the existing building at 332 Townsend St. A sheltered care facility is not permitted in the "DT-3" zoning district but is permitted by special land use permit in the proposed "R-AR" zoning district. A "sheltered care facility" is defined by the zoning ordinance as:

"A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

1. A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
2. A hospital licensed under Article 17 of Public Act 368; or
3. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of mental health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106."

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The subject property is surrounded on all sides by "DT-3" zoning, with the exception of the property to the southwest at 415/421 W. Kalamazoo Street that was rezoned to the "R-AR", Residential Adaptive Reuse district in 2023 specifically to allow the Lansing Rescue Mission sheltered care facility (Z-8-2023) at that location. The "R-AR" zoning is one of the few zoning districts that permits sheltered care facilities and is intended to accommodate reuse of buildings that are unique or to accommodate uses that have unique locational needs such as shelters. Unlike most zoning districts, the "R-AR" district is only intended to address specific situations/uses which is why all properties that are zoned "R-AR" are surrounded by other zoning districts and thus, inconsistent with the zoning patterns in the areas in which they are located. While it is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns, there is a heightened need for shelters at this time and there are no other properties in and around the downtown that are zoned for that purpose, with the exception of the Lansing Rescue Mission property. A rezoning, therefore, is going to be necessary in order to accommodate such facilities, in spite of creating inconsistent zoning patterns. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. The subject property is on the fringe of the downtown but within short walking distance thereof and one block from a major bus route that provides transportation throughout the City The purpose of requiring a special land use permit is so that each proposal can be evaluated to determine if a particular site is appropriate for use as a shelter and will not negatively impact other uses in the surrounding area.

COMPATIBILITY WITH SURROUNDING LAND USE

There is currently a two-story building with a 6,696 square footprint that occupies the eastern half of the site with a 25-space parking lot on the western half of the property. The property is primarily surrounded by a mixture of multi-story office buildings, off-street parking lots, multi-family

residential buildings, and a public park. A newly developed homeless shelter is approximately 450 feet to the southwest.

"The Nest" is a new non-profit organization, originating from Holy Cross Services, that will be operating the shelter. It successfully operated a day and overnight shelter at 430 N Larch Street for many years. This request will facilitate its relocation so that it can provide separate housing for families and veterans, with access to the facility by use of key cards. The occupancy limit will be determined by the City's Fire Marshal.

Shelters can generate a relatively high level of activity and thus, the potential negative impacts on adjoining and nearby residential areas need to be considered when determining if a particular location is appropriate for such use. In this case, the property is located two blocks from the core downtown and primarily surrounded by office uses and parking lots. Given the surrounding land uses and the experience that the operator of the proposed facility has with managing shelters, it is not anticipated that the approval of the special land use permit will have any detrimental impacts on the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as "Downtown Edge". The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It is difficult to state if existing shelters at the time were thought to be adequate to serve the homeless population during the planning process, or if they were not included due to the nature of their use, and thus, there was no consideration for their inclusion. Since the Plan was adopted in 2012 however, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelters. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting surrounding uses. The subject property is located just outside of the core downtown in an area that is comprised primarily of offices and parking lots but within a short walking distance from the businesses and services available in the core downtown. In addition, the site is surrounded by relatively high traffic volume thoroughfares and on major bus routes that provide transportation to the site and elsewhere throughout the City.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, have those same needs but should be located where they are easily accessible by foot and public transportation since the majority of the users do not have private transportation. Public transportation is also very important so that the occupants of the shelter can access places of employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located near major bus routes and is within walking distance of many facilities that provide services and resources to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area. The amount of vehicular traffic, however, is expected to be negligible and likely even less than what was generated when the building was in full use for office purposes. The applicant has stated that the 25 parking spaces located on the site will be sufficient to serve the needs of the proposed shelter.

IMPACT ON PUBLIC FACILITIES

Use of the buildings for an overnight shelter will likely increase the water and other utility usage. The need for upgrading or expanding utility systems to serve the use will need to be determined between the applicant and the relevant service providing agency during the change of use plan review/permit process.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, there will be no impact on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their operations can be carried out effectively. Shelters are unique in that they need to be located with convenient access to public transportation, businesses, and human service agencies. There is a heightened need for additional shelter space in the City and this proposal will help to fill that need. Furthermore, the proximity of the site to the core downtown provides the occupants of the shelter with convenient access to various civic, institutional, religious, and medical facilities that can assist with accomplishing the ultimate goal of transitioning into permanent.

Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus will not have any impact on future patterns of development in the area.

SPECIAL LAND USE PERMIT

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

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

   Holy Cross Services (HCS) has operated a day and overnight shelter for many years at 430 N. Larch Street without any significant incidents or complaints from the community. HCS recently announced it will shut down its overnight shelter as soon as April 1, 2026 as part of a broad restructuring and refocusing of services for the people they serve. A new entity, The Nest, will take over operations of the homeless service operations, with HCS continuing to act as a fiduciary for The Nest. The facility will undergo a renovation to convert office space to dwelling space and the maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the plan review and permitting process for the change of use to the building.

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

   The proposed shelter will not change the "essential character" of the surrounding area as there is already a shelter within one block to the east and since no changes will be made to the physical site.

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

   It is not anticipated that the shelter will interfere with the "enjoyment" of adjacent properties. The immediate area surrounding the property consists of surface parking lots and office buildings with a 35-unit apartment building to the southeast. The courthouse across the street to the south draws a large number of people to the area on a daily basis. During the day, the vast majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies. There is little space for congregation outside of the building and there will be on-site personnel to monitor the facility.

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

   The proposed rezoning and special land use permit will allow for adaptive reuse of a vacant office building which, given the overabundance of office space in the downtown and the low demand for additional office space, without making the necessary accommodations for an alternative use of the building, it will likely remain vacant for the foreseeable future. Vacant buildings deteriorate over time and can become a blight in the areas in which they are located.

   The proposed shelter will have no impacts on the natural environment.

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

   The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

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

   The Building Safety Office inspectors have toured the building and will review the change of use permit when plans are submitted. No concerns about the adequacy of utility services for the change of use have been raised at this time but will be evaluated more thoroughly as part of the plan review/ permitting process.

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

Although there will be greater use of utilities, the site is adequately served by all necessary public facilities.

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

The zoning code is the primary tool for implementing the future land use component of the City's Comprehensive/Master Plan and thus, the intent and purpose of the two documents are the same in that regard. A detailed description of this request as it relates to the Master Plan is provided in the "Compliance with Master Plan" section on page 3 of this report.

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

There are no proposed changes to the existing building or site and there is no need for any additional parking.

SUMMARY

Z-2-2026 is a request to rezone the property at 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse. SLU-2-2026 is a request for a special land use permit to allow a sheltered care facility in the existing building at 332 Townsend Street. A sheltered care facility is not permitted in the "DT-3" zoning district but is permitted by special land use permit in the proposed "R-AR" zoning district.

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

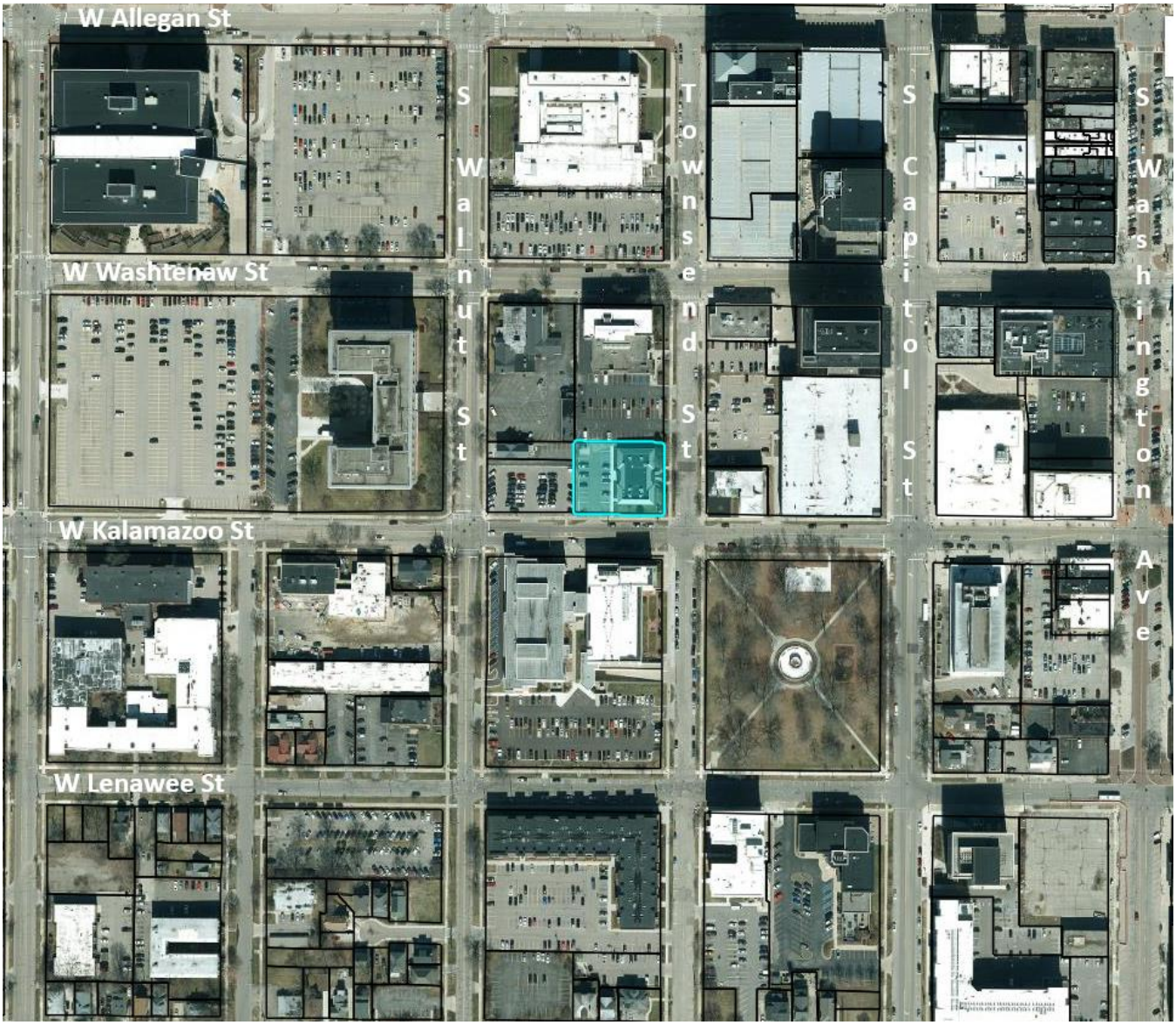
RECOMMENDATIONS

Staff recommends approval of Z-2-2026 to rezone 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse and SLU-2-2026, for a special land use permit to allow the building on the site to be utilized for a sheltered care facility.

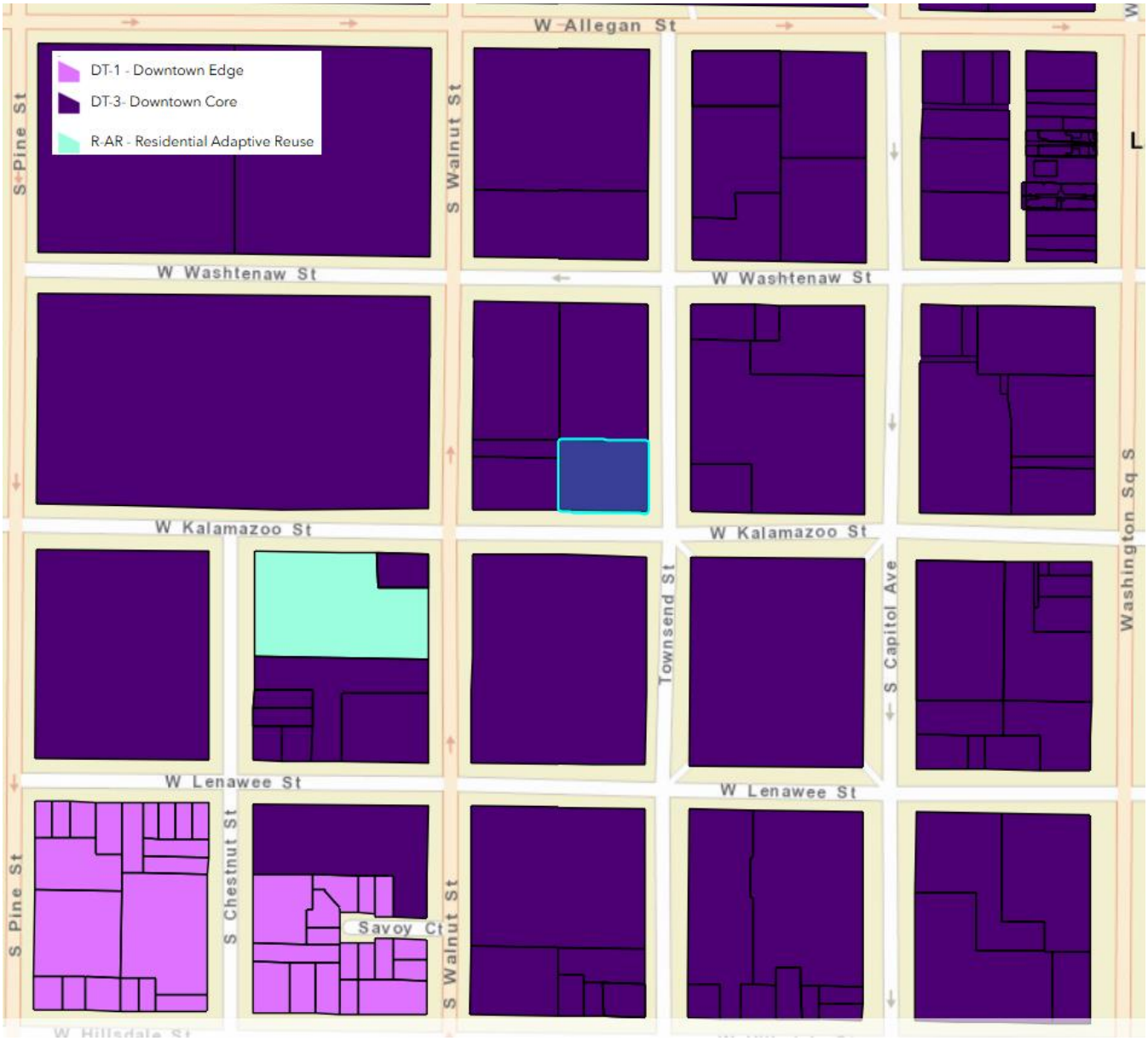
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Aerial:


W Allegan St
W Washtenaw St
W Kalamazoo St
W Lenawee St
S Walnut St
Townsend St
S Capitol St
S Washington Ave

Zoning:


DT-1 - Downtown Edge
DT-3- Downtown Core
R-AR - Residential Adaptive Reuse
W Allegan St
S Pine St
S Walnut St
W Washtenaw St
W Kalamazoo St
W Lenawee St
Townsend St
S Capitol Ave
Washington Sq S
S Chestnut St
Savoy Ct

Street view

(Looking northwest, Google, July 2025)

(Looking south)

Andy Schor, Mayor

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:

332 Townsend St. Lansing, MI 48933

Street address, including zip code, of property to be rezoned

From DT-3 district to R-AR district.

Legal description: LOTS 5 & 6 BLOCK 126 ORIG PLAT

Applicant: Boji Group

Address *(including zip code)*: 124 W. Allegan St., Ste. 2100, Lansing, MI 48933

Phone number(s):

Fax number: Email:

Name of owner: Boji Tower

Address *(including zip code)*: 124 W. Allegan St., Ste. 2100, Lansing, MI 48933

Phone number:

Interest in Property *(please check one)*:

- ☐ Option to buy
- ☐ Owner
- ☐ Lessee
- ☑ Represent owner
- ☑ Other (please specify): The Nest Lansing will purchase the property after the Re-Zoning and SLU are approved.

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: The property will operate as The Nest, and is intended to provide shelter and comprehensive services to vulnerable individuals, families, and veteran. Day Shelter will be located on (lower level) and overnight shelter for families and veterans (ground floor).

Please answer the following:

☑ Check here if residential

Number of bedrooms:

Bedrooms	# of Units	Total Bedrooms
Efficiency	12	
One bedroom		
Two bedrooms		
Three bedrooms		
TOTAL UNITS		

# of accessible onsite parking spaces: 2/25

☐ 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:

The property at 332 Townsend Street is proposed to be reused as a managed overnight shelter serving families and veterans, with a managed day shelter for all, rather than its former office/assembly use. The rezoning is necessary because a shelter is not permitted in the current DT-3 zoning, so the existing classification cannot accommodate the proposed community-serving reuse. Rezoning to R-AR allows the City to evaluate this residential-supportive use through the appropriate entitlement pathway, including Special Land Use review.

Comment on other circumstances which justify the amendment:

This amendment supports the adaptive reuse of an existing building to meet a clear public need for safe, indoor overnight accommodations for families and veterans, a population that benefits from stable, supervised lodging and access to support services. The building layout includes spaces that promote safe, managed operations; such as controlled entry/reception, bunk rooms, showers (including ADA), laundry, and case management/meeting areas. The rezoning also enables Special Land Use review, allowing the City to apply operational and site conditions as needed to ensure compatibility and ongoing compliance.

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:

Consolidated Rate: $1,100.00

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: Jordan Jerore Digitally signed by Jordan Jerore Date: 2026.01.12 14:10:39 -05'00'

Name: Jordan Jerore

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

Ordinance #

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

The City of Lansing ordains:

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

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

Case Number:	Z-2-2026
Parcel Number's:	33-01-01-16-329-031
Address:	332 Townsend Street
Legal Descriptions:	LOTS 5 & 6 BLOCK 126 ORIG PLAT from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse.

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment.

INTRODUCTION 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-2-2026: 332 Townsend Street, Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

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

COUNCIL MEMBER	**YEAS**	**NAYS**
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

Ordinance #

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

The City of Lansing ordains:

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

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

Case Number:	Z-2-2026
Parcel Number's:	33-01-01-16-329-031
Address:	332 Townsend Street
Legal Descriptions:	LOTS 5 & 6 BLOCK 126 ORIG PLAT from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse.

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment.

