

AGENDA

Committee of the Whole February 23, 2026 at 5:30 PM



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

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>
UPDATED 2/22/2026

Council Member Peter Spadafore, Chairperson
Council Member Trini Pehlivanoglu, Vice Chairperson

1. **Call to Order**
 2. **Roll Call**
 3. **Minutes**
 - A. February 9, 2026
 4. **Public Comment on Agenda Items (Up to 3 Minutes)**
 5. **Presentations:**
 - B. General Fund Status Report; Fiscal Year 2025-2026, 2nd Quarter & Employment Vacancy Factor Report, Fiscal Year 2025-2026 2nd Quarter
 6. **Discussion/Action:**
 - C. RESOLUTION - Polling Places; temporary relocation of multiple precincts for the May 2026 Special Election
 - D. RESOLUTION - 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.
 - E. RESOLUTION -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.
 - F. PLACED ON FILE - Lansing Entertainment and Public Facilities Authority (LEPFA) Report on Financial Statements, Fiscal Year 2024-2025
 - G. RESOLUTION - Request to Add Outside Counsel to Represent the City's Retirement Systems; Robbins Geller Rudman and Dowd, LLP
 7. **Other**
- Closed Session**
- H. Pursuant to MCL 15.268(c) of the Open Meetings Act, City Council will recess into closed session for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement between the City of Lansing and Teamsters Local 243 Supervisory and CTP Units, as requested by the City.

Reconvene

Discussion/Action:

- I. RESOLUTION - Ratification of the Collective Bargaining Agreement (CBA) between the City of Lansing and Teamsters Local 243 Clerical, Technical, and Profession Units, as requested by the City.
- J. RESOLUTION - Ratification of the Collective Bargaining Agreement (CBA) between the City of Lansing and Teamsters Local 243 Supervisory Unit, as requested by the City.

8. Adjourn

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



MINUTES
Committee of the Whole
Monday, February 9, 2026 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council Member Spadafore called the meeting to order at 5:30 p.m.

PRESENT

Councilmember Tamera Carter -arrived at 5:31 p.m.
Councilmember Jeremy Garza
Councilmember Adam Hussain
Councilmember Ryan Kost
Councilmember Clara Martinez
Councilmember Deyanira Nevarez Martinez-arrived at 5:31 p.m.
Councilmember Trini Pehlivanoglu
Councilmember Peter Spadafore

OTHERS PRESENT

Sherrie Boak, Council Staff
Greg Venker, City Attorney
Lisa Hagen-Lawrence, City Attorney
Chris Mumby, Deputy Mayor
Dominic Cochran, Ovation
Emily Linden, Ovation
Jeff Dehan - Owner's Rep. Ovation
John McGraw, Public Safety Complex
Dan Wisinski, Public Safety Complex
Rob Crowe, Christman
Mike Morgan, Owners Rep. City Hall
Chris Martin, Clark Construction
Joseph Davis, local 352

Council President Spadafore amended the agenda to move Item D to the beginning of the meeting, adding a closed session to the end of the meeting, and action item under Other for action after Closed Session.

Minutes

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM JANUARY 26, 2026 AS PRESENTED. MOTION CARRIED 8-0.

Public Comment

Mr. Davis, representing BWL members with Local 352 wanted to speak on the Deep Green project, and Council President Spadafore explained that item was Council so that would be open to public comment at that meeting at 7 p.m.

Council President Spadafore listed what was on the committee agenda.

No public comment at this time.

Discussion/Action

RESOLUTION –Appointment; Kim Butcher; At Large Member of the Board of Review; Term to Expire June 30, 2027

Mr. Butcher spoke briefly on his experience and why he applied, acknowledging he has taken the training, received certification, and wants to serve the city.

Council Member Hussain asked Mr. Mumby about the 2021 application, and asked if the administration is re-engaging and they still meet requirements. Mr. Mumby confirmed that it is their process.

Council Member Garza noted the application is Ward 3, and Wabash is Ward 2, and Council President Spadafore noted this is an at large position, so this is okay to move forward.

Council Member Hussain asked Mr. Mumby if the meetings are still online, because the website states they are, and Mr. Mumby stated he would check into it.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF KIM BUTCHER TO THE BOARD OF REVIEW. MOTION CARRIED 8-0.

Presentations

Ingham County Intermediate School District Superintendent – Jason Mellema

Mr. Mellema first spoke about the number of schools and charter schools in the district, along with number of students. Mr. Mellema then went through the information on the Bond that will be in front of the voters on the May ballot in 2026. Included in the information was a presentation on facilities bonds, .55 mill increase for 20 years that would generate \$99.96 million for Beekman and Hartwood schools, which serve the students at center-based programs. There was a brief overview on the legacy and community of those schools. Mr. Mellema moved through the presentation to facility on challenges and accessibility. There are three areas; engagement, accessibility, and safety that this bond will address. The Beckman center is in the City of Lansing limits, and after it is completed the students will be moved over. They have worked with the Lansing School Board on a sale of \$1 to build this new one adjacent to current.

Council Member Garza asked about \$100 million upgrades, and what is the percentage to each project, and Mr. Mellema stated there is approximately \$65 million for Beekman, and \$35 million to Harwood. The funds have to impact the needs of the special needs students that will be attending.

City Construction Project(s) Updates - Administration

Ovation Update

Mr. Cochran, Ms. Linden and Mr. Deehan came before the Committee to present on the Ovation project. Mr. Cochran presented on the progress with March 2026 as the first phase.

He then went through the existing building on S. Washington, with modifications to plan and they will submit for plan review in March.

Ms. Linden spoke on the budget of \$28 million, and the cost spent at 520 S Washington location is \$2.8 million of that. The construction funds spent to date is \$3,752,595.76 The private fundraising efforts are ongoing. Mr. Cochran provided a study on existing concert venues and economic and tourism impact. Lastly Mr. Cochran provided photos of the progress.