Resolution #2026-###

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

SLU-2-2026, 332 Townsend Street, Sheltered Care Facility

WHEREAS, the Boji Group has requested a special land use permit for a Sheltered Care Facility at 332 Townsend Street; and

WHEREAS, a review was completed by staff evaluating the character, location, and impact of the proposal on the surrounding area, the environment, and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on February 3, 2026 at which the one person spoke in their concerns of public safety and the overconcentration of sheltered care facilities on Kalamazoo Street; and

WHEREAS, the Planning Commission, at its February 3, 2026, meeting, voted 6-0 to recommend approval of SLU-2-2026 for a special land use permit for the sheltered care facility; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2026 on Monday, March 9, 2026; 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 that the Lansing City Council hereby approves SLU-2-2026 for a special land use permit for a sheltered care facility at 332 Townsend Street.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed shelter is anticipated to be harmonious with the character of adjacent properties and surrounding uses;

2. The proposed shelter will not change the essential character of the area;

3. There is no evidence that the proposed shelter will interfere with the enjoyment of adjacent properties;

4. The proposed shelter will not generate any nuisances or hazardous conditions;

5. The proposed shelter can be adequately served by public services and utilities, although some upgrades to the utility systems may be required to accommodate the increased usage generated by the proposed shelter;

6. Whether the proposed shelter will place demands on public services and facilities in excess of current capacities, resulting in the need for expansions/upgrades thereto, will be determined during the any permitting process;

7. The proposed shelter is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans; and

8. There are no dimensional requirements that apply to this request.

SLU-2-2026

332 Townsend Street
Special Land Use permit for a 'Sheltered Care Facility'

At its February 3, 2026 meeting, the Planning Commission voted 6-0 to recommend approval of SLU-2-2026, to permit a sheltered care facility within the existing building on 332 Townsend.

A companion request to rezone the property at 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse was also presented. The purpose of the rezoning is to facilitate the land use of a Sheltered Care Facility which is permitted in R-AR, but not DT-3, subject to approval of the special land use permit by the Lansing City Council.

The Planning Commission held a public hearing at the meeting during which one person spoke on their concerns about neighborhood safety and over-concentration of sheltered care facilities along Kalamazoo St. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT:	Boji Group 124 W Allegan St., Suite 2100 Lansing, MI 48933
OWNER:	Michigan Beer & Wine Wholesalers 332 Townsend St. Lansing, MI 48933
REQUESTED ACTION:	**1**. Rezoning of 332 Townsend St. from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse **2**. Special Land Use Permit for a 'Sheltered Care Facility'
EXISTING LAND USE:	Professional Office (vacant)
EXISTING ZONING:	"DT-3" Downtown Core
PROPOSED ZONING:	"R-AR" Residential Adaptive Reuse
PROPERTY SIZE:	21,780, 0.5 acres
SURROUNDING LAND USE:	N: Office S: County courthouse, office E: Multi-family residential W: Office
SURROUNDING ZONING:	N: "DT-3" Downtown Core S: "DT-3" Downtown Core E: "DT-3" Downtown Core W: "DT-3" Downtown Core
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property as "Downtown Edge". W Kalamazoo St is designated as an 'prime connector'.

APPLICANT'S REQUESTS

Z-2-2026: Request to rezone the property at 332 Townsend St. from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse.

SLU-2-2026: Special land use permit to allow a sheltered care facility in the existing building at 332 Townsend St. A sheltered care facility is not permitted in the "DT-3" zoning district but is permitted by special land use permit in the proposed "R-AR" zoning district. A "sheltered care facility" is defined by the zoning ordinance as:

"A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

1. A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
2. A hospital licensed under Article 17 of Public Act 368; or
3. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of mental health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106."

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The subject property is surrounded on all sides by "DT-3" zoning, with the exception of the property to the southwest at 415/421 W. Kalamazoo Street that was rezoned to the "R-AR", Residential Adaptive Reuse district in 2023 specifically to allow the Lansing Rescue Mission sheltered care facility (Z-8-2023) at that location. The "R-AR" zoning is one of the few zoning districts that permits sheltered care facilities and is intended to accommodate reuse of buildings that are unique or to accommodate uses that have unique locational needs such as shelters. Unlike most zoning districts, the "R-AR" district is only intended to address specific situations/uses which is why all properties that are zoned "R-AR" are surrounded by other zoning districts and thus, inconsistent with the zoning patterns in the areas in which they are located. While it is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns, there is a heightened need for shelters at this time and there are no other properties in and around the downtown that are zoned for that purpose, with the exception of the Lansing Rescue Mission property. A rezoning, therefore, is going to be necessary in order to accommodate such facilities, in spite of creating inconsistent zoning patterns. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. The subject property is on the fringe of the downtown but within short walking distance thereof and one block from a major bus route that provides transportation throughout the City The purpose of requiring a special land use permit is so that each proposal can be evaluated to determine if a particular site is appropriate for use as a shelter and will not negatively impact other uses in the surrounding area.

COMPATIBILITY WITH SURROUNDING LAND USE

There is currently a two-story building with a 6,696 square footprint that occupies the eastern half of the site with a 25-space parking lot on the western half of the property. The property is primarily surrounded by a mixture of multi-story office buildings, off-street parking lots, multi-family

residential buildings, and a public park. A newly developed homeless shelter is approximately 450 feet to the southwest.

"The Nest" is a new non-profit organization, originating from Holy Cross Services, that will be operating the shelter. It successfully operated a day and overnight shelter at 430 N Larch Street for many years. This request will facilitate its relocation so that it can provide separate housing for families and veterans, with access to the facility by use of key cards. The occupancy limit will be determined by the City's Fire Marshal.

Shelters can generate a relatively high level of activity and thus, the potential negative impacts on adjoining and nearby residential areas need to be considered when determining if a particular location is appropriate for such use. In this case, the property is located two blocks from the core downtown and primarily surrounded by office uses and parking lots. Given the surrounding land uses and the experience that the operator of the proposed facility has with managing shelters, it is not anticipated that the approval of the special land use permit will have any detrimental impacts on the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as "Downtown Edge". The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It is difficult to state if existing shelters at the time were thought to be adequate to serve the homeless population during the planning process, or if they were not included due to the nature of their use, and thus, there was no consideration for their inclusion. Since the Plan was adopted in 2012 however, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelters. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting surrounding uses. The subject property is located just outside of the core downtown in an area that is comprised primarily of offices and parking lots but within a short walking distance from the businesses and services available in the core downtown. In addition, the site is surrounded by relatively high traffic volume thoroughfares and on major bus routes that provide transportation to the site and elsewhere throughout the City.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, have those same needs but should be located where they are easily accessible by foot and public transportation since the majority of the users do not have private transportation. Public transportation is also very important so that the occupants of the shelter can access places of employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located near major bus routes and is within walking distance of many facilities that provide services and resources to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area. The amount of vehicular traffic, however, is expected to be negligible and likely even less than what was generated when the building was in full use for office purposes. The applicant has stated that the 25 parking spaces located on the site will be sufficient to serve the needs of the proposed shelter.

IMPACT ON PUBLIC FACILITIES

Use of the buildings for an overnight shelter will likely increase the water and other utility usage. The need for upgrading or expanding utility systems to serve the use will need to be determined between the applicant and the relevant service providing agency during the change of use plan review/permit process.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, there will be no impact on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their operations can be carried out effectively. Shelters are unique in that they need to be located with convenient access to public transportation, businesses, and human service agencies. There is a heightened need for additional shelter space in the City and this proposal will help to fill that need. Furthermore, the proximity of the site to the core downtown provides the occupants of the shelter with convenient access to various civic, institutional, religious, and medical facilities that can assist with accomplishing the ultimate goal of transitioning into permanent.

Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus will not have any impact on future patterns of development in the area.

SPECIAL LAND USE PERMIT

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

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

   Holy Cross Services (HCS) has operated a day and overnight shelter for many years at 430 N. Larch Street without any significant incidents or complaints from the community. HCS recently announced it will shut down its overnight shelter as soon as April 1, 2026 as part of a broad restructuring and refocusing of services for the people they serve. A new entity, The Nest, will take over operations of the homeless service operations, with HCS continuing to act as a fiduciary for The Nest. The facility will undergo a renovation to convert office space to dwelling space and the maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the plan review and permitting process for the change of use to the building.

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

The proposed shelter will not change the "essential character" of the surrounding area as there is already a shelter within one block to the east and since no changes will be made to the physical site.

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

It is not anticipated that the shelter will interfere with the "enjoyment" of adjacent properties. The immediate area surrounding the property consists of surface parking lots and office buildings with a 35-unit apartment building to the southeast. The courthouse across the street to the south draws a large number of people to the area on a daily basis. During the day, the vast majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies. There is little space for congregation outside of the building and there will be on-site personnel to monitor the facility.

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

The proposed rezoning and special land use permit will allow for adaptive reuse of a vacant office building which, given the overabundance of office space in the downtown and the low demand for additional office space, without making the necessary accommodations for an alternative use of the building, it will likely remain vacant for the foreseeable future. Vacant buildings deteriorate over time and can become a blight in the areas in which they are located.

The proposed shelter will have no impacts on the natural environment.

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

The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

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

The Building Safety Office inspectors have toured the building and will review the change of use permit when plans are submitted. No concerns about the adequacy of utility services for the change of use have been raised at this time but will be evaluated more thoroughly as part of the plan review/ permitting process.

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

Although there will be greater use of utilities, the site is adequately served by all necessary public facilities.

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

The zoning code is the primary tool for implementing the future land use component of the City's Comprehensive/Master Plan and thus, the intent and purpose of the two documents are the same in that regard. A detailed description of this request as it relates to the Master Plan is provided in the "Compliance with Master Plan" section on page 3 of this report.

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

There are no proposed changes to the existing building or site and there is no need for any additional parking.

SUMMARY

Z-2-2026 is a request to rezone the property at 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse. SLU-2-2026 is a request for a special land use permit to allow a sheltered care facility in the existing building at 332 Townsend Street. A sheltered care facility is not permitted in the "DT-3" zoning district but is permitted by special land use permit in the proposed "R-AR" zoning district.

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

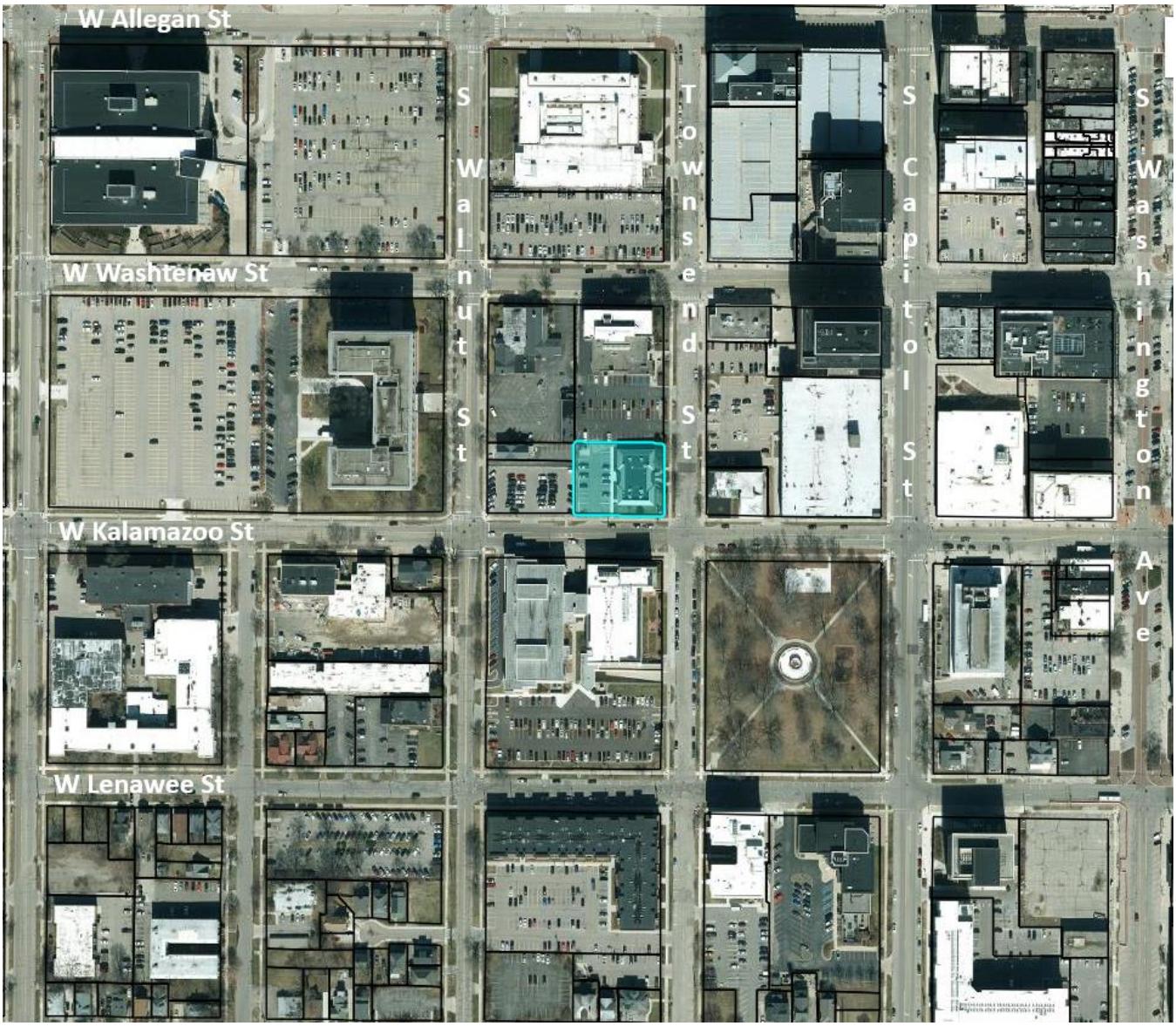
RECOMMENDATIONS

Staff recommends approval of Z-2-2026 to rezone 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse and SLU-2-2026, for a special land use permit to allow the building on the site to be utilized for a sheltered care facility.

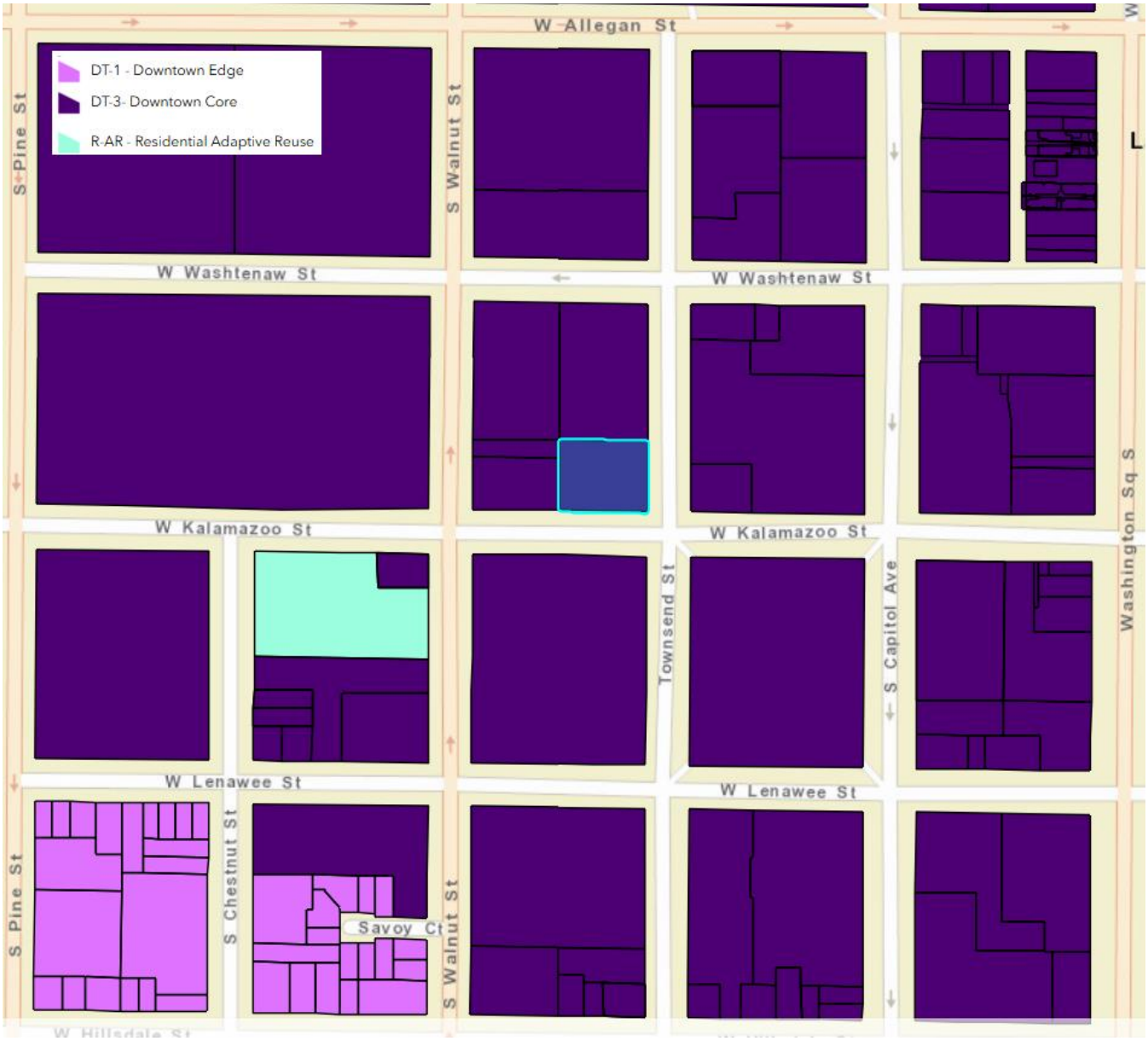
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Aerial:


W Allegan St
W Washtenaw St
W Kalamazoo St
W Lenawee St
S Walnut St
Townsend St
S Capitol St
S Washington Ave

Zoning:


DT-1 - Downtown Edge
DT-3- Downtown Core
R-AR - Residential Adaptive Reuse
W Allegan St
W Washtenaw St
W Kalamazoo St
W Lenawee St
S Pine St
S Walnut St
Townsend St
S Capitol Ave
Washington Sq S
S Chestnut St
Savoy Ct

Street view

(Looking northwest, Google, July 2025)

(Looking south)

Andy Schor, Mayor

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER:_____

DATE SUBMITTED:_____

To the Honorable Mayor and City Council:

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

332 Townsend St. Lansing, MI 48933

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

Legal description: LOTS 5 & 6 BLOCK 126 ORIG PLAT

Applicant: Boji Group

Address *(including zip code)*: 124 W. Allegan St. Ste 2100 Lansing, MI 48933

Phone number(s): 517-377-3000

Name of owner(s): Boji Tower

Owner address *(including zip code)*: 124 W. Allegan St. Ste 2100 Lansing, MI 48933

Owner phone number(s): 517-377-3000

Interest in property *(please check one)*:

☐ Option to buy ☑ Owner

☐ Lessee ☐ Represent owner

☑ Other *(please specify)*: The Nest Lansing will purchase property after SLU is approved.

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

Proposed Special Land Use: Shelter

☐ Child Care *(13 or more)* ☐ Residential Care Facility *(7 or more)*

Zoning of the property: DT-3 Petitioned to rezone R-AR

Size of Parcel:

Width: 66 ft. Length: 165 ft. Area: 0.5 Sq. ft.

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

Please describe your proposal:

The property is intended to be the Holy Cross Services Day Shelter (lower level) and Overnight Shelter for families and veterans (ground floor). This existing building has a lower level assembly space which will remain for the day shelter and ground floor oversized offices which will be converted into sleeping quarters. Existing break room and meeting spaces will be converted into bathrooms and kitchenettes. With the proximity of the new New Hope Community Shelter, this location and existing building layout coordinate well for the continuation of services in proximity of each other.

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

Submit the following:

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

FEES:

Consolidated Rate: $1,100.00

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

Signature of applicant: Jordan Jerore Digitally signed by Jordan Jerore Date: 2026.01.12 14:11:44 -05'00'

Name: Jordan Jerore

For assistance, please contact:

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

Resolution #2026-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____ , 2026, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-2-2026: 332 Townsend St., Rezoning from “DT-3” Downtown Core to ‘R-AR” Residential Adaptive Reuse

SLU-2-2026: 332 Townsend St., Special Land Use for a Sheltered Care Facility

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-2-2026, 332 Townsend Street
Rezoning from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse

SLU-2-2026, 332 Townsend Street
Special Land Use permit for a Sheltered Care Facility

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request Z-2-2026, to rezone 332 Townsend St. from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse and a request SLU-2-2026, for a special land use permit for a Sheltered Care Facility. The purpose of the rezoning and special land use is to permit a Sheltered Care Facility inside the existing building.

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, January 12, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

Resolution #2026-###

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

WHEREAS, Lansing City Charter Section 7-601 requires an independent audit of all accounts of the City government, including the Board of Water and Light (BWL), at the close of each fiscal year, and all such audits shall be made by a Certified Public Accountant designated by the City Council; and

WHEREAS, BWL staff engaged in its normal public procurement process for the purpose of soliciting and evaluating proposals from a variety of independent public accounting firms that have municipal utility audit experience to perform an audit of the BWL as required by Lansing City Charter Section 7-601 for fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030; and

WHEREAS, based on the public procurement evaluation of the proposals received, the BWL staff recommends the firm of Baker Tilly to perform these BWL audits; and

WHEREAS, since Baker Tilly has been the auditor for the most recent contract period, Baker Tilly is required to replace their current principal auditor for the new contract period; and

WHEREAS, the BWL Board of Commissioners supports BWL staff's recommendation; and

WHEREAS, the BWL Board of Commissioners recommended that Lansing City Council approve and designate Baker Tilly to perform the annual financial audit for each of the fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby designates Baker Tilly to perform the BWL annual financial audit for each of the fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030.

Swope, Chris

From: LaVella Todd <LaVella.Todd@LBWL.COM>
Sent: Monday, February 2, 2026 11:59 AM
To: Swope, Chris; Boak, Sherrie
Cc: Jackson, Brian; Scott Taylor; Lilly Speers
Subject: [EXTERNAL] 2026-01-02 Lansing BWL FY2026-30 External Auditor Recommendation
Attachments: 2026-01-02 FY2026-30 External Auditor Recommendation.pdf

Importance: High

Good morning,

On behalf of the BWL Board of Commissioners, please find the attached Resolution 2026-01-02 Lansing BWL External Auditor Recommendation for FY2026-30, approved the BWL Board of Commissioners at their January 27, 2026 Regular Board Meeting.

Per this Resolution, Lansing BWL Board of Commissioners respectfully requests Lansing City Council approval of its External Audit recommendation: Baker Tilly.

Thank you,
LaVella J. Todd
Corporate Secretary
Lansing Board of Water & Light
Office: (517) 702-6080
Cell: (517) 282-7585
Email: LaVella.Todd@LBWL.COM
Connect with us | www.lbwl.com

RESOLUTION 2026-01-02

Lansing Board of Water & Light External Auditor Recommendation

WHEREAS, Lansing City Charter Section 7-601 requires an independent audit of all accounts of the City government, including the Board of Water and Light (BWL), at the close of each fiscal year, and all such audits shall be made by a Certified Public Accountant designated by the City Council; and

WHEREAS, BWL staff engaged in its normal public procurement process for the purpose of soliciting and evaluating proposals from a variety of independent public accounting firms that have municipal utility audit experience to perform an audit of the BWL as required by Lansing City Charter Section 7-601 for fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030; and

WHEREAS, based on the public procurement evaluation of the proposals received, the BWL staff recommends the firm of Baker Tilly to perform these BWL audits; and

WHEREAS, since Baker Tilly has been the auditor for the most recent contract period, Baker Tilly is required to replace their current principal auditor for the new contract period.

RESOLVED, that the Board of Commissioners support BWL staff's recommendation; and

FURTHER RESOLVED, the Board of Commissioners recommends that Lansing City Council approve and designate Baker Tilly to perform the annual financial audit for each of the fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030 in accordance with Lansing City Charter 7-601; and

FURTHER RESOLVED, that the Corporate Secretary is hereby directed to submit this resolution on behalf of the Board of Commissioners to City Council requesting their approval of Baker Tilly as recommended by the Board of Commissioners.

Motion by Commissioner Beth Graham, Seconded by Commissioner Semone James, to approve the Resolution for Lansing Board of Water & Light External Auditor Recommendation at a Board Meeting held on January 27, 2026.
Action: Motion Carried.

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, January 23, 2026 2:51 PM
To: Clerk, City; City Council; Lansing Mayor
Subject: [EXTERNAL] The lists

All,

While you all post these lists I would like for you each to start calling and see how that works out.

Epic failure on top of an epic failure.

I have full documentation if you need it.

Ali Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, January 25, 2026 10:55 AM
To: Lansing Mayor; Clerk, City; City Council
Subject: [EXTERNAL] Urgent: Landlord bait-and-switch after deposit assistance — demand immediate enforcement and safeguards

Mayor Schor and City Council,

I am writing about a housing failure that should never be allowed to happen in Lansing.

Cody Gillette is unhoused. He followed the process to secure housing. He was approved. Deposits were paid through the program process. A move in date was scheduled. Two days before move in, the landlord informed him the apartment was rented to someone else. No refund. No explanation.

When a person does everything right and still gets blindsided at the finish line, that is not a pathway to housing. It is a trap door. And if public funds, program funds, or partner funds were used for deposits, the City has an obligation to ensure basic protections and enforce consequences.

I am requesting immediate action and a written response.

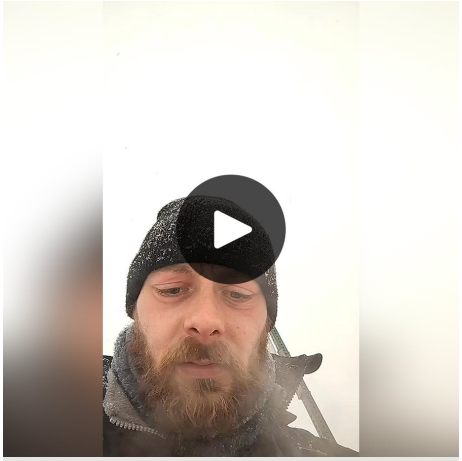
1. Confirm whether any City administered or City funded program paid any portion of the deposits or fees for this unit and if so identify the program and administrator.
2. Confirm whether the landlord or property manager has any current relationship with the City or partner providers for voucher placements, deposit assistance, or referrals.
3. Provide the written agreement or policy that governs deposits and move in commitments for this program, including what triggers reimbursement, clawback, or disqualification of a landlord.
4. State whether the deposits will be refunded in full to the program or to Cody and the exact date that will occur.
5. State what enforcement action will be taken regarding this landlord, including removal from any eligibility list, referral list, or program participation, if applicable.
6. Provide the steps the City will implement immediately to prevent this from happening again, including at minimum
   A written commitment to hold the unit once deposits are accepted
   Escrow of deposits until keys are delivered
   Mandatory refund within a fixed number of days if a landlord backs out
   Penalties or disqualification for bait and switch behavior
   A rapid replacement unit process when a landlord breaks a commitment

This is not about politics. This is about competence, consumer protection, and human decency. A housing placement is not real until keys are in hand. Your programs and partners must operate like that reality is true.

Please respond in writing within five business days with the answers above and the corrective actions you will take.

Respectfully,

Ali Peeler



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Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, January 25, 2026 1:24 PM
To: Lansing Mayor; Clerk, City; CityAtty; City Council
Subject: [EXTERNAL] Executive Directive and Council Resolution Subject Resident Protection and City Non Consent Protocols Regarding Federal Immigration Enforcement Activity

Purpose

I am requesting that the City adopt clear, written, public policy that ensures City departments, City funded partners, and City facilities do not facilitate or enable any ICE or Border Patrol action that is not legally required, and that residents have a safe, lawful, documented path to report incidents and obtain help.

Copy paste this and it is ready for signatures.

City of Lansing

Office of the Mayor and Lansing City Council

Executive Directive and Council Resolution

Subject Resident Protection and City Non Consent Protocols Regarding Federal Immigration Enforcement Activity

Date _____ 2026

Whereas the City of Lansing has a duty to protect the constitutional and civil rights of all residents and visitors, including United States citizens and lawful residents

Whereas the City must ensure that City employees, City facilities, City systems, and City funded partners do not facilitate unlawful searches, seizures, detentions, or use of force, and that any cooperation with federal agencies occurs only when legally required

Whereas public trust requires clear written rules, consistent training, documentation, and transparency

Now therefore, the Mayor of Lansing issues this Executive Directive and the Lansing City Council adopts this Resolution as follows

Section 1 City Non Consent and Limited Cooperation Standard

A. No City department, employee, contractor, or City funded partner shall provide voluntary assistance to U.S. Immigration and Customs Enforcement or U.S. Customs and Border Protection beyond what is required by law.

B. Any request for City action, access, or records connected to ICE or CBP must be routed to the City Attorney for legal review and determination of required compliance.

Section 2 Facility Access Rules

A. ICE and CBP agents may enter areas of City facilities that are open to the general public during normal public hours.

B. ICE and CBP agents shall not enter nonpublic or restricted areas of City facilities without both City authorization and a valid judicial warrant.

C. City employees and City funded partner staff are not authorized to consent to searches of nonpublic or restricted areas. If agents request entry or search, staff shall request a judicial warrant and immediately contact the City Attorney or designated on call legal counsel.

Section 3 Records and Data Protections

A. City records and data shall be released only through lawful process.

B. No employee or partner shall voluntarily disclose nonpublic information, including addresses, schedules, client information, case notes, or other sensitive data, except as required by law and approved through the City Attorney.

Section 4 Incident Reporting and Rapid Referral

A. The City shall establish a resident reporting channel for ICE or CBP encounters occurring within Lansing city limits, including a phone number and web form.

B. The City shall maintain an incident log capturing date, time, location, requesting agency, names if provided, vehicle identifiers if observed, summary of the encounter, and available video or documents.

C. The City shall maintain a referral protocol to connect residents to appropriate legal service providers.

Section 5 Training and Posting

A. Within 30 days, the City Attorney and Human Resources shall issue a one page protocol for City departments and City funded partners covering warrants, access, documentation, and referral steps.

B. Within 45 days, mandatory training shall be delivered to all public facing departments and City funded partner sites identified by the City Attorney.

C. City facilities shall post a public notice stating that staff cannot consent to searches of nonpublic areas and that access requires legal authority.

Section 6 Transparency and Oversight

A. The Administration shall provide a monthly report to Council summarizing federal requests to City departments related to ICE or CBP activity, what was provided, and the legal authority relied upon, with legally required redactions only.

B. The Administration shall provide a monthly summary of resident reports received through the reporting channel and the actions taken, in aggregate form.

Section 7 Effective Date

This Directive and Resolution takes effect immediately upon signature and remains in effect unless amended or rescinded by the Mayor and Council through public action.

Signatures

Andy Schor, Mayor, City of Lansing

Date _____ 2026

Council President, Lansing City Council

Date _____ 2026

Attest

Lansing City Clerk

Date _____ 2026

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, January 25, 2026 2:41 PM
To: Lansing Mayor; Clerk, City; CityAtty; City Council; HRCS General; Coleman, Kim
Subject: [EXTERNAL] Emergency Housing Failure for Homeless Mother and Infant, Immediate Action Required

Subject: Emergency Housing Failure for Homeless Mother and Infant, Immediate Action Required

Mayor Schor and City Council,

I am writing to report a real time failure of Lansing's homelessness response system that is putting a mother and infant at risk tonight.

A Lansing mother with an infant is currently couch surfing in a hostile and unstable household because code enforcement red tagged her prior housing and forced her out. She has no vehicle. It is 16 degrees outside. She has attempted to engage local resources and has been told facilities are full and she has not received call backs. There is no safe placement available through the system when it matters most.

This is not a personal hardship story. This is a systems failure.

Here is what "failure" looks like on the ground

A mother with an infant cannot safely wait outside to make calls, travel between agencies, or chase referrals that go nowhere

When shelters are full there is no documented overflow plan that actually results in a warm door opening tonight

There is no reliable transportation pathway for families with no car

People are pushed into unsafe private homes where boundaries are violated, substance use is present, and retaliation is common

Families are told to navigate a maze instead of being actively placed. She has the coveted HMIS number however admitted couch surfing moved her low on the list. She has income and $900 saved but cannot get housing on her own.

I am requesting immediate action and a written response

1. What is Lansing's same day placement process for families with infants when shelters are full
   Who makes the placement decision, what hours, what number, what partner sites, and what transportation is provided
2. What overflow sites are activated during extreme cold specifically for families with infants
   If the answer is none, say that plainly and provide the corrective plan and timeline
3. Who is accountable tonight
   Name the department lead on call and the escalation contact when a family cannot be placed
4. What is the city's coordination protocol with hospitals, county agencies, and nonprofits for emergency lodging
   If the system relies on "go to the ER," acknowledge that in public guidance and formalize the handoff so families do not get stranded
5. What are the measurable daily metrics and where are they published
   Requests for help received
   Families placed same day
   Turn aways and reasons
   Average time from first contact to placement
   Transportation requests fulfilled

This situation is preventable. Lansing cannot claim "capacity exists" while families with infants have no safe placement and no reliable path to reach help. Cold weather policy that does not produce a warm door is not a policy, it is a press release.

I am requesting a written response within 48 hours that answers the five items above and identifies the operational changes you will implement immediately to stop this from happening again.

Sincerely,

Ali Peeler

Lansing, Michigan

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, January 25, 2026 6:56 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Request to revise 2026 Municipal Audit Committee assignments and adopt independence safeguards

Subject: Request to revise 2026 Municipal Audit Committee assignments and adopt independence safeguards

Dear Council President and City Clerk,

I am writing regarding the 2026 Lansing City Council committee assignments updated 1 21 2026, specifically the Municipal Audit Committee.

Audit is supposed to provide independent oversight. The current structure concentrates audit leadership within the same small circle of Councilmembers who also hold other key power roles. Even if everyone involved has good intentions, this is a governance design problem. It creates the appearance and risk of self auditing rather than independent accountability.

I am requesting the following actions

1 Reassign the Municipal Audit Committee leadership and membership to reduce concentration of power

2 Adopt mandatory rotation for Audit seats and leadership going forward

3 Require balance on the Audit Committee so oversight is not controlled by one bloc

4 Adopt an outside audit work plan for 2026 by Council vote, with a public tracker, deadlines, and posted deliverables

5 Put Audit on a regular public meeting schedule with published agendas and packets consistent with other committees

Please provide, in writing, by close of business seven days from today

The rule or authority used to make these committee assignments

Any criteria or policy used to assign Municipal Audit seats and leadership

The planned 2026 audit topics, proposed by whom, and the intended schedule

Confirmation of whether Council will consider revising the assignments and adopting the safeguards above, and when that will be on an agenda

Alison Peeler

517-708-7779

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, January 26, 2026 10:41 AM
To: CityAtty; City Council; Clerk, City; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Code Blue readiness omitted from HRCS Advisory Board agendas and minutes from January 28, 2025 through December 2, 2025

Subject: Code Blue readiness omitted from HRCS Advisory Board agendas and minutes from January 28, 2025 through December 2, 2025

Mayor Schor and Lansing City Council

I am requesting a written explanation for why Code Blue readiness and cold weather emergency operations were not placed on the Human Relations and Community Services Advisory Board agenda, and why no Code Blue readiness discussion appears in the available HRCS Advisory Board minutes, for the period January 28, 2025 through December 2, 2025.

This is not a rhetorical question. Code Blue is a life safety function. When the City's system fails, people sleep outside in lethal weather. That is preventable. A department charged with human services and homelessness response does not get to treat winter readiness as optional, ad hoc, or invisible.

Record basis for this question
I reviewed the HRCS Advisory Board materials that are publicly available to me for this period. They include agendas dated January 28, February 25, April 8, June 24, and July 22, 2025, and minutes dated March 3 and September 23, 2025, plus joint HRCS AB and Mayor's Neighborhood Advisory Board meeting materials dated November 18 and November 20, 2025 and December 2, 2025.

Across those materials, Code Blue readiness is not listed as an agenda item and Code Blue planning readiness staffing capacity triggers transportation overflow facilities communications or after action review do not appear in the minutes I could obtain. Meanwhile the board had time for other major items and initiatives including grant scoring processes and the NOVA ModPods site selection workflow.

My questions, requiring direct written answers
1 Who is the accountable executive owner for Code Blue readiness for the City of Lansing
Name the responsible position and the chain of command.

2 What is the City's written Code Blue readiness plan
Provide the plan name, where it is posted, and the date it was last updated. If it is not posted, explain why and provide the process for public access.

3 What is the governance and oversight process
Explain what body or meeting reviews Code Blue readiness before each winter season and at what cadence during the season. If the HRCS Advisory Board is not part of that oversight, explain why.

4 Why was Code Blue readiness not placed on the HRCS Advisory Board agenda during this period
If you believe it was covered elsewhere, identify the meetings, dates, and the specific agenda items where readiness was reviewed.

5 What performance reporting exists
Provide the metrics used to verify readiness and performance, including capacity, staffing coverage, hours of operation, transportation plan, overflow plan, and communications plan. Provide the most recent after action review and any corrective action plan.

6 What changed after recent failures
If the City experienced Code Blue operational failures or near misses during this period, identify what corrective actions were taken, who approved them, and how the City verified readiness going forward.

7 What is the council's oversight role
If council did not receive a readiness briefing, explain why. If council did, provide the dates and materials.

Duty and expectation
Code Blue is not a nice to have. It is a duty tied to basic human decency and public safety. If the City can run structured processes for grant scoring and a multi step site selection workflow, it can also run a documented readiness process for extreme weather response. Residents have a right to see who is responsible, what the plan is, and how readiness is verified.

I am asking for a written response within ten business days, and I expect this to be placed on the next available City Council agenda under communications or a relevant committee agenda for public discussion.

Alison Peeler
Lansing Mayor 2029

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, January 27, 2026 9:31 AM
To: Clerk, City; CityAtty; City Council; Lansing Mayor; Coleman, Kim
Subject: [EXTERNAL] Causeway Bay placements

Mayor Schor, Members of City Council, and HRCS Leadership,

I am writing in response to the recent extension of hotel placements for residents displaced from the Old Town encampment and to address the broader issues this situation continues to expose.