Council President Spadafore asked if they intend for Q1 2027, if that is calendar and Mr. Cochran confirmed March 2027.

Council Member Garza asked for the funds that would be spent on the rendering at the beginning of the presentation and Mr. Cochran stated the construction budget is \$28 million. Council Member Garza asked how much raised, and if exceed that what will change. Mr. Cochran stated they plan to meet the goals, and they were \$3 million over budget, and attempting to get sponsorship and fundraising for funding for the first year open. Offers for first show would be going out in late 2026. The funds for their goal would be for staff and operations, but there is a list of potential enhancements that are long.

Council Member Hussain asked about progress on the new building, and how certain the progress is coming. Mr. Cochran stated they have been told that frost laws should allow work to start in March, and the opening date could change based on getting the geo columns in the ground once that starts.

Council Member Pehlivanoglu noted in the last meeting there was a change in cost savings and now switched over what are those savings in the future. Mr. Cochran stated it achieved was getting back to the \$28 million budget, because at one point they were \$3 million over.

Mr. Deehan stated the new exercise has taken off about \$3 million, and were able to correct some things, and has been valuable.

Council Member Nevarez Martinez stepped away from the meeting at 6:09 p.m.

Public Safety Complex Update

John McGraw, Dan Wisinski, Hobbs and Black representatives were present.

Mr. McGraw stated they are on schedule and on budget.

Council Member Nevarez Martinez stepped away from the meeting at 6:11 p.m.

The public safety complex is 68% complete, Fire Station 2 turned over to the City in November 2025, Fire Station 9 is 75 % complete, Fire Training site is 15% complete and Fire Station 8 is 3%.

Council Member Garza acknowledged them for hiring local work force.

Council Member Hussain asked if they were on time and on budget, and that was confirmed.

Council Member Hussain stepped away from the meeting at 6:13 p.m.

Council President Spadafore acknowledged the contractors and representatives for the work they have done so far.

Council Member Carter acknowledged the contractors and how they worked with all the departments on their input.

Council Member Hussain returned to the meeting at 6:14 p.m.

City Hall

Mr. Martin and Mr. Morgan acknowledged they have a lot of activity happening with looking at moving late Q3 early Q4 of 2026. There is a local firm working on furniture and equipment, contracts out, working on roof currently, on schedule and on track for budget.

Council Member Hussain asked Mr. Mumby for the relocation plan. Mr. Mumby stated they are in initial stages on determining which departments move first. They plan to depend on work load, time of year, and intention to move IT and facilities first, after they will determine which department is first, and provide detail communications to residents. They have not determined how to move; but intend on a department and floor move. Every group will be different. Council member Hussain asked about internally, is the goal to be out Q1 of 2027. Mr. Mumby stated the contract with the purchases, 60 days from last staff, property gets turned over. They have stayed in contact with Bietler Group, the purchaser, and this is a different budget then the Public Safety Complex, so their plan is different.

Council Member Garza asked about the move status for courts, lock up and police in 2026. Mr. Mumby stated that the Public Safety complex will be completed by 12/31/2026 but they will phase in after 1/1/2027.

RESOLUTION – Set a Public Hearing; First Amendment to the Operating Agreement between the City of Lansing and Lansing Entertainment and Public Facilities Authority (LEPFA)

Mr. Venker provided an explanation on the amendment, which main purpose of which initially was to extend the deadline on termination of the 10 year current agreement. It currently ends 10/2026, but with the new agreement with LEPFA and ASM Global Legends, with a request to extend by 4 years, 10/19/2030. The agreement was cleaned up to remove the City Market reference, also moving Groesbeck Golf Course in, and changing stadium name to Jackson Field. Lastly, Mr. Venker stated there is an allowance for Legends to market naming rights, not stadium, and in order that to be allowed, there was a provision to permit that marketing to occur. Anything will need final approval from the Mayor.

Council President Spadafore asked about the naming rights, and if the City has veto authority, and Mr. Venker stated yes. Mr. Venker stated they do not have a desire to change the name of Groesbeck.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE LEPFA AND CITY OF LANSING AGREEMENT FOR FEBRUARY 23, 2026. MOTION CARRIED 8-0.

OTHER

CLOSED SESSION

MOTION BY COUNCIL MEMBER PEHLIVANOGLU THAT Pursuant to MCL 15.268(e), City Council will move into closed session at 6:29 p.m. to consult with the City Attorney in connection with pending litigation, that being Hulon v. City of Lansing et. al. An open meeting will have a detrimental financial effect on the litigating or settlement position of the City of Lansing concerning this case. Outside Counsel working on the case, Andrew Brege is invited into this portion of the closed session.

In addition, pursuant to MCL 15.268(1)(h) of the Open Meetings Act, I hereby move that once discussion regarding the litigation matter concludes, that we continue the closed session to consult with the City Attorney to consider material exempt from discussion or disclosure by state statute. Specifically, to discuss written material from the City Attorney provided under attorney-client privilege and attorney work-product, and which is also exempt from disclosure under the Freedom of Information Act pursuant to MCL 15.243(1)(g).

ROLL CALL VOTE, MOTION CARRIED 8-0.

RECONVENE

Council President Spadafore reconvened the meeting at 7:30 p.m.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU EARLIER THIS EVENING WE RECESSED INTO CLOSED SESSION TO DISCUSS A PENDING LITIGATION MATTER. WE RECEIVED A RECOMMENDATION FROM THE CITY ATTORNEY, IN COORDINATION WITH OUTSIDE LEGAL COUNSEL INVOLVED IN THE CASE HULON V. CITY OF LANSING ET. AL. THE PARTIES HAVE REACHED A SETTLEMENT AGREEMENT, WHICH REQUIRES APPROVAL OF THIS BODY. I MOVE TO APPROVE THE RESOLUTION REGARDING THE SETTLEMENT OF HULON V. CITY OF LANSING ET. AL. WITH THE TERMS AS DISCUSSED IN CLOSED SESSION AS OUTLINED IN THE RESOLUTION IN FRONT OF YOU. MOTION CARRIED 8-0.

Adjourn

The meeting adjourned at: 7:32 pm

Respectfully Submitted by,

Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee February 23, 2026



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, MMC/MiPMC Level 3
Lansing City Clerk



Chris Swope
Lansing City Clerk

February 10, 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, MMC/MiPMC Level 3
Lansing City Clerk

BY THE COMMITTEE OF THE WHOLE
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.

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

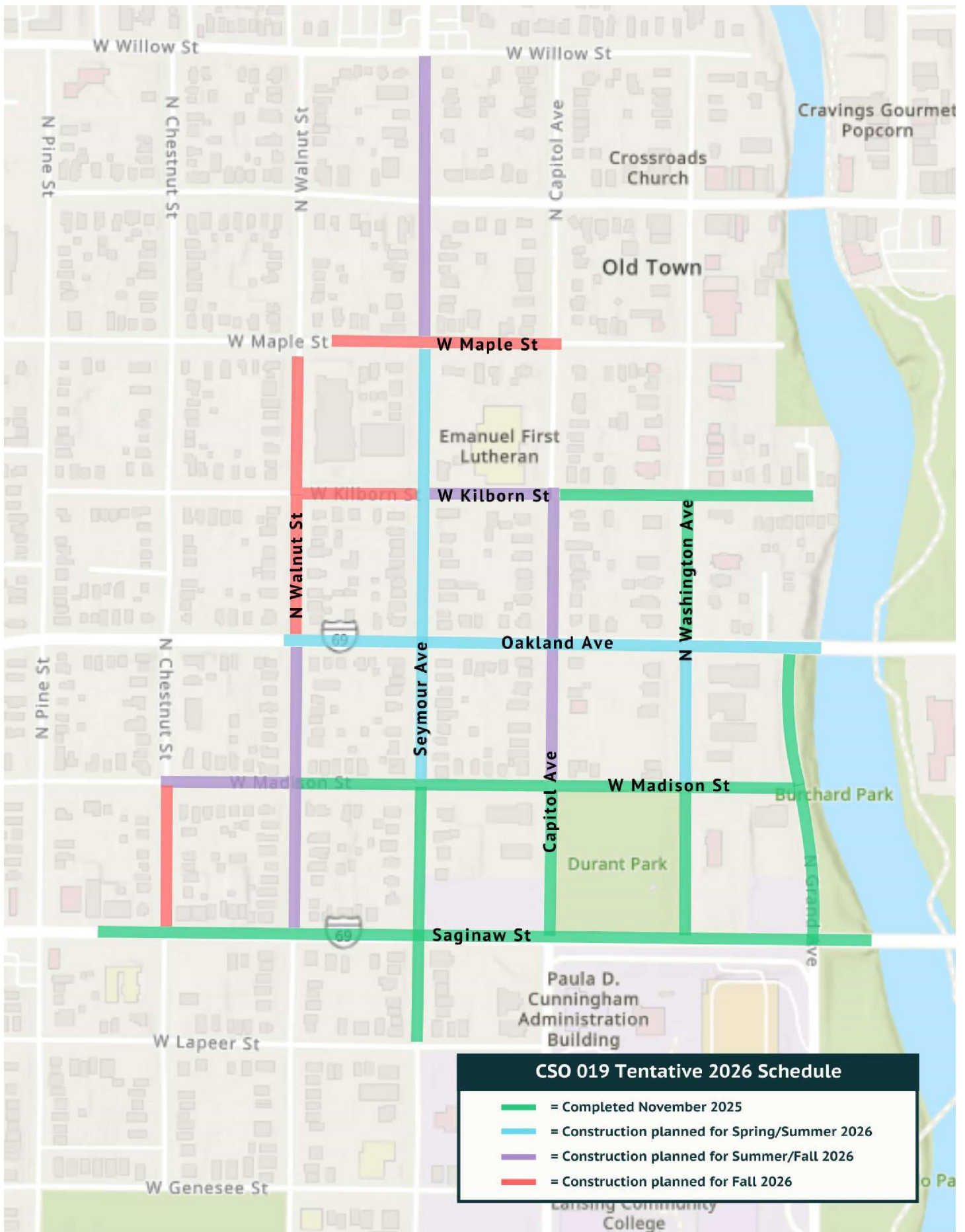
WHEREAS, for the periods March 7, 2026, through December 12, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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.

CSO 019 Tentative 2026 Phasing Map



Name	Location	CITY STATE ZIP_CODE
Occupant	1000 N LARCH ST	LANSING, MI 48906
Occupant	1000 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1001 N CAPITOL AVE	LANSING, MI 48906
Occupant	1003 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1004 N LARCH ST	LANSING, MI 48906
Occupant	1005 N WALNUT ST	LANSING, MI 48906
Occupant	1006 N CAPITOL AVE	LANSING, MI 48906
Occupant	1006 N WASHINGTON AVE	LANSING, MI 489064839
Occupant	1007 N CHESTNUT ST	LANSING, MI 48906
Occupant	1008 N LARCH ST	LANSING, MI 48906
Occupant	1009 N WALNUT ST	LANSING, MI 48906
Occupant	101 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	101 E WILLOW ST	LANSING, MI 48906
Occupant	1010 N CAPITOL AVE	LANSING, MI 48906
Occupant	1010 N CHESTNUT ST	LANSING, MI 48906
Occupant	1010 N LARCH ST	LANSING, MI 48906
Occupant	1010 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1010.5 N CAPITOL AVE	LANSING, MI 48906
Occupant	1011 N CHESTNUT ST	LANSING, MI 48906
Occupant	1011 N LARCH ST	LANSING, MI 48906
Occupant	1011 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1012 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	1012 N WALNUT ST	LANSING, MI 48906
Occupant	1012 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1013 N LARCH ST	LANSING, MI 48906
Occupant	1014 N CHESTNUT ST	LANSING, MI 48906
Occupant	1015 N CHESTNUT ST	LANSING, MI 48906
Occupant	1015 N WALNUT ST	LANSING, MI 48906
Occupant	1016 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	1016 N CHESTNUT ST	LANSING, MI 48906
Occupant	1016 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1017 N LARCH ST	LANSING, MI 48906
Occupant	1017 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1018 N CHESTNUT ST	LANSING, MI 48906
Occupant	1019 N CHESTNUT ST	LANSING, MI 48906
Occupant	1019 N LARCH ST	LANSING, MI 48906
Occupant	1019 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1019 N WALNUT ST	LANSING, MI 48906
Occupant	1019.5 N WALNUT ST	LANSING, MI 48906
Occupant	102 W WILLOW ST	LANSING, MI 48906
Occupant	1020 N LARCH ST	LANSING, MI 48906
Occupant	1021 N WALNUT ST 1	LANSING, MI 48906
Occupant	1022 N CHESTNUT ST	LANSING, MI 48906
Occupant	1023 N CHESTNUT ST	LANSING, MI 48906
Occupant	1023 N SEYMOUR AVE	LANSING, MI 48906