The Causeway Bay placements have demonstrated something we already know. When people are given basic stability, access to hygiene, and a door that locks, outcomes improve. Employment, health, and readiness follow. This is not accidental. It is predictable.

At the same time, the way this has been handled highlights persistent system failures that cannot be ignored.

First, sanitation responsibility must be clearly understood and properly divided. The City is responsible for providing sanitation infrastructure including trash service, restrooms, waste disposal, and public health oversight. That is a baseline obligation. Residents are responsible for using those services and maintaining basic upkeep of their own spaces. These responsibilities are not in conflict. Both are required for success.

Second, extending hotel stays without fixing exit pathways is not a plan. It is stalling. Two residents currently hold housing vouchers but cannot place them due to a lack of available units and landlord participation. This confirms the bottleneck is not resident readiness. It is system capacity.

Third, continuing to frame shelters as the primary transition destination is deeply concerning. Shelters are already full, unstable, and not designed to serve as long term bridges to housing. Moving people from hotel to shelter is lateral movement, not progress.

Public funds are being spent on stabilization, which is appropriate. What is not appropriate is spending those funds without simultaneously repairing the downstream housing pipeline. Taxpayers should not be asked to repeatedly fund emergency extensions because structural problems remain unaddressed.

This moment requires more than temporary fixes. It requires leadership to act decisively by building standing capacity rather than reacting to court orders and funding cliffs.

Specifically, I am asking for the following actions.

A clear sanitation and site management framework that defines City obligations and resident expectations

Paid resident roles for site upkeep and grounds maintenance to build accountability and reduce costs

An aggressive landlord recruitment and guarantee program tied to voucher holders

Dedicated housing navigation staff focused solely on placement, not referrals

A public accounting of costs, timelines, and exit outcomes for hotel placements

Stabilization works. We now have proof. What follows stabilization is where Lansing continues to fail. That is the part leadership is responsible for fixing.

I expect clear answers and concrete steps forward.

Respectfully,

Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, January 27, 2026 12:46 PM
To: LPDinternalaffairs; CityAtty; Staples, Matthew; Clerk, City; City Council; Lansing Mayor; policecommissioners@listserv.lansingmi.gov
Cc: Alison Peeler; VandeVoorde, Anthony; Colby, Jillian
Subject: [EXTERNAL] Final Notice – No Jurisdiction Established Under NWAB Bylaws or Coordinator Termination Authority

Importance: High

This closes every remaining angle and leaves no room for reinterpretation later.

This matter must be resolved today.

The City's partial response to FOIA request C048317-010526 confirms that there is no record establishing that I was ever a member of, appointed to, elected to, or governed by the Neighborhood Watch Advisory Board. My name does not appear in the Board of Directors roster dated March 13, 2023, the bylaws, meeting minutes, or any appointment or governance record produced by the City.

The City has suggested reliance on the termination provision contained in Article X, Section 2 of the Neighborhood Watch Advisory Board bylaws. That provision applies only to a Neighborhood Watch Coordinator. It does not apply to residents, volunteers, advocates, or individuals participating in community safety activity generally.

The City has produced no record establishing that I was ever designated, appointed, or recognized as a Neighborhood Watch Coordinator. There is no neighborhood assignment, term, start date, acknowledgement of operational standards, or inclusion on any official Coordinator roster. Absent proof of Coordinator status, the termination authority described in Article X, Section 2 does not apply and could not lawfully be exercised.

Even if the City were to claim Coordinator status, which it has not substantiated, the bylaws impose procedural requirements that were not followed. No written termination notice was issued. No termination letter signed by the President and an LPD representative exists. No appeal opportunity to the Chief of Police or the Neighborhood Watch Advisory Board was provided. No record of any termination process has been produced. The City failed both jurisdictionally and procedurally.

The City's own FOIA production therefore establishes the following facts:

There is no record placing me under Neighborhood Watch Advisory Board bylaws.
There is no record establishing Coordinator status.
There is no lawful basis for termination or restriction under Article X, Section 2.
All actions taken against me on this basis are void.

This matter is no longer investigatory. The factual predicate relied upon by the City has been disproven by the City's own records.

Accordingly, the City must take the following corrective actions immediately:

1. Issue written confirmation that there is no record establishing my governance by Neighborhood Watch Advisory Board bylaws or my status as a Neighborhood Watch Coordinator.
2. Withdraw and nullify all actions, statements, or restrictions imposed on me that relied on alleged bylaw violations or termination authority.
3. Release a public corrective statement restoring my reputation and standing.
4. Restore the Neighborhood Watch to full operation without restriction arising from this invalid action.

Failure to act now constitutes continued knowing harm based on a premise the City cannot substantiate.

I expect written confirmation of corrective action today.

Alison Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, January 27, 2026 1:56 PM
To: Bean, Scott; Lansing Mayor; Clerk, City; City Council; CityAtty
Cc: Alison Peeler
Subject: [EXTERNAL] Mayor's comments at the January 26 City Council meeting

Importance: High

Mayor Schor and Members of City Council,

I am writing regarding the Mayor's comments at the January 26 City Council meeting following the most recent Code Blue event.

What was described from the podium and what residents testified to that same evening do not align. That gap matters, because Code Blue is not a volunteer effort or a charitable response. It is a life safety system.

Based on public testimony and the Mayor's own remarks, this Code Blue response failed in predictable and preventable ways. Residents described locked doors, unclear hours, inconsistent locations, outdated HRCS messaging stating funds were unavailable, and a lack of clear instructions for accessing warming centers. The Mayor acknowledged that information should have been posted publicly and was not.

That is not a communications oversight. In an emergency, communication is part of operations. If people cannot find the door, the system has failed.

Gratitude toward partners and volunteers is appropriate. It does not replace executive accountability. Listing meals served and buses run does not answer why city owned buildings were not automatically opened, why access was inconsistent, or why residents were left to navigate a patchwork system during life threatening conditions.

Cold weather in Michigan is not a surprise. Code Blue should not rely on improvisation, persuasion, or last minute coordination. It should activate automatically with clear authority, staffing, transportation, signage, and real time public information.

Accordingly, I am requesting the following in writing, with timelines:

1. The current written Code Blue activation and deactivation policy, including temperature thresholds and decision authority
2. Identification of the department and individual with command authority during Code Blue events
3. A list of city owned facilities that are pre authorized to open during Code Blue and an explanation for why any were not used
4. The staffing model used during Code Blue, including who is responsible for door control, signage, and access

5. Transportation standards and guarantees during Code Blue, including coordination with CATA and other partners
6. Communication requirements during Code Blue, including website updates, social media posting, signage, and public instructions
7. A formal after action report for the January Code Blue event, including failures identified and corrective actions planned
8. The date by which a revised and publicly posted Code Blue plan will be released

This is not about assigning blame. It is about correcting a system that residents made clear did not function as required during an emergency.

Exposure deaths are preventable. Reliance on volunteer heroics is not a plan. Lansing residents deserve a Code Blue system that works every time, not only when people scramble to fill gaps.

I look forward to your written response.

Respectfully,

Alison Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, January 27, 2026 2:23 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Public Comment Accountability Matrix
Attachments: Public Comment Accountability Matrix 012626.pdf

Importance: High

Mayor Schor and Members of City Council,

Attached is a Public Comment Accountability Matrix documenting all thirty public comment speaking turns delivered at the January 26 City Council meeting.

Each numbered item reflects a distinct public comment and requires its own written response. These requests are being submitted for the record and copied to the City Clerk.

Please provide written responses to each of the thirty items within fourteen calendar days. If an item is referred to staff or legal counsel that referral and an expected response date must be stated in writing.

Nonresponse to individual items will be documented publicly.

Respectfully,
Alison Peeler

A. Public Comment Accountability Matrix

January 26 City Council Meeting
One line per speaking turn

Data Center and Rezoning

1. **Kelly Smith**
   Issue raised
   Deep Green data center lacks publicly presented science engineering and environmental proof and relies on trust in a new corporate entity
   Required written response
   Identify all independent scientific engineering environmental and infrastructure analyses relied upon and explain why rezoning proceeds without public review

2. **Elizabeth Cheravelli first comment**
   Issue raised
   Industrial noise and vibration previously made residential and business use intolerable near similar facilities
   Required written response
   Explain how noise vibration and quality of life impacts are evaluated and mitigated in rezoning decisions

3. **Levi Labruzzi**
   Issue raised
   Proposed data center is incompatible with a residential context and neighborhood character
   Required written response
   Clarify whether residential adjacency is a material factor and how incompatibility is weighed

4. **Sean Brock**
   Issue raised
   Lansing should lead on humane treatment of residents and reject projects that prioritize profit over people
   Required written response
   Identify criteria used to determine whether economic development proposals meet people first standards

5. **Clementine**
   Issue raised
   Risk of water contamination and insurance after the fact does not prevent harm

Required written response
Explain water safety protections emergency response plans and liability safeguards for residents

6. **Stephanie Ander Channing**
   Issue raised
   Planning staff mischaracterized the area as non pedestrian and disconnected from community use
   Required written response
   Correct the record regarding pedestrian usage and explain how staff representations are validated

7. **Faith Bradley first comment**
   Issue raised
   Presentation lacked inspiration public benefit and accountability and appeared driven by desperation for development
   Required written response
   Identify concrete public benefits used to justify advancing the proposal

8. **Kyle Richard**
   Issue raised
   Rezoning is advancing without finalized engineering utility and infrastructure plans
   Required written response
   Explain why rezoning precedes completed engineering and infrastructure review

9. **Ivan Droste first comment**
   Issue raised
   Area was inaccurately portrayed as non pedestrian and unsuitable for housing while being rezoned for industry
   Required written response
   Reconcile staff claims with the adopted master plan and existing land use patterns

10. **Cameron Thomas**
    Issue raised
    Long term health and environmental risks to children and future residents
    Required written response
    Identify guarantees safeguards and long term monitoring commitments

11. **Morgan Doherty**
    Issue raised
    Data centers conflict with sustainability goals and environmental responsibility

Required written response
Explain alignment with city climate and sustainability commitments

12. **Mercury Rose**
    Issue raised
    Threats to river health community wellbeing and people first governance
    Required written response
    Explain how environmental and human impacts are prioritized over economic claims

13. **Faith Bradley second comment**
    Issue raised
    Noise regulation gaps and lack of enforceable accountability if rezoning occurs
    Required written response
    Identify enforceable conditions that would apply if rezoning is approved

14. **Elizabeth Cheravelli second comment**
    Issue raised
    Additional cultural recreational and small business assets omitted from staff descriptions
    Required written response
    Explain why these assets were excluded from analysis and how cumulative impacts are assessed

15. **Ivan Droste second comment**
    Issue raised
    BWL water usage comparisons were misleading and understated impact
    Required written response
    Provide accurate comparative water usage data and assumptions used

Code Blue Homelessness and Emergency Response

16. **Chantel Spears first comment**
    Issue raised
    Hotel placement extension is working but insufficient without permanent housing
    Required written response
    State authority criteria and timeline governing continuation until permanent housing

17. **Deborah Mulcahy first comment**
    Issue raised
    Cost effectiveness of hotel placements versus emergency services and need for workforce

integration
Required written response
Provide cost analysis and interagency coordination plan including employment services

18. **Carver**
    Issue raised
    Community building saves lives and displacement destroys support networks
    Required written response
    Identify policies preventing displacement and supporting Housing First approaches

19. **Eric Almquist**
    Issue raised
    Code Blue failures including locked doors unclear activation criteria inconsistent access and outdated HRCS messaging
    Required written response
    Provide the written Code Blue activation deactivation policy command authority and corrective actions

20. **Khadijah Erickson**
    Issue raised
    Pattern of harmful interactions between police and unhoused residents and lack of winter planning
    Required written response
    Describe policy changes coordination protocols and accountability mechanisms

21. **Ronald Wright first comment**
    Issue raised
    Loss of personal property during encampment removal and positive outcomes from hotel placement
    Required written response
    Explain property protection protocols and continuation of hotel placements

22. **Chantel Spears second comment**
    Issue raised
    Council members lack firsthand understanding without visiting hotel placements
    Required written response
    State expectations for council oversight visits and reporting

23. **Deborah Mulcahy second comment**
    Issue raised
    Need for forestry oversight police community presence and FOIA compliance failures

Required written response
Address FOIA process corrections and staffing policy changes

24. **Ronald Wright second comment**
    Issue raised
    Data center discussion distracts from urgent needs housing jobs and infrastructure
    Required written response
    Explain prioritization of agenda items and resource allocation

Immigration Enforcement Civil Rights and Process

25. **James Raddick**
    Issue raised
    Prior sanctuary actions were symbolic and rescinded and enforceable protections are needed
    Required written response
    State whether enforceable sanctuary legislation will be introduced and timeline

26. **John Warm**
    Issue raised
    ICE masking resolution is symbolic and insufficient to protect residents
    Required written response
    Identify concrete policy actions beyond resolutions

27. **Mike Lynn first comment**
    Issue raised
    City lacks preparedness plan for potential ICE activity and community unrest
    Required written response
    Identify existing or planned protocols and coordination plans

28. **Mike Lynn second comment**
    Issue raised
    Need for outcome based accountability in violence prevention and policy investment
    Required written response
    Provide performance metrics and reporting commitments

Public Participation and Process

29. **Joanne Galloway**
    Issue raised
    Final public comment period lacks virtual access creating inequity
    Required written response
    Explain limitation and provide correction timeline

30. **Deborah Mulcahy third comment**
    Issue raised
    Breakout style meetings reduce transparency and shared learning
    Required written response
    Explain future public meeting format standards

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, January 29, 2026 7:42 PM
To: Ali Peeler
Cc: Lansing Mayor; Clerk, City; City Council
Subject: RE: [EXTERNAL] Urgent: Landlord bait-and-switch after deposit assistance — demand immediate enforcement and safeguards

Follow up 1

Sent from my iPhone

On Jan 25, 2026, at 10:54 AM, Ali Peeler <alipeeler@icloud.com> wrote:

Mayor Schor and City Council,

I am writing about a housing failure that should never be allowed to happen in Lansing.

Cody Gillette is unhoused. He followed the process to secure housing. He was approved. Deposits were paid through the program process. A move in date was scheduled. Two days before move in, the landlord informed him the apartment was rented to someone else. No refund. No explanation.

When a person does everything right and still gets blindsided at the finish line, that is not a pathway to housing. It is a trap door. And if public funds, program funds, or partner funds were used for deposits, the City has an obligation to ensure basic protections and enforce consequences.

I am requesting immediate action and a written response.

1. Confirm whether any City administered or City funded program paid any portion of the deposits or fees for this unit and if so identify the program and administrator.
2. Confirm whether the landlord or property manager has any current relationship with the City or partner providers for voucher placements, deposit assistance, or referrals.
3. Provide the written agreement or policy that governs deposits and move in commitments for this program, including what triggers reimbursement, clawback, or disqualification of a landlord.
4. State whether the deposits will be refunded in full to the program or to Cody and the exact date that will occur.
5. State what enforcement action will be taken regarding this landlord, including removal from any eligibility list, referral list, or program participation, if applicable.

6. Provide the steps the City will implement immediately to prevent this from happening again, including at minimum
   A written commitment to hold the unit once deposits are accepted
   Escrow of deposits until keys are delivered
   Mandatory refund within a fixed number of days if a landlord backs out
   Penalties or disqualification for bait and switch behavior
   A rapid replacement unit process when a landlord breaks a commitment

This is not about politics. This is about competence, consumer protection, and human decency. A housing placement is not real until keys are in hand. Your programs and partners must operate like that reality is true.

Please respond in writing within five business days with the answers above and the corrective actions you will take.

Respectfully,

Ali Peeler

9 views | Reel by Cody Gillett
facebook.com

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, January 29, 2026 9:02 PM
To: Clerk, City; CityAtty
Subject: RE: [EXTERNAL] Request for ethics review regarding public access to January 1 2026 City of Lansing inauguration ceremony AMMENDED

A request for status does not violate this policy. Where is the matter in the process? Which meeting will the Ethics Board receive the analysis from the City Attorney? What is the statutory timeline to each step of the process? Is it possible for this matter to be "filed" away indefinitely?

Sent from my iPhone

On Jan 29, 2026, at 8:55 PM, Clerk, City <City.Clerk@lansingmi.gov> wrote:

Pursuant to the provisions of the Ethics Ordinance, the complaint shall remain **confidential** until the meeting at which the Board of Ethics receives the analysis of the City Attorney.

Sincerely,

Chris Swope, MMC/MiPMC level 3 | pronouns: He/Him
Lansing City Clerk

Note: The Lansing Elections Office has relocated to 701 W Jolly Rd. All Elections and Marijuana Licensing mail should be sent to that address effective immediately.

Rotary Club of Lansing, President
Michigan Association of Municipal Clerks (MAMC), Past President
Capitol Area Municipal Clerks Association, Director, Past President

Lansing City Clerk's Office
City Hall/Main Office | 124 W. Michigan Ave. | 9th Floor | Lansing MI 48933
Lansing Elections Office | 701 W. Jolly Rd. | Lansing MI 48910
Reo Elections Office is permanently relocated to 701 W. Jolly Rd.
Main: (517) 483-4131
Direct: (517) 483-4130 | Mobile: (517) 230-1566
chris.swope@lansingmi.gov
Website | Facebook | Twitter

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From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, January 29, 2026 8:00 PM
To: Clerk, City <City.Clerk@lansingmi.gov>
Subject: RE: [EXTERNAL] Request for ethics review regarding public access to January 1 2026 City of Lansing inauguration ceremony AMMENDED

I am requesting a status on Ethics Complaint 2026-01.

Ali Peeler

Sent from my iPhone

On Jan 9, 2026, at 8:24 AM, Clerk, City <City.Clerk@lansingmi.gov> wrote:

Your complaint has been received and identified as Complaint 2026-001. Pursuant to the provisions of the Ethics Ordinance, the complaint shall remain **confidential** until the meeting at which the Board of Ethics receives the analysis of the City Attorney.

Sincerely,
<image001.jpg>
Chris Swope, MMC/MiPMC level 3 | pronouns: He/Him
Lansing City Clerk

Note: The Lansing Elections Office has relocated to 701 W Jolly Rd. All Elections and Marijuana Licensing mail should be sent to that address effective immediately.

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Direct: (517) 483-4130 | Mobile: (517) 230-1566
chris.swope@lansingmi.gov
Website | Facebook | Twitter

<image002.jpg>

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From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, January 8, 2026 4:34 PM
To: Clerk, City <City.Clerk@lansingmi.gov>
Cc: Alison Peeler <alipeeler@icloud.com>
Subject: RE: [EXTERNAL] Request for ethics review regarding public access to January 1 2026 City of Lansing inauguration ceremony AMMENDED

Chris,

Due to the back and forth emails, here is an amended complaint. Is this clear and procedurally correct now to be docket for the Ethics Board?