Occupant	1023 N WALNUT ST 1	LANSING, MI 48906
Occupant	1024 N CAPITOL AVE	LANSING, MI 48906
Occupant	1024 N LARCH ST	LANSING, MI 48906
Occupant	1025 N LARCH ST	LANSING, MI 48906
Occupant	1025 N WALNUT ST 1	LANSING, MI 48906
Occupant	1025 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1026 N CHESTNUT ST	LANSING, MI 48906
Occupant	1026 N LARCH ST	LANSING, MI 48906
Occupant	1026 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1027 N CHESTNUT ST	LANSING, MI 48906
Occupant	1027 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1029 N LARCH ST	LANSING, MI 48906
Occupant	1031 N LARCH ST	LANSING, MI 48906
Occupant	1031 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1032 N CAPITOL AVE	LANSING, MI 48906
Occupant	1032 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1034 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1035 N CAPITOL AVE	LANSING, MI 48906
Occupant	1035 N LARCH ST	LANSING, MI 48906
Occupant	1035 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1035 N WALNUT ST	LANSING, MI 48906
Occupant	1035 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1036 N LARCH ST	LANSING, MI 48906
Occupant	1038 N LARCH ST	LANSING, MI 48906
Occupant	1039 N CHESTNUT ST	LANSING, MI 48906
Occupant	1039 N LARCH ST	LANSING, MI 48906
Occupant	1045 N LARCH ST	LANSING, MI 48906
Occupant	1046 N LARCH ST	LANSING, MI 48906
Occupant	1049 N LARCH ST	LANSING, MI 48906
Occupant	1050 N LARCH ST	LANSING, MI 48906
Occupant	1059 N LARCH ST	LANSING, MI 48906
Occupant	106 E CESAR E. CHAVEZ AVE	LANSING, MI 48906
Occupant	106 W WILLOW ST	LANSING, MI 48906
Occupant	1060 N LARCH ST	LANSING, MI 48906
Occupant	1061 N LARCH ST	LANSING, MI 48906
Occupant	1062 N LARCH ST	LANSING, MI 48906
Occupant	1064 N LARCH ST	LANSING, MI 48906
Occupant	107 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	107 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	107 W MAPLE ST	LANSING, MI 48906
Occupant	108 W CESAR E. CHAVEZ AVE	LANSING, MI 48906
Occupant	109 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	109 E OAKLAND AVE	LANSING, MI 48906
Occupant	109 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	109 W MAPLE ST	LANSING, MI 48906
Occupant	109.5 W MAPLE ST	LANSING, MI 48906

Occupant	110 E KILBORN ST	LANSING, MI 48906
Occupant	110 E WILLOW ST	LANSING, MI 48906
Occupant	110 W MAPLE ST	LANSING, MI 48906
Occupant	110 W WILLOW ST	LANSING, MI 48906
Occupant	110.5 E WILLOW ST	LANSING, MI 48906
Occupant	1100 N WALNUT ST	LANSING, MI 48906
Occupant	1100 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1101 N CAPITOL AVE	LANSING, MI 48906
Occupant	1101 N LARCH ST	LANSING, MI 48906
Occupant	1101 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1101 N WALNUT ST	LANSING, MI 48906
Occupant	1102 N CAPITOL AVE	LANSING, MI 48906
Occupant	1103 N CHESTNUT ST	LANSING, MI 48906
Occupant	1103 N WALNUT ST	LANSING, MI 48906
Occupant	1103 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1103.5 N WALNUT ST	LANSING, MI 48906
Occupant	1104 N WALNUT ST	LANSING, MI 48906
Occupant	1105 N CAPITOL AVE	LANSING, MI 48906
Occupant	1105 N CHESTNUT ST	LANSING, MI 48906
Occupant	1105 N LARCH ST	LANSING, MI 48906
Occupant	1105 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1105.5 N LARCH ST	LANSING, MI 48906
Occupant	1106 N CEDAR ST	LANSING, MI 48906
Occupant	1106 N LARCH ST	LANSING, MI 48906
Occupant	1107 N CAPITOL AVE	LANSING, MI 48906
Occupant	1107 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1107 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1108 N CAPITOL AVE	LANSING, MI 48906
Occupant	1108 N LARCH ST	LANSING, MI 48906
Occupant	1108 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1109 N WALNUT ST	LANSING, MI 48906
Occupant	111 E KILBORN ST	LANSING, MI 48906
Occupant	111 E OAKLAND AVE	LANSING, MI 48906
Occupant	111 E WILLOW ST	LANSING, MI 48906
Occupant	111 W WILLOW ST	LANSING, MI 48906
Occupant	1110 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1111 N CHESTNUT ST	LANSING, MI 48906
Occupant	1111 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	1111 N CHESTNUT ST 2	LANSING, MI 48906
Occupant	1111 N CHESTNUT ST 3	LANSING, MI 48906
Occupant	1111 N WALNUT ST	LANSING, MI 48906
Occupant	1112 N LARCH ST	LANSING, MI 48906
Occupant	1112 N WALNUT ST	LANSING, MI 48906
Occupant	1113 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1114 N CAPITOL AVE	LANSING, MI 48906
Occupant	1114 N CHESTNUT ST	LANSING, MI 48906

Occupant	1114 N SEYMOUR AVE 1	LANSING, MI 48906
Occupant	1115 N CAPITOL AVE	LANSING, MI 48906
Occupant	1115 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1116 N CHESTNUT ST	LANSING, MI 48906
Occupant	1116 N SEYMOUR AVE 1	LANSING, MI 48906
Occupant	1116 N WALNUT ST	LANSING, MI 48906
Occupant	1117 N CAPITOL AVE	LANSING, MI 48906
Occupant	1117 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	1117 N CAPITOL AVE 2	LANSING, MI 48906
Occupant	1117 N CHESTNUT ST	LANSING, MI 48906
Occupant	1117 N WALNUT ST	LANSING, MI 48906
Occupant	1118 N CHESTNUT ST	LANSING, MI 48906
Occupant	1118 N WALNUT ST	LANSING, MI 48906
Occupant	1119 N CHESTNUT ST	LANSING, MI 48906
Occupant	1119 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1119 N WALNUT ST	LANSING, MI 48906
Occupant	112 E KILBORN ST	LANSING, MI 48906
Occupant	112 W MAPLE ST	LANSING, MI 48906
Occupant	1120 N CAPITOL AVE	LANSING, MI 48906
Occupant	1120 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	1120 N CHESTNUT ST 2	LANSING, MI 48906
Occupant	1120 N WALNUT ST	LANSING, MI 48906
Occupant	1121 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	1122 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	1122 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1122 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1122.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1123 N CHESTNUT ST	LANSING, MI 48906
Occupant	1123 N WALNUT ST	LANSING, MI 48906
Occupant	1124 N CAPITOL AVE	LANSING, MI 48906
Occupant	1124 N CHESTNUT ST	LANSING, MI 48906
Occupant	1125 N CAPITOL AVE	LANSING, MI 48906
Occupant	1125 N CHESTNUT ST	LANSING, MI 48906
Occupant	1125 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1125 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1125.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1126 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1126.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1129 N CAPITOL AVE	LANSING, MI 48906
Occupant	113 W WILLOW ST	LANSING, MI 48906
Occupant	1131 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1132 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1133 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1133 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1133.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	1135 N WASHINGTON AVE	LANSING, MI 48906

Occupant	114 E KILBORN ST	LANSING, MI 48906
Occupant	114 W WILLOW ST	LANSING, MI 48906
Occupant	115 E KILBORN ST	LANSING, MI 48906
Occupant	115 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	115.5 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	116 W KILBORN ST	LANSING, MI 48906
Occupant	116 W MAPLE ST	LANSING, MI 48906
Occupant	116 W OAKLAND AVE	LANSING, MI 48906
Occupant	117 W KILBORN ST	LANSING, MI 48906
Occupant	117 W KILBORN ST 1	LANSING, MI 48906
Occupant	117 W KILBORN ST 2	LANSING, MI 48906
Occupant	117 W KILBORN ST 3	LANSING, MI 48906
Occupant	118 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	118 W GRAND RIVER AVE 2	LANSING, MI 48906
Occupant	118 W MAPLE ST	LANSING, MI 48906
Occupant	119 E KILBORN ST	LANSING, MI 48906
Occupant	119 E OAKLAND AVE	LANSING, MI 48906
Occupant	119 W CESAR E CHAVEZ AVE	LANSING, MI 48906
Occupant	119 W MAPLE ST	LANSING, MI 48906
Occupant	119.5 E OAKLAND AVE	LANSING, MI 48906
Occupant	120 W WILLOW ST	LANSING, MI 48906
Occupant	1203 N WALNUT ST 1	LANSING, MI 48906
Occupant	1203 N WALNUT ST 2	LANSING, MI 48906
Occupant	1210 N CAPITOL AVE	LANSING, MI 48933
Occupant	1212 N WALNUT ST	LANSING, MI 48906
Occupant	1212 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1213 N WALNUT ST	LANSING, MI 48906
Occupant	1214 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1215 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1216 N CAPITOL AVE	LANSING, MI 48906
Occupant	1216 N WALNUT ST	LANSING, MI 48906
Occupant	1216.5 N WALNUT ST	LANSING, MI 48906
Occupant	1217 N CAPITOL AVE	LANSING, MI 48906
Occupant	1217 N GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	1218 N CAPITOL AVE	LANSING, MI 48906
Occupant	1218 N WALNUT ST	LANSING, MI 48906
Occupant	1219 N WALNUT ST	LANSING, MI 48906
Occupant	1219 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1219.5 N WALNUT ST	LANSING, MI 48906
Occupant	122 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	122 W MADISON ST	LANSING, MI 48906
Occupant	122 W OAKLAND AVE	LANSING, MI 48906
Occupant	122.5 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	1220 N WALNUT ST	LANSING, MI 48906
Occupant	1220 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1221 N GRAND RIVER AVE	LANSING, MI 48906