Thank you,
Alison Peeler
<image003.png>

Amended Ethics Complaint

City of Lansing Board of Ethics
Article V Chapter 5 of the City Charter
Ethics Ordinance Chapter 290

Complainant
Alison Peeler
Resident of the City of Lansing

Respondents
This complaint is filed against the following City of Lansing officials **in their official capacities only**, alternatively and collectively, to the extent each exercised authority responsibility or oversight over the conduct described below:

- The Mayor of the City of Lansing
- The City Clerk of the City of Lansing
- The City Communications Director or equivalent official

• Any City of Lansing officer employee or agent acting under the authority or direction of the Mayor who participated in planning organizing communicating or controlling public access to the January 1, 2026 City of Lansing inauguration ceremony

Nature and Scope of the Complaint
This is a governance and process based ethics complaint. It seeks review guidance and corrective clarification regarding the ethical requirements governing official City ceremonies including neutrality transparency equal public access and the separation of campaign activity from official City functions.

This complaint does **not** allege criminal conduct misuse of public funds or improper personal intent. It alleges that the structure and communication of access to an official civic ceremony created an appearance of preferential access and raises material ethical questions squarely within the jurisdiction of the Board of Ethics.

Statement of Facts

1. The January 1, 2026 City of Lansing inauguration ceremony was an official governmental act involving the swearing in of elected City officials acting in their official capacities.
2. The ceremony was presented as a City of Lansing civic function and not as a campaign event.
3. Members of the general public were informed through general or official channels that the ceremony could be viewed online.
4. Information regarding in person attendance including gratitude for political support and instructions for physical attendance was communicated through campaign related channels rather than through neutral City communications accessible to all residents.
5. Decisions regarding how public access was structured communicated and limited if at all were made by City officials acting in their official capacities or under delegated authority.
6. At the time of filing the complainant does not have access to internal City records identifying which specific official made each decision related to access communication or capacity. The City retains exclusive control of those records.
7. The use of campaign communications to convey in person attendance information for an official City ceremony creates an appearance that physical access to a core civic function may have been conditioned on political affiliation support or campaign engagement.

Ethical Duties and Issues Presented

The conduct described raises the following ethics issues under the City Charter and Ethics Ordinance:

• Whether City officials fulfilled their ethical obligation to provide equal neutral and transparent access to official civic ceremonies
• Whether sufficient separation was maintained between campaign infrastructure and official City operations
• Whether the appearance of preferential access undermines public confidence in fair and impartial governance
• Whether existing City practices adequately safeguard against campaign commingling in official functions

These questions fall squarely within the Board of Ethics' responsibility to interpret ethical standards and provide guidance to City officials.

Requested Findings and Guidance

The complainant respectfully requests that the Board of Ethics:

1. Accept jurisdiction over this complaint
2. Determine whether the conduct described is consistent with the City Charter and Ethics Ordinance
3. Clarify ethical standards governing communication and access to official City ceremonies
4. Issue guidance or recommendations to ensure future ceremonies provide equal transparent and politically neutral access to all residents
5. Identify any procedural reforms necessary to prevent similar access concerns in future official events

Reservation of Rights

The complainant expressly reserves the right to amend this complaint to name specific officials individually or to narrow the list of respondents should additional information become available through public records requests ethics proceedings or other lawful means.

Certification

This complaint is submitted in good faith for the purpose of obtaining ethics guidance promoting transparency and strengthening public trust in City governance.

Respectfully submitted,

<image003.png>

Alison Peeler
1/8/2026

<section 290.03.pdf>

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, January 29, 2026 11:05 PM
To: Martinez, Deyanira
Cc: City Council; Clerk, City
Subject: [EXTERNAL] Housing is not a substitute for governance

Council Member Nevarez Martinez,

I am writing to express deep disappointment with the priorities you outlined publicly in your first weeks on City Council.

Defining your success almost entirely around building new housing does not align with what many Ward 2 residents are asking for right now. People are asking for safety, transparency, functional services, and accountability for programs and projects already underway.

Housing is not a substitute for governance.

Housing is not a solution to every failure.

And housing cannot be advanced responsibly when existing systems are demonstrably broken.

Your own comments regarding ModPods confirm that the City moved forward without a viable transition plan. That is not a community failure. That is a leadership failure. It should prompt correction, not continuation.

Residents need a council member who will slow projects down when systems are incomplete, demand answers before advancing proposals, and put lived experience ahead of development timelines.

I am asking you to publicly rebalance your priorities by centering immediate stabilization, operational accountability, and resident driven engagement before pursuing additional projects.

Ward 2 deserves leadership grounded in reality, not theory.

Respectfully,

Ali Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, January 30, 2026 1:02 PM
To: LPDinternalaffairs; Clerk, City; CityAtty; Lansing Mayor; City Council
Cc: Alison Peeler
Subject: [EXTERNAL] nternal Affairs Record Objection Regarding Ongoing Harm IA Complaint 250263-1 and Report ID 26-00339

Importance: High

To the Office of Internal Affairs,

I am submitting this communication to be included in the Internal Affairs record for IA Complaint 250263 1 and Police Report ID 26 00339.

I acknowledge Internal Affairs' notice that review and potential next steps may take an extended period of time. I understand that investigative and referral processes require appropriate review.

For clarity of the record, IA Complaint 250263 1 reflects a culmination of related matters dating back to 2023. Police Report ID 26 00339 is directly related to Report ID 25 06017. Report ID 25 06017 arose from the mishandling by the Lansing Police Department of a matter involving myself and Diane Petryk. These matters are interconnected and form part of the same course of conduct. The resulting harm to me and my family has been ongoing and has not been alleviated.

I am formally objecting to the continuation of documented reputational and emotional harm during the review period. False allegations directed at me by name remain publicly accessible and continue to cause harm while the matter is pending. Internal Affairs has been made aware of the ongoing nature of this impact through prior submissions.

This objection is submitted to ensure the Internal Affairs record reflects that I have raised this concern contemporaneously and that continued harm during the review period is foreseeable and known, not speculative.

This communication does not request a finding, determination, or conclusion on the merits. It documents an objection to the absence of interim corrective or protective measures while review is ongoing.

This submission is intended solely to preserve the accuracy and completeness of the Internal Affairs record.

I have copied the City Clerk and request that this communication also be filed accordingly.

Respectfully,

Alison Peeler
Reporting Party
City of Lansing

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, January 30, 2026 1:09 PM
To: Clerk, City; City Council; CityAtty; LPDinternalaffairs; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Supplemental Record Notice Regarding Access to Protective Remedies

Importance: High

To the Office of Internal Affairs,

This communication is submitted as a supplemental notice for inclusion in the Internal Affairs record related to IA Complaint 250263 1 and Police Report ID 26 00339.

For completeness of the record, I note that continued withholding of the referenced police reports limits my ability to pursue independent protective remedies available through the court, including a petition for a Personal Protection Order. This limitation exists while the matter remains under review and during the stated delay period.

This notice is submitted solely to preserve the record regarding the availability of protective options during the pendency of review. It does not request a finding, determination, or conclusion on the merits.

Respectfully,

Alison Peeler
Reporting Party
City of Lansing

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, January 31, 2026 1:56 PM
To: Clerk, City; Lansing Mayor; Police Chief; LPDinternalaffairs; Venker, Gregory; Staples, Matthew
Cc: Alison Peeler
Subject: [EXTERNAL] Notice of Claim Ali Peeler City of Lansing and Lansing Police Department
Attachments: Consolidated_Notice_of_Claim_Ali_Peeler_City_of_Lansing_and_LPD_2026_01_31.pdf

Importance: High

Attached please find a Notice of Claim submitted to preserve rights arising from a continuous course of conduct by the City of Lansing and the Lansing Police Department.

Please confirm receipt.

Ali Peeler
220 Paris Ave
Lansing Michigan 48910
alipeeler@icloud.com
517 708 7779

NOTICE OF CLAIM
City of Lansing and Lansing Police Department

Claimant
Ali Peeler
220 Paris Ave
Lansing Michigan 48910
alipeeler@icloud.com
517 708 7779

Respondents
City of Lansing
Lansing Police Department

Purpose of Notice
This Notice of Claim is submitted to preserve all legal rights arising from a continuous course of conduct by the City of Lansing and the Lansing Police Department that resulted in deprivation of due process retaliation for protected civic activity reputational harm denial of meaningful process foreseeable physical danger and deliberate indifference. This notice is based on information presently known and is not exhaustive.

Summary of Claim
This claim arises from the City of Lansing and the Lansing Police Department asserting and continuing to rely on a false factual predicate regarding Ali Peeler after notice that the predicate was unsupported by any record. That false predicate was used to justify official actions and inactions across multiple incidents resulting in escalating harm.

The conduct described below constitutes a single continuing course of institutional action rather than isolated events.

Factual Background

1 Improper Neighborhood Watch Removal
The City of Lansing and or the Lansing Police Department removed or restricted a Neighborhood Watch associated with Ali Peeler. The stated justification relied on assertions that Ali Peeler engaged in a pattern of harassment and violated Neighborhood Watch Advisory Board bylaws.

Ali Peeler submitted FOIA request C047580 120525 seeking records establishing Advisory Board membership jurisdiction or binding bylaws. The City produced no record establishing appointment membership authority or governance. No appointment term oath roster minutes notice or governing document exists.

Absent jurisdiction there can be no bylaw violation. At the moment the City failed to produce records the City and the Lansing Police Department were on notice that the stated predicate was false.

2 Continued Reliance on a False Predicate After Notice
Despite notice the City and the Lansing Police Department failed to correct the record withdraw the characterization or limit reliance on the false predicate. The narrative that Ali Peeler was a problem actor or harasser remained operative and continued to influence official handling of later matters.

3 Repeated Administrative Filing Without Substantive Review
Across multiple submissions including complaints supplemental records and formal communications Ali Peeler received repeated responses indicating that her submissions were merely received recorded or filed without substantive review fact finding or corrective action. This practice functioned as a de facto denial of meaningful process and allowed known errors to persist.

4 Prior Police Reports for Harassment
Ali Peeler previously filed two police reports alleging harassment prior to the escalation of later incidents described herein. These reports placed the Lansing Police Department on notice of ongoing conflict safety concerns and the need for neutral and corrective intervention. Their existence further establishes foreseeability of escalation and institutional indifference.

5 Subsequent Complaint Handling Influenced by False Predicate
Following the Neighborhood Watch removal and the failure to correct the record the Lansing Police Department handled later complaints involving Ali Peeler through the lens of the uncorrected false predicate. Complaints were not neutrally reassessed and Ali Peeler was repeatedly treated as the source of conflict rather than a complainant entitled to impartial enforcement.

6 Months Long Noise Complaints and Escalation to Violence
Over a period of months Ali Peeler made repeated noise related complaints. Lansing Police Department responses were inconsistent ineffective and dismissive. Ali Peeler was framed as the problem. The situation escalated to physical violence against Ali Peeler and her household. Once escalation was foreseeable failure to act constituted deliberate indifference.

7 Foreseeable Downstream Harm and Community Amplification
The uncorrected institutional narrative that Ali Peeler harasses others circulated within the community and was later adopted by private actors who escalated false allegations including accusations of harassment and doxxing to third parties. While the City is not responsible for private speech it is responsible for maintaining the false credibility frame that made such harm foreseeable.

Legal Basis
Violation of procedural due process based on lack of jurisdiction and reliance on false predicates
Denial of meaningful process through systemic failure to review address or correct submissions
Retaliation for protected civic participation
Failure to correct known false records
Deliberate indifference to foreseeable harm
Negligent supervision and training
State law tort claims to be determined

Damages
Reputational harm and loss of standing
Chilling of civic participation
Escalation of conflict
Physical injury and safety risk
Emotional distress
Time expense and costs responding to complaints and false allegations

Preservation Demand
The City of Lansing and the Lansing Police Department are directed to preserve all records including Neighborhood Watch records FOIA processing records internal communications complaint handling records police reports dispatch logs body worn camera footage training materials and policy documents relating to these matters.

This Notice of Claim is provided to preserve rights and does not waive any claim remedy or theory. Ali Peeler reserves the right to supplement or amend this notice as additional information becomes available.

Submitted

Ali Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, February 4, 2026 1:12 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Statement and Demand for Immediate Audit and Reset

Statement and Demand for Immediate Audit and Reset

With multiple, documented failures concentrated within the same department, Lansing has reached a point where trust cannot be restored through reassurances or leadership changes alone.

Code Blue planning with no after-action reporting.

Temporary placements that failed to move people to housing.

Oversight responsibilities quietly abandoned.

Unverifiable capacity claims during life-threatening conditions.

Programs that appear improvised rather than professionally managed.

This is no longer a question of individual intent. It is a question of system integrity.

New leadership is being considered, and they deserve a clean slate. But a clean slate does not come from pretending the past didn't happen. It comes from putting the facts on the table.

Therefore, City Council must immediately order an independent performance and compliance audit of HRCS, covering emergency response, housing placements, partner contracts, labor practices tied to shelter, and the disappearance of assigned oversight duties.

This audit is not punitive. It is corrective.

It is the only way to establish what failed, why it failed, and what must change before more authority or funding is granted.

The consequences of not acting are clear:

• Continued harm to unhoused residents

• Continued exposure to legal and financial risk

• Continued erosion of public trust

• And continued failure under new leadership carrying old, unexamined problems

Council must choose.

Either demand an audit now and give new leadership the foundation to succeed

Or accept responsibility for the next failure that occurs under the same broken system

Silence is no longer a neutral position.

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, February 4, 2026 11:34 AM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Statement and Demand for Action to Lansing City Council and Mayor Schor

Statement and Demand for Action to Lansing City Council and Mayor Schor

What is happening to unhoused residents in Lansing right now reflects a failure of governance, not a lack of goodwill.

During extreme cold, the City has relied on vague assurances, shifting lists of locations, and undocumented claims of capacity instead of operating a transparent, accountable emergency response. At the same time, credible reports and media coverage show people being cycled through temporary placements without clear pathways to permanent housing.

The Causeway hotel placement is a clear example of this failure.

Residents were moved into hotel rooms under the promise of "next steps," yet many were never meaningfully progressed through assessment, case management, or placement. People were housed temporarily but not transitioned. Timelines were unclear. Expectations were inconsistent. Oversight was weak. The result was predictable: people stalled in place, exited without housing, or were left worse off than when they entered.

That is not housing stabilization. That is containment.

Even more concerning are credible accounts that some residents were expected to perform extensive unpaid labor in exchange for continued shelter, creating a coercive dynamic where people feared losing housing if they spoke up or refused work. Housing must never be conditioned on unpaid labor, silence, or compliance without protections.

Unhoused residents are not props in a public relations effort. They are people with rights, and the City has an obligation to protect them from harm, coercion, and neglect.

Therefore, I am demanding the following actions immediately.

First, publish the record.
Within 48 hours, the City must publicly release a complete, timestamped report for the current Code Blue period showing:
Current capacity by site and population
Turn-aways by site with reasons
Entry rules and barriers that block access
Transportation instructions that work overnight
The handoff plan when overnight locations close

Second, conduct a formal review of the Causeway placement.
Council must require a written report detailing:

How many people were placed at Causeway
How many completed assessment
How many were moved to permanent or transitional housing
How many exited back into homelessness and why
Who was responsible for case management and timelines
What oversight HRCS exercised
What corrective actions are being taken

Third, halt and review coercive arrangements.
Any placement or partnership that conditions shelter on unpaid labor, excessive work hours, or fear of losing housing if someone speaks up must be paused immediately. Council must require written standards guaranteeing wages, labor protections, grievance processes, and safe exit options for any program connected to City referrals or funding.

Fourth, establish clear accountability.
Council must name a single accountable incident lead for winter response and require written after-action reporting for every Code Blue activation. Emergency response without after-action review is negligence, not management.

Fifth, stop recycling failed leadership.
Do not contract or reassign responsibility for major housing initiatives, including the Mod Pod project, without demonstrating professional implementation experience, a documented plan, and clear performance benchmarks. Lansing cannot afford to double down on low-quality execution.

Finally, treat unhoused residents as residents.
People experiencing homelessness are Lansing residents. They deserve the same standard of safety, transparency, and accountability that any other resident would expect during an emergency.

This is not a request for better messaging.
This is a demand for documented action.

If the City has the records, publish them.
If it does not, that is the problem Council and the Mayor must address now.

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 3, 2026 3:37 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Documentation of Nonresponse by Ward Councilmember as a Governance Failure

Importance: High

To
Members of the Lansing City Council

From
Alison Peeler
Ward Two resident

Re
Documentation of Nonresponse by Ward Councilmember as a Governance Failure

Date
January 2026

Purpose of Submission

This submission documents a complete nonresponse by my ward councilmember to a written request seeking council sponsorship and or referral of an omnibus resolution responding to January public comment. The absence of any response, referral, or record constitutes a governance failure that undermines representative accountability, public participation, and council transparency.

This submission is not a request for special treatment. It is a request that the record accurately reflect what occurred.

Factual Record

On January 23 2026 I submitted a written request to my ward councilmember seeking sponsorship or procedural referral of an omnibus resolution addressing matters raised during January public comment.

As of this submission
No written response has been provided
No acknowledgment has been issued
No referral to committee has been made

No explanation of denial has been communicated
No record of consideration exists

A follow up was sent ten days later. Silence continued.

These facts are not disputed.

Why Silence Is a Governance Failure

While no statute compels an elected official to agree with a constituent, representative government does require one of the following
A response
A referral
A denial with explanation

Silence accomplishes none of these and instead functions as an off record veto.

This is not neutral inaction. It is a decision that prevents
Public understanding of how constituent requests are handled
Creation of a legislative record
Procedural access to council mechanisms
Meaningful public participation

When silence is the outcome, the public cannot determine whether an issue was considered, rejected, ignored, or avoided.

Charter and Council Implications

The Lansing City Charter establishes councilmembers as representatives of their wards with affirmative duties of engagement and accountability.

Council Rules of Procedure rely on communication and referral to function. Silence defeats both and converts a representative role into an unreviewable gatekeeping function.

This submission does not allege criminal conduct. It documents institutional failure.

Structural Risk Created by Nonresponse

Unrecorded silence
Encourages selective responsiveness
Prevents equal access to council processes

Forces residents to rely on FOIA to determine whether governance occurred
Undermines public claims that council listens to constituents

None of these outcomes are consistent with transparent municipal governance.

Requested Action

I respectfully request that City Council do one of the following on the record

Acknowledge receipt of this submission and direct it to the appropriate committee
Clarify expectations for councilmember responsiveness to constituent requests
Establish a basic process for referral or denial so silence is no longer the default
Place this submission in the legislative record as documentation of the issue

This is a systems issue, not a personality issue.

Closing Statement

Public trust erodes not only through bad decisions, but through decisions that are never acknowledged.

Silence is a choice.
The absence of a record is itself a record.