Occupant	1222 N CAPITOL AVE	LANSING, MI 48906
Occupant	1222 N GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	1222 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1223 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	1223 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1224 N CAPITOL AVE	LANSING, MI 48906
Occupant	1224 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1224 N WALNUT ST	LANSING, MI 48906
Occupant	1225 N CAPITOL AVE	LANSING, MI 48906
Occupant	1225 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1225 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1225.5 N CAPITOL AVE	LANSING, MI 48906
Occupant	1226 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1227 N WALNUT ST	LANSING, MI 48906
Occupant	1228 N CAPITOL AVE	LANSING, MI 48906
Occupant	1228 N WALNUT ST	LANSING, MI 48906
Occupant	1228 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1229 N CAPITOL AVE	LANSING, MI 48906
Occupant	1229 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1229.5 N CAPITOL AVE	LANSING, MI 48906
Occupant	1229.5 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1231 N WALNUT ST	LANSING, MI 48906
Occupant	1232 N CAPITOL AVE	LANSING, MI 48906
Occupant	1232 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1233 N CAPITOL AVE	LANSING, MI 48906
Occupant	1233 N WALNUT ST	LANSING, MI 48906
Occupant	1234 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1235 N CAPITOL AVE	LANSING, MI 48906
Occupant	1235 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1235 N WASHINGTON AVE	LANSING, MI 48906
Occupant	1235.5 N CAPITOL AVE	LANSING, MI 48906
Occupant	124 E KILBORN ST	LANSING, MI 48906
Occupant	124 W KILBORN ST	LANSING, MI 48906
Occupant	124 W WILLOW ST	LANSING, MI 48906
Occupant	125 E KILBORN ST	LANSING, MI 48906
Occupant	125 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	127 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	128 E KILBORN ST	LANSING, MI 48906
Occupant	128 W KILBORN ST 1	LANSING, MI 48906
Occupant	128 W KILBORN ST 2	LANSING, MI 48906
Occupant	128 W MADISON ST	LANSING, MI 48906
Occupant	128 W WILLOW ST 1	LANSING, MI 48906
Occupant	128 W WILLOW ST 2	LANSING, MI 48906
Occupant	130 E KILBORN ST	LANSING, MI 48906
Occupant	1300 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1301 N GRAND RIVER AVE	LANSING, MI 48906

Occupant	1308 N WALNUT ST	LANSING, MI 48906
Occupant	1309 N WALNUT ST	LANSING, MI 48906
Occupant	131 E KILBORN ST	LANSING, MI 48906
Occupant	1312 N WALNUT ST	LANSING, MI 48906
Occupant	1316 N WALNUT ST	LANSING, MI 48906
Occupant	1317 N WALNUT ST	LANSING, MI 48906
Occupant	1318 N WALNUT ST	LANSING, MI 48906
Occupant	132 E KILBORN ST 1	LANSING, MI 48906
Occupant	1320 N GRAND RIVER AVE	LANSING, MI 48906
Occupant	1321 N WALNUT ST	LANSING, MI 48906
Occupant	1322 N WALNUT ST	LANSING, MI 48906
Occupant	1324 N WALNUT ST	LANSING, MI 48906
Occupant	133 E KILBORN ST	LANSING, MI 48906
Occupant	1330 N WALNUT ST	LANSING, MI 48906
Occupant	1332 N WALNUT ST	LANSING, MI 48906
Occupant	1336 N WALNUT ST	LANSING, MI 48906
Occupant	134 E KILBORN ST	LANSING, MI 48906
Occupant	134 W WILLOW ST	LANSING, MI 48906
Occupant	137 E KILBORN ST	LANSING, MI 48906
Occupant	200 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	200 W WILLOW ST	LANSING, MI 48906
Occupant	201 E SHIAWASSEE ST	LANSING, MI 48933
Occupant	203 W WILLOW ST	LANSING, MI 48906
Occupant	204 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	204 W WILLOW ST	LANSING, MI 48906
Occupant	204.5 W WILLOW ST	LANSING, MI 48906
Occupant	205 W SAGINAW ST	LANSING, MI 48933
Occupant	206 W WILLOW ST	LANSING, MI 48906
Occupant	208 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	208 W MAPLE ST	LANSING, MI 48906
Occupant	208 W OAKLAND AVE	LANSING, MI 48906
Occupant	208 W SAGINAW ST	LANSING, MI 48933
Occupant	209 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	209 W KILBORN ST	LANSING, MI 48906
Occupant	209 W WILLOW ST	LANSING, MI 48906
Occupant	210 W MADISON ST	LANSING, MI 48906
Occupant	210 W WILLOW ST	LANSING, MI 48906
Occupant	211 W KILBORN ST	LANSING, MI 48906
Occupant	211 W MAPLE ST	LANSING, MI 48906
Occupant	211 W OAKLAND AVE	LANSING, MI 48906
Occupant	211 W SAGINAW ST	LANSING, MI 48933
Occupant	211.5 W OAKLAND AVE	LANSING, MI 48906
Occupant	212 W MADISON ST	LANSING, MI 48906
Occupant	212 W OAKLAND AVE	LANSING, MI 48906
Occupant	213 W OAKLAND AVE	LANSING, MI 48906
Occupant	213 W WILLOW ST	LANSING, MI 48906

Occupant	214 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	214 W WILLOW ST	LANSING, MI 48906
Occupant	216 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	216 W MADISON ST	LANSING, MI 48906
Occupant	216 W OAKLAND AVE	LANSING, MI 48906
Occupant	216 W SAGINAW ST 1	LANSING, MI 48933
Occupant	216 W WILLOW ST	LANSING, MI 48906
Occupant	216.5 W MADISON ST	LANSING, MI 48906
Occupant	217 W MAPLE ST 1	LANSING, MI 48906
Occupant	217 W OAKLAND AVE	LANSING, MI 48906
Occupant	217 W OAKLAND AVE 1	LANSING, MI 48906
Occupant	217 W OAKLAND AVE 2	LANSING, MI 48906
Occupant	217 W OAKLAND AVE 3	LANSING, MI 48906
Occupant	218 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	218 W MAPLE ST 1	LANSING, MI 48906
Occupant	219 W CESAR E CHAVEZ AVE 1	LANSING, MI 48906
Occupant	219 W OAKLAND AVE	LANSING, MI 48906
Occupant	219.5 W OAKLAND AVE	LANSING, MI 48906
Occupant	220 W LAPEER ST	LANSING, MI 48933
Occupant	220 W MADISON ST	LANSING, MI 48906
Occupant	220 W OAKLAND AVE	LANSING, MI 48906
Occupant	220.5 W MADISON ST	LANSING, MI 48906
Occupant	221 W SAGINAW ST	LANSING, MI 48933
Occupant	222 W MAPLE ST	LANSING, MI 48906
Occupant	222 W SAGINAW ST	LANSING, MI 48933
Occupant	224 W LAPEER ST	LANSING, MI 48933
Occupant	224 W MAPLE ST	LANSING, MI 48906
Occupant	226 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	226 W MAPLE ST	LANSING, MI 48906
Occupant	228 W LAPEER ST	LANSING, MI 48933
Occupant	229 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	3 LAWLER CT	LANSING, MI 48906
Occupant	300 E OAKLAND AVE	LANSING, MI 48906
Occupant	300 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	301 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	301.5 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	305 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	306 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	306 W LAPEER ST 1	LANSING, MI 48933
Occupant	306 W MADISON ST	LANSING, MI 48906
Occupant	306 W OAKLAND AVE	LANSING, MI 48906
Occupant	306 W WILLOW ST	LANSING, MI 48906
Occupant	307 W KILBORN ST	LANSING, MI 48906
Occupant	307 W WILLOW ST	LANSING, MI 48906
Occupant	308 W LAPEER ST	LANSING, MI 48933
Occupant	309 W KILBORN ST	LANSING, MI 48906

Occupant	309 W LAPEER ST	LANSING, MI 48933
Occupant	309 W OAKLAND AVE	LANSING, MI 48906
Occupant	309 W SAGINAW ST	LANSING, MI 48933
Occupant	310 W SAGINAW ST 1	LANSING, MI 48933
Occupant	311 W MAPLE ST	LANSING, MI 48906
Occupant	312 W MADISON ST	LANSING, MI 48906
Occupant	312 W MAPLE ST	LANSING, MI 48906
Occupant	312 W SAGINAW ST 1	LANSING, MI 48933
Occupant	312.5 W MAPLE ST	LANSING, MI 48906
Occupant	313 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	313 W KILBORN ST	LANSING, MI 48906
Occupant	313 W MAPLE ST	LANSING, MI 48906
Occupant	313 W OAKLAND AVE	LANSING, MI 48906
Occupant	313 W SAGINAW ST	LANSING, MI 48933
Occupant	313 W WILLOW ST	LANSING, MI 48906
Occupant	314 W MAPLE ST	LANSING, MI 48906
Occupant	314 W MAPLE ST 1	LANSING, MI 48906
Occupant	314 W MAPLE ST 2	LANSING, MI 48906
Occupant	314 W MAPLE ST 3	LANSING, MI 48906
Occupant	314.5 W MAPLE ST	LANSING, MI 48906
Occupant	315 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	315 W LAPEER ST	LANSING, MI 48933
Occupant	315 W MADISON ST	LANSING, MI 48906
Occupant	316 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	316 W LAPEER ST	LANSING, MI 48933
Occupant	316 W MADISON ST	LANSING, MI 48906
Occupant	316 W OAKLAND AVE	LANSING, MI 48906
Occupant	316 W SAGINAW ST	LANSING, MI 48933
Occupant	316.5 W SAGINAW ST	LANSING, MI 48933
Occupant	317 W MADISON ST	LANSING, MI 48906
Occupant	317 W WILLOW ST	LANSING, MI 48906
Occupant	318 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	318 W SAGINAW ST	LANSING, MI 48933
Occupant	318.5 W SAGINAW ST	LANSING, MI 48933
Occupant	319 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	319 W KILBORN ST	LANSING, MI 48906
Occupant	319 W LAPEER ST	LANSING, MI 48933
Occupant	319 W SAGINAW ST	LANSING, MI 48933
Occupant	319 W WILLOW ST	LANSING, MI 48906
Occupant	320 W MADISON ST	LANSING, MI 48906
Occupant	321 W LAPEER ST	LANSING, MI 48933
Occupant	321 W OAKLAND AVE	LANSING, MI 48906
Occupant	322 W MADISON ST	LANSING, MI 48906
Occupant	322 W MAPLE ST	LANSING, MI 48906
Occupant	322 W SAGINAW ST	LANSING, MI 48933
Occupant	322.5 W MAPLE ST	LANSING, MI 48906

Occupant	323 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	323 W MADISON ST	LANSING, MI 48906
Occupant	323 W SAGINAW ST	LANSING, MI 48933
Occupant	324 W OAKLAND AVE	LANSING, MI 48906
Occupant	325 W OAKLAND AVE	LANSING, MI 48906
Occupant	325 W OAKLAND AVE 1	LANSING, MI 48906
Occupant	325 W OAKLAND AVE 2	LANSING, MI 48906
Occupant	325 W OAKLAND AVE 3	LANSING, MI 48906
Occupant	326 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	326 W MAPLE ST	LANSING, MI 48906
Occupant	326 W WILLOW ST 1	LANSING, MI 48906
Occupant	327 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	327 W KILBORN ST	LANSING, MI 48906
Occupant	328 W LAPEER ST	LANSING, MI 48933
Occupant	329 W MADISON ST 1	LANSING, MI 48906
Occupant	329 W OAKLAND AVE	LANSING, MI 48906
Occupant	329 W SAGINAW ST	LANSING, MI 48933
Occupant	334 W WILLOW ST	LANSING, MI 48906
Occupant	400 W KILBORN ST	LANSING, MI 48906
Occupant	400 W LAPEER ST	LANSING, MI 48933
Occupant	400 W WILLOW ST	LANSING, MI 48906
Occupant	401 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	402 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	404 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	406 W KILBORN ST	LANSING, MI 48906
Occupant	406 W MADISON ST	LANSING, MI 48906
Occupant	406 W MAPLE ST	LANSING, MI 48906
Occupant	406 W SAGINAW ST	LANSING, MI 48933
Occupant	406 W WILLOW ST	LANSING, MI 48906
Occupant	407 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	407 W MAPLE ST	LANSING, MI 48906
Occupant	407 W OAKLAND AVE	LANSING, MI 48906
Occupant	407 W SAGINAW ST	LANSING, MI 48933
Occupant	408 W LAPEER ST	LANSING, MI 48933
Occupant	408 W MAPLE ST	LANSING, MI 48906
Occupant	408 W OAKLAND AVE	LANSING, MI 48906
Occupant	408 W WILLOW ST 1	LANSING, MI 48906
Occupant	409 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	409 W LAPEER ST 1	LANSING, MI 48933
Occupant	409 W OAKLAND AVE	LANSING, MI 48906
Occupant	409 W WILLOW ST	LANSING, MI 48906
Occupant	410 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	410 W LAPEER ST	LANSING, MI 48933
Occupant	410 W MAPLE ST	LANSING, MI 48906
Occupant	410 W OAKLAND AVE	LANSING, MI 48906
Occupant	410 W SAGINAW ST	LANSING, MI 48933