I submit this so that governance is visible, accountable, and real.

Respectfully submitted

Alison Peeler
Ward Two

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 3, 2026 2:07 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] POLICY STATEMENT AND REQUEST FOR COUNCIL ACTION

Importance: High

POLICY STATEMENT AND REQUEST FOR COUNCIL ACTION

Proactive Disclosure and FOIA Cost Control
Submitted by Alison Peeler
February 2026

Purpose

This statement requests City Council action to reduce unnecessary Freedom of Information Act requests, control public costs, and restore transparency by requiring proactive publication of routinely requested public records.

FOIA should function as a backstop, not as the primary means by which residents access basic information about City operations.

Problem Statement

Residents are repeatedly required to file FOIA requests and, in many cases, pay substantial fees to access the same categories of public records, including policies, reports, revenue data, governance decisions, and program analyses.

Taxpayers already fund the creation, maintenance, and storage of this information through City budgets and employee salaries. Requiring residents to pay repeatedly for access to the same records shifts costs improperly and creates a barrier to lawful oversight.

When identical records are requested over and over through FOIA, the issue is not public curiosity. It is a failure of proactive disclosure.

Excessive reliance on FOIA increases staff workload, drives up costs, delays public understanding, and exposes the City to avoidable appeals and litigation.

Policy Principles

City Council should affirm the following principles:

1. Public records that are routinely requested should be routinely published.
2. Residents should not be charged repeatedly for access to the same public data.
3. Proactive disclosure reduces FOIA volume, staff burden, and legal risk.
4. Transparency improves trust and lowers long term administrative costs.

Charging residents repeatedly for access to the same public records is not cost recovery. It is improper cost shifting and undermines the purpose of FOIA.

Requested Council Actions

City Council should direct the Administration to implement the following:

1. Public Records Publication Index

Create and maintain a publicly accessible index identifying records that must be published without FOIA, including:
• Departmental policies and procedures
• Enforcement standards and decision criteria
• Required reports by department
• Reporting schedules and recipients
• Governance and leadership decision records

2. Proactive Posting of Reports and Data

Require departments to post:
• All required reports upon submission
• Budget and revenue summaries tied to outcomes
• Fee, fine, and enforcement revenue data
• Grant applications, awards, and reporting obligations

3. Governance Transparency

Publish:
• Council leadership selection processes
• Committee assignment criteria
• Decision memoranda for major policy actions
• Records explaining decisions not to pursue programs or funding

4. Contracts and Agreements

Publish:
• Active contracts and amendments

• Settlement and separation agreements with appropriate redactions
• Nondisclosure agreement policies and templates
• Aggregate information on the use of nondisclosure agreements

5. FOIA Accountability Metrics

Require publication of:
• FOIA request logs
• Response times by department
• Fees assessed and fees waived
• Records most frequently requested

Records requested repeatedly should be prioritized for proactive release.

Fiscal and Operational Impact

Proactive disclosure will:
• Reduce FOIA volume
• Reduce staff processing time
• Lower legal exposure
• Improve operational efficiency
• Increase public trust

The least expensive FOIA request is the one that never needs to be filed.

Requested Council Action

I respectfully request that City Council:
• Direct the City Clerk and Administration to develop a proactive disclosure policy
• Establish a timeline for implementation
• Require regular reporting to Council on compliance
• Align FOIA practices with transparency and cost control goals

This is not a request for special treatment.
It is a request for structural transparency that benefits residents, staff, and the City as a whole.

Closing

Transparency should not depend on time, money, or persistence.
Public records belong to the public.
Council has both the authority and the responsibility to ensure access is meaningful, timely, and fair.

Respectfully submitted,
Alison Peeler
Lansing, Michigan

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 3, 2026 1:54 PM
To: FOIA Request; Staples, Matthew; City Council; Clerk, City; CityAtty; Lansing Mayor
Cc: Alison Peeler
Subject: RE: [EXTERNAL] [Records Center] Estimate ready for approval :: C048613-011226 OBJECTION/APPEAL

Importance: High

First - please correct your system as it is providing an incorrect email replay. LANSING MI Records Center <lansingmi@govqa.us>

Dear Mr. Staples,

I am responding to the estimated fee notice for FOIA Reference C048613-011226.

This request concerns legislative governance, specifically the selection of the City Council President and assignment of Council committee positions. These are core public interest matters, and my request was expressly made for purposes of public transparency.

My original request included a fee waiver request. The City's response does not grant or deny that waiver, nor does it apply the statutory public interest criteria. Please provide a written determination on the fee waiver as required by Michigan FOIA.

I also object to the assessed fee and deposit requirement. The records sought are legislative and policy related and are presumptively public. The estimate does not explain why the search could not be conducted by the lowest paid capable employee, nor does it justify extensive review time for records that do not implicate recognized FOIA exemptions.

FOIA does not require advance agreement to pay estimated costs before a public body considers fee waiver eligibility, reasonable narrowing, or partial release of clearly nonexempt records. Conditioning all work on payment functions as a delay and is inconsistent with the Act.

Accordingly, I request the following:

1. A written determination granting the requested fee waiver, or a specific statutory explanation for denial
2. Reconsideration of the fee assessment consistent with FOIA requirements
3. Processing of this request without requiring a deposit
4. Release of nonexempt records on a rolling basis

This response is intended to preserve my rights and to request correction prior to filing a formal appeal.

I look forward to your reply.

Sincerely,

Alison Peeler
517 708 7779
alipeeler@icloud.com

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 3, 2026 12:48 PM
To: FOIA Request; Staples, Matthew; Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: RE: [EXTERNAL] [Records Center] City - FOIA Request :: C048614-011226 APPEAL and Improper handling request

Subject: Response to Partial Denial and Certification – FOIA C048614-011226

Dear Mr. Staples,

I have reviewed the City's response to FOIA Reference C048614-011226.

I appreciate the production and redirection provided for portions of the request. However, several aspects of the determination require clarification and correction.

First, my request included a fee waiver request. The City's response does not grant or deny that request, nor does it apply the statutory public interest criteria. Please confirm the City's determination regarding the fee waiver.

Second, with respect to Section 3, while tax foreclosure administration is handled by the Ingham County Treasurer, the City may still possess responsive records, including communications, revenue receipts, budget impacts, or intergovernmental materials. Please clarify whether any such City held records were searched and, if so, identify the departments searched.

Third, the denial of Section 5 on the grounds that it is "not a request for a public record" is not accurate. I did not request the creation of new analyses. I requested existing reports, memoranda, presentations, or internal analyses, if any exist. If no such records exist after a reasonable search, FOIA requires a certification of nonexistence identifying the offices or systems searched.

Finally, the blanket certification of nonexistence for all other records does not identify the departments searched or custodians consulted. Please provide that information as required by MCL 15.235(5)(b).

This correspondence is intended to preserve my rights and to request clarification prior to filing a formal appeal.

Thank you for your attention. I look forward to your response.

Sincerely,

Alison Peeler
517 708 7779
alipeeler@icloud.com

Sent from my iPhone

On Feb 3, 2026, at 12:40 PM, LANSING MI Records Center <lansingmi@govqa.us> wrote:

--- Please respond above this line ---

RE: PUBLIC RECORDS REQUEST of January 12, 2026, Reference # C048614-011226

Dear Ali Peeler,

The City of Lansing received a public information request from you on January 12, 2026. Your request was stated as:

“Freedom of Information Act Request

Pursuant to the Michigan Freedom of Information Act, MCL 15.231 et seq., I respectfully request access to and copies of the following public records.

1. Revenue From Fees, Fines, Penalties, and Interest
For fiscal years 2018 through 2025, please provide records sufficient to show annual revenue collected by the City of Lansing from each of the following categories:

a. Civil fines and penalties
b. Interest and late fees on taxes, assessments, utilities, or other city charges
c. Code enforcement related fines, penalties, and fees
d. Inspection fees and re inspection fees
e. Court related costs and enforcement related charges
f. Any other fees or penalties assessed primarily as a consequence of noncompliance rather than service provision

For each category, please include totals by fiscal year and department.

2. Revenue Associated With Delinquency or Enforcement
For fiscal years 2018 through 2025, please provide records sufficient to show:

a. Total revenue generated from delinquent accounts, including penalties and interest
b. Total number of accounts subject to enforcement actions
c. Aggregate dollar amount of balances at the time enforcement was initiated
d. Aggregate dollar amount ultimately collected through enforcement

3. Tax Foreclosure and Related Revenue
For fiscal years 2018 through 2025, please provide records sufficient to show:

a. Number of properties subject to tax foreclosure
b. Revenue received by the City as a result of tax foreclosure, including back taxes, penalties, interest, and fees
c. Costs incurred by the City related to foreclosure proceedings, administration, and enforcement
d. Net fiscal impact to the City of tax foreclosure activity

4. Hardship Relief, Waivers, and Payment Plans
For fiscal years 2018 through 2025, please provide:

a. Any written policies, guidelines, or standards governing hardship waivers, penalty reductions, or interest forgiveness
b. Records sufficient to show the number of hardship waivers or reductions granted annually
c. Records sufficient to show the number and type of payment plans offered and utilized
d. Any analyses, reports, or evaluations of the fiscal impact of hardship relief programs

5. Internal Analysis and Budget Reliance
Please provide any reports, memoranda, presentations, or internal analyses created between January 1, 2018 and present that evaluate, discuss, or reference:

a. City reliance on revenue derived from fees, fines, penalties, interest, or enforcement actions
b. The fiscal impact of reducing or eliminating such revenue
c. Equity, fairness, or regressive impact of City tax and fee structures
d. Statements or conclusions that stopping or reducing these revenue sources would "cost too much" or materially impact the City budget

6. Departmental Responsibility
If records responsive to this request are held by multiple departments, please forward the request to all relevant custodians, including but not limited to Finance, Treasury, Code Enforcement, Legal, and the Mayor's Office.

Fee Waiver Request
I request a waiver of all fees associated with this request, as the disclosure of the requested information is in the public interest and will contribute significantly to public understanding of City revenue structures, tax fairness, and governance practices. I do not seek the records for commercial purposes.

If fees are nonetheless assessed, please provide a detailed itemized estimate prior to processing.

Format
Please provide records in electronic format where available.

Alison Peeler
517-708-7779"

The City of Lansing has reviewed its files and your request is granted in part and denied in part.

Your request for records related to request sections 1 and 2 is granted. Please log in to the FOIA Records Center at the following link to retrieve the appropriate responsive document(s).

City - FOIA Request - C048614-011226

Your request for records related specifically to sections 1(c) and (d) is granted. Pursuant to MCL 15.234(5) they may be found at the following URL:

https://www.lansingmi.gov/269/Budget

Your request for records related to section 4 is granted. Pursuant to MCL 15.234(5) they may be found at the following URL:

https://www.lansingmi.gov/263/Exemptions

Your request for section 3 is denied. Tax Foreclosure is handled by the Ingham County Treasurer's Office, which is a separate public body.

Your request for records related to section 5 is denied as it is not a request for a public record as defined by MCL 15.232(i) and therefore is not a proper Freedom of Information Act Request as required by MCL 15.233(1).

Your request for all other records related to this request and not produced is denied pursuant to MCL 15.235(5)(b), as no responsive records were located. This letter serves as a certificate that the requested documents do not exist under the name provided by you or another name reasonably known to the City of Lansing.

Please be advised that the City has adopted Procedures and Guidelines and a Written Public Summary, both of which are available on the City's website at:

https://content.civicplus.com/api/assets/1985f4c2-169d-460d-98af-b83deb9adb95

Appeal of denial of records. You are entitled under the Michigan Freedom of Information Act, MCL 15.240, to appeal this denial to the President of City Council or to commence an action in the Circuit Court within 180 days after the City's final determination to deny a request, to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the City has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. If the court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of $1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of $1,000.00 to the person seeking the right to inspect or receive a copy of a public record.

Appeal of excessive fee. You are entitled under the Michigan Freedom of Information Act, MCL 15.240a, to appeal a FOIA fee that you believe exceeds the amount permitted under the City's written Procedures and Guidelines to the President of City Council or to commence an action in the Circuit Court for a fee

reduction within 45 days after receiving the notice of the required fee or a determination of an appeal to the President of City Council. If a civil action is commenced in court, the City is not obligated to compete processing the request until the court resolves the fee dispute. If the court determines that the City required a fee that exceeded the permitted amount, the court shall reduce the fee to a permissible amount.

If you have any questions or wish to discuss this further, you may contact my office at 517-483-4320.

Sincerely,

Matthew Staples
Assistant City Attorney
Office of the City Attorney

To monitor the progress or update this request please log into the FOIA Records Center

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 3, 2026 12:43 PM
To: Clerk, City; City Council; Spadafore, Peter; Lansing Mayor; CityAtty
Cc: Alison Peeler
Subject: [EXTERNAL] MEMORANDUM TO THE PRESIDENT OF CITY COUNCIL

MEMORANDUM TO THE PRESIDENT OF CITY COUNCIL

City of Lansing

From

Alison Peeler

Lansing resident

Re

Patterned FOIA Fee and Delay Practices Requiring Council Oversight

Date

February 2026

Purpose

I am submitting this memorandum to document a consistent and repeatable pattern in the City of Lansing's responses to multiple Freedom of Information Act requests submitted in January and February 2026. The pattern spans unrelated subject matter and departments but relies on materially identical fee assessments, deposit demands, and delay projections. I am requesting Council level oversight to ensure compliance with both the letter and the intent of Michigan FOIA.

Background

Over a short period of time, I submitted multiple FOIA requests concerning City governance, policy decisions, and program participation. These requests addressed topics such as Code Compliance practices affecting senior residents, maternal and infant support programs, public access to civic ceremonies, police governance issues, and interdepartmental decision making.

Despite the diversity of subject matter, the City's responses followed the same structure and reasoning in each case.

Observed Pattern

Across multiple FOIA responses, the City has consistently applied the following approach:

1. Recharacterization of policy requests
   Requests seeking policies, analyses, staff recommendations, and governance communications are treated as if they were investigative or case file requests, despite the absence of individualized or sensitive records.
2. Unexplained high volume claims
   Responses repeatedly assert that "over 600 potentially responsive records" exist, without identifying custodians, record types, or relevance. The same figure appears across unrelated requests, suggesting a stock justification rather than a request specific assessment.
3. Fee waiver requests not substantively addressed
   Although each request explicitly sought a public interest fee waiver, the City's responses do not apply or analyze the statutory waiver criteria. Waiver requests are acknowledged but effectively ignored.

4. Mandatory deposits used as a processing gate
   Rather than narrowing scope or releasing nonexempt records, the City conditions further processing on payment of a substantial deposit, shifting the burden of access onto the requester.
5. Extraordinary delay estimates
   Production timelines of 100 to 160 business days are routinely projected for policy level records. These delays function as constructive denials, particularly when combined with fee barriers.
6. Identical language across departments
   The structure and phrasing of these responses are materially identical, indicating centralized handling through a standardized template rather than individualized departmental judgment.
7. Procedural insulation language
   Each response concludes with extensive appeal rights language, placing the burden on residents to enforce compliance while insulating the City from timely accountability.

Governance Impact

While any single response might appear technically compliant in isolation, the repeated use of this approach has the cumulative effect of discouraging access through cost and delay rather than facilitating transparency. This undermines the purpose of FOIA and raises concerns about whether City practices align with Council's expectations for openness, accountability, and resident access to information.

Request for Council Oversight

I respectfully request that the President of City Council review this pattern and consider whether current FOIA fee assessment and processing practices are consistent with:

- Michigan FOIA requirements
- The City's written FOIA procedures and guidelines
- Council's role in ensuring transparent governance

I am not requesting preferential treatment. I am requesting that FOIA requests for policy and governance records be processed in a manner that is reasonable, timely, and consistent with public interest principles.

Conclusion

This memorandum is submitted to elevate what has become a systemic issue rather than an isolated dispute. Continued reliance on excessive fees and prolonged delays for policy level records risks eroding public trust and exposing the City to avoidable legal and reputational risk.

I appreciate Council's attention to this matter and am available to provide additional documentation if helpful.

Respectfully submitted,

Alison Peeler

220 Paris Ave

Lansing, Michigan 48910

alipeeler@icloud.com

517 708 7779

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 3, 2026 12:34 PM
To: FOIA Request; Spadafore, Peter; Clerk, City; City Council; CityAtty; Lansing Mayor
Subject: RE: [EXTERNAL] [Records Center] City - FOIA Request :: C048611-011226 APPEAL

Subject: Response to Fee Assessment and Processing Determination – FOIA C048611-011226 APPEAL

Dear Ms. Krochmalny,

I have reviewed the City's fee assessment and processing determination for FOIA Reference C048611-011226.

I do not agree that this request warrants a nearly four hundred dollar fee, a mandatory deposit, or a projected delay of up to 160 business days.

This request seeks policy level records regarding whether the City considered, pursued, or declined participation in the RX Kids maternal and infant cash support program or similar guaranteed income initiatives. These are core governance records. They are not investigative files, case files, or records involving sensitive personal information. Written policies, internal analyses, staff recommendations, and intergovernmental communications are presumptively public and should exist in an organized and readily retrievable form.

The City's assertion that more than 600 potentially responsive records must be reviewed, without distinguishing policy documents from routine correspondence or explaining why extensive redaction would be required, does not justify the labor estimate provided. FOIA does not permit excessive fees or prolonged delays caused by overinclusive searches or inefficient internal review practices.

My original request explicitly sought a fee waiver on public interest grounds. The City's response does not meaningfully address that request or explain why a waiver was denied. Disclosure of records concerning maternal and infant support programs and family economic stability plainly serves the public interest and contributes to public understanding of government decision making.

A projected production timeline of 120 to 160 business days further functions as a constructive denial. Policy level records of this nature should not require five to six months to produce.

Accordingly, I am requesting that the City reconsider its determination and do the following:

Grant a full fee waiver or, at minimum, substantially reduce the assessed fee
Proceed without requiring a good faith deposit
Narrow processing to policy and programmatic records rather than routine email traffic where appropriate
Provide a revised and reasonable production timeline
Release nonexempt records on a rolling basis

If the City maintains its current position, please provide a written determination that specifically addresses the statutory fee waiver criteria and explains, with particularity, why the assessed fees and delay are justified under FOIA.

I look forward to your response.

Sincerely,

Alison Peeler
220 Paris Ave
Lansing, Michigan 48910
517 708 7779
alipeeler@icloud.com

Sent from my iPhone

On Feb 3, 2026, at 12:10 PM, LANSING MI Records Center <lansingmi@govqa.us> wrote:

--- Please respond above this line ---

RE: PUBLIC RECORDS REQUEST of January 12, 2026, Reference # C048611-011226

Dear Ali Peeler,

The City of Lansing received a public information request from you on January 12, 2026. Your request was stated as:

“PUBLIC RECORDS REQUEST

Michigan Freedom of Information Act MCL 15.231 et seq.

To the City of Lansing FOIA Coordinator,

Pursuant to the Michigan Freedom of Information Act, I request copies of all public records related to the City of Lansing’s consideration of participation in the RX Kids maternal and infant cash support program or any substantially similar guaranteed income or direct cash support program for pregnant individuals or families with infants.

This request includes but is not limited to the following records from January 1, 2022 to present.

Any applications, letters of intent, expressions of interest, memoranda of understanding, or formal

submissions by the City of Lansing to RX Kids or its administering partners.

Any communications including emails, letters, meeting notes, calendar entries, or internal messages between City staff, the Mayor's office, City Council members, or their staff regarding RX Kids, including discussions of eligibility, participation, feasibility, or reasons for non participation.

Any communications between the City of Lansing and external entities including but not limited to Michigan State University, health systems, foundations, or state agencies regarding RX Kids or similar maternal infant guaranteed income programs.

Any reports, analyses, briefing memos, white papers, or staff recommendations prepared for City leadership regarding RX Kids or comparable programs, whether supportive, neutral, or opposed.

Any records reflecting a decision not to apply for, pursue, or participate in RX Kids, including documentation of reasons, barriers identified, capacity concerns, or policy objections.

Any budget documents, fiscal impact analyses, or internal assessments discussing administrative costs, staffing needs, or funding requirements associated with RX Kids or similar programs.

Any City Council agenda items, resolutions, draft resolutions, or proposed motions related to RX Kids or guaranteed income programs for families that were considered, deferred, filed, or not brought forward.

If no responsive records exist for any portion of this request, please provide a written certification of non existence as required by MCL 15.235(5)(b).

I request a fee waiver or reduction as this request is made in the public interest to inform residents about access to maternal and infant support programs and the City's decision making related to family economic stability.

If any portion of the requested records is exempt, please provide the non exempt portions and cite the specific statutory exemption for any redactions or withholdings.

Please provide records in electronic format.

Thank you for your prompt attention to this request.

Respectfully,
Alison Peeler"

In response to your request, please be advised that the retrieval, copying and review (forpossible exemptions) of records in response to your request, if done by the lowest paid capableemployee, will result in estimated labor charges and copying fees of approximately $392.93 (11.15 increments at $35.24 in labor to locate, review, and redact responsive records, and further reduced due to delay by 5% per day up to a maximum of 50%, per MCL 15.234(9)). This is only an estimate, and does notinclude mailing costs and/or any other miscellaneous expenses. Thus the total charges could gohigher.

Therefore, pursuant to MCL 15.234(2), the City requests a good-faith deposit in the amountof $196.47 (one-half of the estimated costs), prior to proceeding. Please make payment through this online portal, or by checkor money order, payable to the City of Lansing, and return to my attention at the address below.Once we receive your good faith deposit, we will complete the processing your request. Thebalance of the cost is to be paid at the time the FOIA request is fulfilled.

This is a conservative estimate as a query for your request produced over 600 potentially responsive records which will need to be reviewed and possible redactions made.

Pursuant to MCL 15.234(8) the City of Lansing is required to provide a nonbinding, best efforts estimate of time to provide the records once the deposit is received. The City estimates it will take 120-160 business days to provide responsive records once the deposit is received. Again, this estimate is not binding on the City of Lansing, and merely indicates a best effort estimate as required via statute.

Please be advised that the City has adopted Procedures and Guidelines and a Written Public Summary, both of which are available on the City's website at:

https://content.civicplus.com/api/assets/1985f4c2-169d-460d-98af-b83deb9adb95

Appeal of denial of records. You are entitled under the Michigan Freedom of Information Act, MCL 15.240, to appeal this denial to the President of City Council or to commence an action in the Circuit Court within 180 days after the City's final determination to deny a request, to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the City has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. If the court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of $1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of $1,000.00 to the person seeking the right to inspect or receive a copy of a public record.

Appeal of excessive fee. You are entitled under the Michigan Freedom of Information Act, MCL 15.240a, to appeal a FOIA fee that you believe exceeds the amount permitted under the City's written Procedures and Guidelines to the President of City Council or to commence an action in the Circuit Court for a fee reduction within 45 days after receiving the notice of the required fee or a determination of an appeal to the President of City Council. If a civil action is commenced in court, the City is not obligated to compete processing the request until the court resolves the fee dispute. If the court determines that the City required a fee that exceeded the permitted amount, the court shall reduce the fee to a permissible amount.

If you have any questions or wish to discuss this further, you may contact my office at 517-483-7849.

Sincerely,

Elizabeth Krochmalny
Assistant City Attorney
Office of the City Attorney

To monitor the progress or update this request please log into the FOIA Records Center

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 3, 2026 12:17 PM
To: FOIA Request; Spadafore, Peter; CityAtty; Clerk, City; City Council; Lansing Mayor
Subject: RE: [EXTERNAL] [Records Center] City - FOIA Request :: C048532-010926 APPEAL

Subject: FOIA Fee Appeal and Request for Waiver – Reference C048532-010926

Dear President of City Council,

I am submitting this letter as a formal appeal under the Michigan Freedom of Information Act regarding the City of Lansing's fee assessment and processing determination for my public records request, Reference No. C048532-010926.

This appeal is brought pursuant to MCL 15.240a as an appeal of an excessive fee, and pursuant to MCL 15.235 and MCL 15.240 as an appeal of the City's effective denial and unreasonable delay in providing access to public records.

The City assessed an estimated fee of $390.11 and demanded a good faith deposit of $195.06 before continuing to process my request. The City further stated that production would take an estimated 100 to 120 business days after receipt of the deposit. I dispute both the fee and the delay as inconsistent with FOIA.

First, my request is a policy and governance request seeking written policies, procedures, guidance, templates, and internal communications regarding Code Compliance inspection practices, including repeat inspections and enforcement considerations affecting senior residents. These are core administrative records that should already exist in organized form. The assertion that more than 600 potentially responsive records must be reviewed suggests either overinclusive searching or a failure to reasonably segregate policy level records from routine case files. FOIA does not permit a public body to impose excessive labor costs by choosing an unnecessarily broad or inefficient search methodology.

Second, the City did not adequately justify the labor rate, time increments, or necessity of extensive redaction review for records that are largely nonexempt by nature. Written policies, procedures, manuals, guidance, templates, and generalized internal communications about inspection practices are presumptively public. Any claim that such records require extensive exemption review must be specifically justified, not asserted in conclusory fashion.

Third, I explicitly requested a fee waiver in my original request. Disclosure of these records is plainly in the public interest and will significantly contribute to public understanding of how Code Compliance inspections are conducted, how repeat inspections are authorized, how fees are assessed, and whether enforcement practices disproportionately affect senior residents and those on fixed incomes. The City's response does not meaningfully address the statutory fee waiver criteria or explain why a waiver was denied. Failure to properly consider and justify denial of a fee waiver is itself grounds for appeal.

Fourth, the stated production timeline of 100 to 120 business days constitutes an unreasonable delay. FOIA requires timely access to public records. A projected delay of approximately five to six months for

policy level records functions as a constructive denial, particularly where the delay is tied to an improper fee demand. The City may not use delay as leverage to force payment or discourage access.

For these reasons, I respectfully request the following relief:

1. A full waiver of all fees associated with this request.
2. In the alternative, a substantial reduction of the assessed fee consistent with FOIA and the City's written procedures.
3. Immediate processing of the request without requiring a deposit.
4. A revised and reasonable production timeline that reflects the policy focused nature of the records requested.
5. Release of all nonexempt records on a rolling basis.

If the City continues to deny a fee waiver or insists on an excessive fee and prolonged delay, I request a written determination identifying the specific factual and legal basis for that decision so that I may pursue further remedies as provided by law.

Thank you for your attention to this appeal. I look forward to your prompt response.

Sincerely,

Alison Peeler
220 Paris Ave
Lansing, Michigan 48910
517 708 7779
alipeeler@icloud.com

Sent from my iPhone

On Feb 3, 2026, at 12:06 PM, LANSING MI Records Center <lansingmi@govqa.us> wrote:

--- Please respond above this line ---

RE: PUBLIC RECORDS REQUEST of January 12, 2026, Reference # C048532-010926

Dear Ali Peeler,

The City of Lansing received a public information request from you on January 12, 2026. Your request was stated as:

“Subject: FOIA Request – Code Compliance Inspection Practices Affecting Senior Residents and Repeat Inspections

Dear FOIA Coordinator,

Pursuant to the Michigan Freedom of Information Act MCL 15.231 et seq. I request access to and copies of public records related to Code Compliance inspection practices with a specific focus on senior residents and repeat inspections.

This request seeks records created received or maintained by the City of Lansing including but not limited to the Code Compliance Department Department of Neighborhoods and Economic Development City Attorney’s Office or any City employee acting in an official capacity.

The time frame for this request is January 1 2023 through present.

Specifically I request the following records.

All written policies procedures manuals guidance or training materials describing Code Compliance inspection methods including visual or drive by inspections conducted without property entry.

All records defining what constitutes an inspection for purposes of issuing citations notices violations or assessing inspection related fees.

All records describing when repeat inspections are authorized including criteria for reinspection frequency escalation thresholds and documentation requirements.

All records addressing inspection practices or enforcement considerations related to senior residents including homeowners aged sixty two and older or residents receiving senior related exemptions abatements or assistance.

All records reflecting whether age senior status or fixed income status is considered in enforcement decision making fee assessment or compliance timelines.

Sample inspection reports photographs logs or documentation templates used for initial and repeat inspections including inspections conducted without property entry.

All communications internal emails memoranda or guidance discussing repeat inspections drive by inspections billing practices or concerns related to fairness transparency or impact on senior residents.

Any records describing how inspection methods and repeat inspections are communicated to residents including language used in notices invoices warnings or citations.

I request a waiver of all fees associated with this request as the records concern the operation of government and are sought in the public interest to better understand enforcement practices that may disproportionately affect senior residents and households with limited capacity to absorb repeated fees.

If any portion of this request is denied or redacted please identify the specific statutory exemption relied upon and release all reasonably segregable non exempt material as required by law.

If clarification is needed to process this request please contact me prior to narrowing or denying this request.

Thank you for your attention.

Sincerely,
Alison Peeler
220 Paris Ave
Lansing MI 48910
517 708 7779
alipeeler@icloud.com"

In response to your request, please be advised that the retrieval, copying and review (forpossible exemptions) of records in response to your request, if done by the lowest paid capableemployee, will result in estimated labor charges and copying fees of approximately $390.11 (11.07 increments at $35.24 in labor to locate, review, and redact responsive records, and further reduced due to delay by 5% per day up to a maximum of 50%, per MCL 15.234(9)). This is only an estimate and does notinclude mailing costs and/or any other miscellaneous expenses. Thus, the total charges could gohigher.

Therefore, pursuant to MCL 15.234(2), the City requests a good-faith deposit in the amountof $195.06 (one-half of the estimated costs), prior to proceeding. Please make payment through this online portal, or by checkor money order, payable to the City of Lansing, and return to my attention at the address below.Once we receive your good faith deposit, we will complete the processing your request. Thebalance of the cost is to be paid at the time the FOIA request is fulfilled.

This is a conservative estimate as a query for your request has produced over 600 potentially responsive records which will need to be reviewed for possible redactions.

Pursuant to MCL 15.234(8) the City of Lansing is required to provide a nonbinding, best efforts estimate of time to provide the records once the deposit is received. The City estimates it will take 100-120 business days to provide responsive records once the deposit is received. Again, this estimate is not binding on the City of Lansing, and merely indicates a best effort estimate as required via statute. Please be advised that the City has adopted Procedures and Guidelines and a Written Public Summary, both of which are available on the City's website at:

https://content.civicplus.com/api/assets/1985f4c2-169d-460d-98af-b83deb9adb95

Appeal of denial of records. You are entitled under the Michigan Freedom of Information Act, MCL 15.240, to appeal this denial to the President of City Council or to commence an action in the Circuit Court within 180 days after the City's final determination to deny a request, to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the City has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. If the court determines in an action commenced under this section that the

public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of $1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of $1,000.00 to the person seeking the right to inspect or receive a copy of a public record.

Appeal of excessive fee. You are entitled under the Michigan Freedom of Information Act, MCL 15.240a, to appeal a FOIA fee that you believe exceeds the amount permitted under the City's written Procedures and Guidelines to the President of City Council or to commence an action in the Circuit Court for a fee reduction within 45 days after receiving the notice of the required fee or a determination of an appeal to the President of City Council. If a civil action is commenced in court, the City is not obligated to compete processing the request until the court resolves the fee dispute. If the court determines that the City required a fee that exceeded the permitted amount, the court shall reduce the fee to a permissible amount.

If you have any questions or wish to discuss this further, you may contact my office at 517-483-7849.

Sincerely,

Elizabeth Krochmalny
Assistant City Attorney
City Attorney

To monitor the progress or update this request please log into the FOIA Records Center

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, February 2, 2026 5:11 PM
To: FOIA Request; Spadafore, Peter; Clerk, City; CityAtty; Lansing Mayor
Cc: Alison Peeler
Subject: RE: [EXTERNAL] [Records Center] City - FOIA Request :: C048610-011226

Importance: High

Request to Cure Deficient Response / Appeal

RE: FOIA C048610-011226 – Inadequate Link-Out Response

This response is submitted to preserve my rights under the Michigan Freedom of Information Act.

The City's response directing me to City Council agendas, packets, and rules does not satisfy my FOIA request. The linked materials do **not** contain the records requested.

My request sought records sufficient to identify and document:
• the number of matters designated "filed"
• the criteria or procedure used to apply that designation
• any clerk or council tracking records
• any internal guidance governing that status

City Council agendas and packets do not contain that information. If they did, this FOIA request would have been unnecessary.

Under MCL 15.234(5), a link-out response is lawful only when the linked materials contain the responsive records. Where they do not, the public body must either produce the responsive records or issue a certification of nonexistence under MCL 15.235(5)(b).

Accordingly, I request that the City either:

1. Produce any records responsive to the request that are maintained outside the linked materials, including any clerk tracking logs, databases, or internal guidance; or
2. Provide a written certification of nonexistence identifying the systems and custodians searched

Please treat this as a request to cure a deficient response rather than as a new FOIA request.

Respectfully,
Alison Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, February 2, 2026 10:47 AM
To: City Council; Clerk, City; CityAtty; Lansing Mayor; Police Chief
Cc: Alison Peeler
Subject: [EXTERNAL] Formal demand for legislative oversight and binding standards governing the use of artificial intelligence and surveillance technologies by the Lansing Police Department.

Importance: High

To Lansing City Council
To the Mayor of Lansing
To the Lansing Police Department
To the City Attorney

I am submitting this statement as a formal demand for legislative oversight and binding standards governing the use of artificial intelligence and surveillance technologies by the Lansing Police Department.

As of late 2025, the Lansing Police Department is operating an integrated AI driven surveillance stack that includes automated license plate readers, video analytics, facial recognition access through the Michigan State Police, body camera analysis using third party AI tools, a developing real time crime center, and a voluntary registry of private surveillance cameras.

These systems materially affect civil liberties, privacy, due process, equal protection, and public trust. They are not neutral tools. They change how policing is practiced, how people are identified, how data is retained, and how suspicion is generated. Decisions of this magnitude are policy decisions and policy decisions belong to the legislative body, not to vendors, administrators, or internal departmental processes.

At present, Lansing lacks Council adopted standards governing authorization, scope, retention, sharing, auditing, public notice, or enforcement related to these technologies. That absence is itself a governance failure.

I am requesting immediate action in the following areas.

First, Council must assert legislative authority over police AI and surveillance systems. This includes a requirement that no AI driven surveillance technology be acquired, expanded, or materially modified without explicit Council approval following public notice and hearing.

Second, Council must adopt binding limitations on use. This includes clear definitions of permitted use, prohibited use, and conditions under which any AI assisted analysis may occur. Prohibited uses should be explicitly enumerated rather than implied.

Third, Council must mandate strict data retention limits and automatic deletion schedules. No open ended retention. No discretionary extensions. Retention must be tied to specific investigative necessity.

Fourth, Council must require comprehensive access controls and logging. Every query must be attributable to a named user, purpose documented, and subject to audit. Informal or exploratory searches are not acceptable.

Fifth, Council must require regular independent accuracy and bias audits for all AI systems used or relied upon by the Lansing Police Department, with results publicly released in plain language.

Sixth, Council must require a mandatory public surveillance registry that fully discloses all surveillance and AI technologies in use, including data sources, vendors, capabilities, limitations, and policies. A voluntary registry is insufficient.

Seventh, Council must establish enforcement mechanisms. Violations of policy must carry consequences, including discipline, contract termination, and exclusion of improperly obtained data from use.

Finally, the Mayor and City Attorney should clarify in writing their understanding of Council's authority in this area and whether current practices align with Charter obligations regarding civilian oversight, transparency, and accountability.

AI surveillance without legislative standards is not innovation. It is abdication. Lansing residents should not have to rely on litigation, FOIA requests, or after the fact disclosures to learn how they are being monitored.

I am requesting written responses from Council leadership, the Mayor, the City Attorney, and the Lansing Police Department addressing whether Council intends to take up this issue and on what timeline.

This submission is made for the public record.

Respectfully,
Alison Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, February 5, 2026 8:24 PM
To: LPDinternalaffairs; Lansing Mayor; policecommissioners@listserv.lansingmi.gov; Police Chief; Clerk, City; CityAtty; City Council
Cc: Alison Peeler
Subject: [EXTERNAL] Request for Written Jurisdictional Determination

Importance: High

Sergeant Michael Van Beek, Mayor Schor, Police Commissioners, Chief Backus, City Clerk, City Attorney, City Council,

I am writing to request a **written jurisdictional determination** regarding the authority asserted over me in connection with the Neighborhood Watch matter (Citizen Complaint 250263-1) referenced in my prior complaints and submissions.

Specifically, please identify the **record or records** that establish jurisdiction, authority, or membership status relied upon by the City of Lansing or Lansing Police Department, including but not limited to any appointment record, roster, resolution, bylaw, designation, or other formal instrument.

If no such record exists, please provide a **written certification of nonexistence**, identifying the departments, custodians, and record systems searched, as required by applicable law.

This request does not seek analysis, opinion, or investigative conclusions. It seeks only identification of the factual record conferring authority, or confirmation that no such record exists.

Please provide this determination in writing.

Thank you for your attention.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, February 6, 2026 1:35 PM
To: LPDinternalaffairs; Police Chief; CityAtty; Clerk, City; Lansing Mayor
Cc: Alison Peeler
Subject: RE: [EXTERNAL] Neighborhood Watch Confirmation

Importance: High

Hello,

Your response does not address the substance of my inquiry.

I did not request analysis opinion or investigative conclusions. I requested identification of records that establish authority actions and process.

Directing me to file a FOIA does not resolve whether such records exist nor does it substitute for a written confirmation of what authority was exercised and on what basis. If the actions taken were informal or undocumented that itself is a material fact.

Please confirm in writing one of the following

1 The records identifying the conduct that allegedly triggered suspension and the evidence relied upon do exist and are being withheld pending FOIA processing
or
2 No such records exist and the suspension determination was not memorialized in any written record

Please also confirm whether any record exists reflecting notice to me of suspension grounds timing or process.

This response request is limited to identification of records or confirmation of nonexistence. It does not require FOIA processing.

Thank you.

Alison Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, February 4, 2026 9:27 PM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Formal Request for Independent Audit of Code Enforcement and Rental Registration Systems

To: Lansing City Council

From: Alison Peeler, Lansing Resident

Re: Formal Request for Independent Audit of Code Enforcement and Rental Registration Systems

Date: February 2026

Purpose

This submission formally requests that Lansing City Council order an independent audit of the City's code enforcement and rental registration systems. Recent events, including the fatal fire at 138 South Clemens Avenue, are not isolated. They reflect a long documented pattern of reactive enforcement and systemic failure.

This is a governance issue requiring structural review, not post incident statements.

Timeline of Documented Systemic Failure

Before 2010

Rental registration and inspection requirements were established by ordinance. Enforcement was inconsistent and largely undocumented. No systematic auditing existed to verify compliance.

The public assumed oversight existed. It did not.

2010 to 2015

Code enforcement became predominantly complaint driven. Inspections were triggered by tenant reports rather than proactive review.

This structure disproportionately harmed tenants least able to complain, including low income households and immigrant families, while allowing unregistered rentals to expand undetected.

2016 to 2019

Inspection backlogs and staffing shortages were acknowledged and normalized. Delayed inspections and inconsistent follow ups became routine.

Rather than redesigning the system to prevent risk, delay was accepted as an operating condition.

2020 to 2022

Crisis management replaced prevention. Emergency housing decisions and deferred inspections compounded existing risk. Enforcement gaps widened without corresponding transparency or public reporting.

2023 to 2024

Tragic incidents prompted reactive enforcement. Fires and condemnations led to investigations only after harm occurred.

Public statements expressed concern, but no system wide compliance data or corrective framework was released.

2025

The pattern became unmistakable.

Unregistered rentals persisted.

Inspection backlogs continued.

Council oversight remained constrained by lack of data.

Public trust eroded.

2026

A fatal fire at 138 South Clemens Avenue confirmed that code compliance investigations activate after loss of life, not before. This is a system failure, not an anomaly.

Findings Based on the Timeline

The City of Lansing has relied on reactive enforcement for over a decade. Rules exist, but verification is inconsistent. Departments operate in silos. No unified compliance pipeline exists. Council lacks access to metrics necessary for oversight.

This structure predictably results in preventable harm.

Formal Audit Demand

I respectfully request that Lansing City Council:

1. Order an independent audit of the City's code enforcement and rental registration systems covering at minimum the past fifteen years
2. Require the audit to assess how rental properties are identified, verified, inspected, and enforced
3. Direct the audit to examine coordination failures between assessing, treasury, code compliance, housing related departments, and legal
4. Require identification of when and how properties should be flagged for non compliance and why failures occur
5. Mandate public disclosure of audit findings, including actionable corrective recommendations and timelines

Why an Audit Is Required

Expressions of anger or sadness do not fix systems. Prosecution after death does not prevent the next one. Only structural correction does.

Council cannot govern what it cannot see. An audit is the minimum step required to restore safety, accountability, and public trust.

Closing

Lansing residents should not bear the risk of City inaction. This timeline demonstrates a long standing pattern of failure that now includes loss of life.

This submission is made for the public record and for corrective action.

Respectfully submitted,

Alison Peeler

Lansing Resident

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, February 5, 2026 10:38 AM
To: Police Chief; City Council; Clerk, City; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Lansing residents deserve clarity

To the Lansing City Council, the Mayor, and Chief Backus,

Chief Backus has publicly stated that Lansing Police Department officers left LPD to work for ICE.

Recent public reporting and video circulating nationally underscore a reality that must be addressed directly. Federal immigration enforcement culture and municipal community policing culture are not interchangeable. They are often in direct conflict.

LPD's mission is rooted in constitutional policing, proportional response, local accountability, and trust with residents. ICE's operational culture prioritizes federal enforcement objectives, civil detention authority, and compliance with federal directives that frequently run counter to local values, local policy, and community trust.

This is not a judgment of individual legality. It is a recognition of institutional culture.

An officer who voluntarily leaves Lansing policing to participate in federal immigration enforcement has made an affirmative professional choice. That choice signals alignment with a fundamentally different mission, power structure, and community relationship model.

Rehiring such officers into LPD presents clear risks:

• Erosion of community trust, particularly among immigrant families and mixed status households who already experience fear of law enforcement

• Internal culture clash within the department that undermines Lansing's stated commitment to constitutional, non discriminatory policing

• Increased liability exposure for the City if enforcement philosophies incompatible with local policy are imported back into municipal policing

• Damage to morale among officers who remained committed to Lansing's community centered policing model

This is not about ideology. It is about institutional fit.

Lansing would not rehire an officer who left to work in a private mercenary force and then returned claiming readiness to resume community policing as if nothing changed. Federal immigration enforcement is similarly distinct in mission, authority, and norms.

Accordingly, I urge the City to adopt a clear policy position:

Officers who voluntarily separate from LPD to work for ICE should not be eligible for rehire into Lansing Police Department due to irreconcilable culture and mission conflict.

This protects residents. It protects remaining officers. It protects the City.

If Lansing is serious about community trust, constitutional policing, and local accountability, this line must be drawn clearly and in writing.

Silence or ambiguity on this issue will be interpreted by the public as consent.

I am requesting a public response from Council, the Mayor, and the Chief clarifying the City's position on rehire eligibility in these circumstances and outlining what safeguards are in place to prevent culture drift within LPD.

Lansing residents deserve clarity.

Respectfully,

Ali

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, February 5, 2026 3:27 PM
To: LPDinternalaffairs; Clerk, City; CityAtty; Lansing Mayor; City Council; Police Chief
Cc: Alison Peeler
Subject: [EXTERNAL] Request for Supplemental or Corrected Incident Report – Case No. 26-00339
Attachments: 26-00339_R.pdf; Peeler ReportFile Online Harassment.pdf; Final supplemental narrative for prosecutorial review.pdf

Importance: High

ALL

I am writing to request a correction or supplemental addendum to Incident Report No. 26-00339 to ensure the official record accurately reflects the substance and purpose of the written materials I submitted to the investigating officer.

After reviewing the incident report, I believe the narrative does not accurately or fully reflect my written submissions dated January 14, 2026 and January 30, 2026, which were provided to the officer and referenced in the report as attachments.

Specifically:

• The report characterizes my contact as informational only and indicates that I was not seeking enforcement action, whereas my January 30, 2026 supplemental narrative expressly requested prosecutorial review and charging consideration under identified Michigan statutes.

• The report substantially narrows the nature and context of the conduct reported, omitting key elements documented in my written submissions, including the cumulative course of conduct, its impact on civic participation and fundraising, and the basis for seeking law enforcement intervention beyond mere documentation.

• The report references a PDF of my email and supporting materials being created and attached; however, those attachments do not appear to be included with the incident report or reflected in the record provided to me.

I am not alleging misconduct by the responding officer. My request is solely to ensure that the official record accurately preserves the substance, scope, and intent of the materials I submitted.

Accordingly, I respectfully request that one of the following be done:

1. My written supplemental narratives dated January 14, 2026 and January 30, 2026 be incorporated into the incident file as an addendum or supplemental report, or
2. A corrected or supplemental narrative be added to the incident report noting that I submitted written materials requesting prosecutorial review and enforcement consideration, and that those materials form part of the incident record.

Please advise on the appropriate process to complete this correction or supplementation. I am happy to resubmit the documents if needed.

Thank you for your attention to this matter and for ensuring the accuracy of the official record.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Friday, February 6, 2026 10:03 AM
To: LPDinternalaffairs
Cc: Clerk, City; CityAtty; Lansing Mayor; Police Chief; policecommissioners@listserv.lansingmi.gov
Subject: RE: [EXTERNAL] Request for Written Jurisdictional Determination

Dear Office of Internal Affairs,

Thank you for your prior response.

To clarify the factual basis for the asserted suspension, I am requesting records sufficient to identify the conduct relied upon and the evidence supporting that determination.

Specifically, please provide the following:

1. Conduct at Issue
Records sufficient to identify the specific behavior, action, or omission that was determined to be "prejudicial to the objective of or successful operation of the Neighborhood Watch" or otherwise discrediting, including:
• the date or date range of the alleged conduct
• a description of the conduct as documented by the City or LPD

2. Evidence Relied Upon
Records sufficient to identify the evidence relied upon in making the suspension determination, including but not limited to:
• complaints
• reports
• emails or internal memoranda
• witness statements
• meeting notes
• investigative summaries

If the determination was based on opinion, informal assessment, or discretionary judgment rather than documented evidence, please so state in writing.

3. Decision Making Authority and Process
Records sufficient to identify:
• who made the suspension decision
• when the decision was made
• whether the decision was reviewed or approved by any supervisor, board, or command staff

4. Notice and Opportunity to Respond
Records sufficient to show whether I was:
• notified of the alleged conduct

• given an opportunity to respond, provide information, or contest the determination
• informed of the suspension decision at the time it occurred

If no such notice or opportunity to respond occurred, please confirm that in writing.

5. Record of Suspension
Any document, notation, log entry, or system record reflecting that my status was changed to "suspended," including the date the status change was entered and the custodian responsible.

If no records exist responsive to any of the above items, please provide a written certification of nonexistence, identifying the custodians and systems searched.

For clarity, this request does not seek legal analysis or constitutional argument. It seeks identification of the factual record and evidentiary basis, if any, supporting the suspension designation.

Thank you for your attention. I look forward to your response.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779
Sent from my iPhone

On Feb 6, 2026, at 9:57 AM, LPDinternalaffairs <LPDinternalaffairs@lansingmi.gov> wrote:

Mrs. Peeler,

The Office of Internal Affairs was able to locate and obtain a copy of the neighborhood watch coordinator list and bylaws. The list shows you as a former coordinator, as the current status is suspended. The Neighborhood Watch Advisory Board bylaws specifically state in part "Coordinators may be terminated or suspended by [] L.P.D. where a member is found to have acted in such a manner as to be prejudicial to the objective of or successful operation of the Neighborhood Watch or in any way discredits it." The bylaws due not specify this process or the decision-making process, nor do they give an option to appeal the decision. Generally, due process is not a constitutionally mandated right in the context of volunteer organizations as the rules are governed by the bylaws. The coordinator position in accordance with the bylaws and practice is a very informal position and established by word or email and does not require formal acceptance or removal letter. The documents have been sent to the OCA to determine if they are releasable under FOIA.

Lansing Police Department – Office of Internal Affairs
120 W. Michigan Ave. | Lansing, MI 48933
O: (517)-483-4804 | E: lpdinternalaffairs@lansingmi.gov
Website | Facebook | Twitter | Instagram

"Capital City's Finest"

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From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, February 6, 2026 1:24 AM
To: LPDinternalaffairs <LPDinternalaffairs@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>; policecommissioners@listserv.lansingmi.gov <policecommissioners@listserv.lansingmi.gov>; Police Chief <Police.Chief@lansingmi.gov>; Clerk, City <City.Clerk@lansingmi.gov>; CityAtty <CityAtty@lansingmi.gov>; City Council <City.Council@lansingmi.gov>
Cc: Alison Peeler <alipeeler@icloud.com>
Subject: [EXTERNAL] Request for Written Jurisdictional Determination

Sergeant Michael Van Beek, Mayor Schor, Police Commissioners, Chief Backus, City Clerk, City Attorney, City Council,

I am writing to request a **written jurisdictional determination** regarding the authority asserted over me in connection with the Neighborhood Watch matter (Citizen Complaint 250263-1) referenced in my prior complaints and submissions.

Specifically, please identify the **record or records** that establish jurisdiction, authority, or membership status relied upon by the City of Lansing or Lansing Police Department, including but not limited to any appointment record, roster, resolution, bylaw, designation, or other formal instrument.

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Please provide this determination in writing.

Thank you for your attention.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Friday, February 6, 2026 10:45 AM
To: Alison Peeler
Cc: LPDinternalaffairs; Clerk, City; CityAtty; Lansing Mayor; Police Chief; policecommissioners@listserv.lansingmi.gov
Subject: RE: [EXTERNAL] Request for Written Jurisdictional Determination
Attachments: favicon.ico

Additionally please help me to understand when HRCS stopped having responsibility for Civilian a police Oversight. This is the official HRCS Site right now

Human Relations & Community Services
lansingmi.gov

It specifically says that this department is responsible for “Police Oversight Investigations”. My newly compiled records show that this ended mid to late 2023 when Delvata Moses was promoted from Investigator to Deputy Director.

This link specifically https://www.lansingmi.gov/833/Police-Complaint-Investigation

Still shows that there is a complaint intake link that leads to no response and an email account that is not monitored.

Many of my complaints and inquiries went there to die.

Ali Peeler
Sent from my iPhone

On Feb 6, 2026, at 10:03 AM, Alison Peeler <alipeeler@icloud.com> wrote:

Dear Office of Internal Affairs,

Thank you for your prior response.

To clarify the factual basis for the asserted suspension, I am requesting records sufficient to identify the conduct relied upon and the evidence supporting that determination.

Specifically, please provide the following:

1. Conduct at Issue
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If no records exist responsive to any of the above items, please provide a written certification of nonexistence, identifying the custodians and systems searched.

For clarity, this request does not seek legal analysis or constitutional argument. It seeks identification of the factual record and evidentiary basis, if any, supporting the suspension designation.

Thank you for your attention. I look forward to your response.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779

Sent from my iPhone

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Mrs. Peeler,

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<Outlook-goiwq5xs.png>

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Sent: Friday, February 6, 2026 1:24 AM
To: LPDinternalaffairs <LPDinternalaffairs@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>; policecommissioners@listserv.lansingmi.gov <policecommissioners@listserv.lansingmi.gov>; Police Chief <Police.Chief@lansingmi.gov>; Clerk, City <City.Clerk@lansingmi.gov>; CityAtty <CityAtty@lansingmi.gov>; City Council <City.Council@lansingmi.gov>
Cc: Alison Peeler <alipeeler@icloud.com>
Subject: [EXTERNAL] Request for Written Jurisdictional Determination

Sergeant Michael Van Beek, Mayor Schor, Police Commissioners, Chief Backus, City Clerk, City Attorney, City Council,

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Specifically, please identify the **record or records** that establish jurisdiction, authority, or membership status relied upon by the City of Lansing or Lansing Police Department, including but not limited to any appointment record, roster, resolution, bylaw, designation, or other formal instrument.

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This request does not seek analysis, opinion, or investigative conclusions. It seeks only identification of the factual record conferring authority, or confirmation that no such record exists.

Please provide this determination in writing.

Thank you for your attention.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Friday, February 6, 2026 11:09 AM
To: LPDinternalaffairs; Clerk, City; CityAtty; Lansing Mayor; Police Chief
Subject: RE: [EXTERNAL] Request for Written Jurisdictional Determination

Thank you for your response stating that, from your understanding, I was previously advised of the reasons for my suspension by Sgt. VandeVoorde and or former Chief Sosbee.

To ensure the administrative record is accurate and complete, please identify the specific record or records memorializing that advisement, including any email, memorandum, report, note, or other documentation reflecting that I was informed of the reasons for suspension.

If no such record exists, please provide a written certification of nonexistence, identifying the departments, custodians, and record systems searched.

This request does not seek analysis, opinion, or investigation. It seeks only identification of the factual record referenced in your prior correspondence, or confirmation that no such record exists.

Thank you for your attention.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779
Sent from my iPhone

On Feb 6, 2026, at 10:18 AM, LPDinternalaffairs <LPDinternalaffairs@lansingmi.gov> wrote:

Mrs. Peeler,

The request for records you seek, lies outside the scope of the OIA and will have to be completed through an official FOIA request. Please see the below link which contains information on how to complete a FOIA request. From my understanding you were already advised of the reasons for the suspension by Sgt. VandeVoorde and or former Chief Sosebee.

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, February 6, 2026 11:44 AM
To: Moses, Delvata R.
Cc: LPDinternalaffairs; CityAtty; Lansing Mayor; Clerk, City
Subject: [EXTERNAL] Request for Identification of HRCS Investigator Position Referenced in Prior Correspondence

Dear Deputy Director

I just received information indicating that civilian police oversight is handled by HRCS and that the position is currently held by a new commission investigator.

If you recall, in August of 2023 you told me that the responsibility had been moved to LPD Internal Affairs.

To ensure the administrative record is accurate, please identify the following:

1 The official position title of the investigator referenced
2 The department or office in which the position is housed
3 The authority under which the position operates
4 Whether the position is permanent temporary contracted or interim
5 Whether the position has custody of civilian police oversight complaints or related case files

This request seeks identification of position and authority only.

Thank you for your attention.

Sincerely,

Alison Peeler
Lansing Michigan
alipeeler@icloud.com
517 708 7779

Sent from my iPhone

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 Fear & seperation of Family's

Name (print) Al Salas E-Mail *(optional)* salesalfonso@att.com

Address (street, city, zip) 10286 Lafayette Ln Dimondale mich

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

Signature _____ Pronouns _____

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes*.**
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- 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.

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Public Comment on City Government Matters Registration

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Topic(s) to be addressed DATA CENTER

Name (print) Michael Mercer E-Mail *(optional)* MichaelMercer824@GMail.com

Address (street, city, zip) 4530 Sycamore St Holt, Mi. 48842

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

Signature Michael T. Mercer 2-9-2026 Pronouns _____

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Topic(s) to be addressed: Air Quality in Brecroft & at Mt Hope Washington

Name (print): Douglas W Weadk E-Mail *(optional)*: DougW18@attnet/SWCorn

Address (street, city, zip): 1900 South Cedar ST Apt 203, Lansing, Mi, 48910

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

Signature: Douglas W Weadk Pronouns: Mr / Him

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Topic(s) to be addressed Zoning

Name (print) Scotty Decess E-Mail *(optional)* SCOTTYpecess@Gmail.com

Address (street, city, zip) 716 Randall Lansing 48906

Company or organization represented, etc. *(if applicable)* Lansing Wedding

Signature Scott J. Decess Pronouns _____

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Topic(s) to be addressed ICE, probably

Name (print) Carver E-Mail *(optional)* _____

Address (street, city, zip) Lansing

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

Signature _____ Pronouns Any/All

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Topic(s) to be addressed Homeless/Hotel

Name (print) Shawn Black E-Mail *(optional)* _____

Address (street, city, zip) 3205 S. Washington

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

Signature Shawn D. Black Pronouns _____

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DOWNSTAIRS

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Topic(s) to be addressed _____

Name (print) Darren E-Mail *(optional)* _____

Address (street, city, zip) Lansing

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

Signature _____ Pronouns _____

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