Occupant	411 PLEASANT ST	LANSING, MI 48906
Occupant	411 W MADISON ST	LANSING, MI 48906
Occupant	412 W CESAR E. CHAVEZ AVE 1	LANSING, MI 48906
Occupant	412 W KILBORN ST	LANSING, MI 48906
Occupant	412 W LAPEER ST	LANSING, MI 48933
Occupant	412 W LAPEER ST #2	LANSING, MI 48933
Occupant	412 W MADISON ST	LANSING, MI 48906
Occupant	412 W SAGINAW ST	LANSING, MI 48933
Occupant	413 W KILBORN ST	LANSING, MI 48906
Occupant	413 W LAPEER ST	LANSING, MI 48933
Occupant	413 W MAPLE ST	LANSING, MI 48906
Occupant	413 W OAKLAND AVE	LANSING, MI 48906
Occupant	413 W SAGINAW ST	LANSING, MI 48933
Occupant	413.5 W LAPEER ST	LANSING, MI 48933
Occupant	414 W MADISON ST	LANSING, MI 48906
Occupant	415 W MADISON ST	LANSING, MI 48906
Occupant	416 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	416 W GRAND RIVER AVE 2	LANSING, MI 48906
Occupant	416 W KILBORN ST	LANSING, MI 48906
Occupant	416 W MADISON ST	LANSING, MI 48906
Occupant	416 W SAGINAW ST	LANSING, MI 48933
Occupant	416.5 W MADISON ST	LANSING, MI 48906
Occupant	416.5 W SAGINAW ST	LANSING, MI 48933
Occupant	417 W CESAR E. CHAVEZ AVE 1	LANSING, MI 48906
Occupant	417 W GRAND RIVER AVE 2	LANSING, MI 48906
Occupant	417 W KILBORN ST	LANSING, MI 48906
Occupant	417 W LAPEER ST	LANSING, MI 48933
Occupant	417 W MAPLE ST	LANSING, MI 48906
Occupant	417 W OAKLAND AVE	LANSING, MI 48906
Occupant	417.5 W MAPLE ST	LANSING, MI 48906
Occupant	418 W KILBORN ST	LANSING, MI 48906
Occupant	418 W LAPEER ST	LANSING, MI 48933
Occupant	418 W OAKLAND AVE	LANSING, MI 48906
Occupant	418 W SAGINAW ST	LANSING, MI 48933
Occupant	419 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	419 W MADISON ST	LANSING, MI 48906
Occupant	420 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	420 W KILBORN ST	LANSING, MI 48906
Occupant	420 W MADISON ST	LANSING, MI 48906
Occupant	420 W MAPLE ST	LANSING, MI 48906
Occupant	420 W SAGINAW ST	LANSING, MI 48933
Occupant	421 W KILBORN ST	LANSING, MI 48906
Occupant	421 W MADISON ST	LANSING, MI 48906
Occupant	421 W MAPLE ST	LANSING, MI 48906
Occupant	422 W LAPEER ST	LANSING, MI 48933
Occupant	422 W SAGINAW ST	LANSING, MI 48933

Occupant	423 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	423 W LAPEER ST	LANSING, MI 48933
Occupant	424 W MAPLE ST	LANSING, MI 48906
Occupant	425 W KILBORN ST	LANSING, MI 48906
Occupant	425 W MADISON ST 1	LANSING, MI 48906
Occupant	425 W MADISON ST 2	LANSING, MI 48906
Occupant	426 W KILBORN ST	LANSING, MI 48906
Occupant	426 W MADISON ST	LANSING, MI 48906
Occupant	426 W OAKLAND AVE	LANSING, MI 48906
Occupant	426 W SAGINAW ST	LANSING, MI 48933
Occupant	427 W GRAND RIVER AVE	LANSING, MI 48906
Occupant	427 W KILBORN ST	LANSING, MI 48906
Occupant	427 W LAPEER ST	LANSING, MI 48933
Occupant	427 W MADISON ST 1	LANSING, MI 48906
Occupant	427 W MADISON ST 2	LANSING, MI 48906
Occupant	427 W MAPLE ST	LANSING, MI 48906
Occupant	427.5 W KILBORN ST	LANSING, MI 48906
Occupant	500 W KILBORN ST	LANSING, MI 48906
Occupant	500 W SAGINAW ST	LANSING, MI 48933
Occupant	501 W SAGINAW ST	LANSING, MI 48933
Occupant	503 W GRAND RIVER AVE 1	LANSING, MI 48906
Occupant	504 W LAPEER ST	LANSING, MI 48933
Occupant	506 W KILBORN ST	LANSING, MI 48906
Occupant	506 W MAPLE ST	LANSING, MI 48906
Occupant	506 W OAKLAND AVE	LANSING, MI 48906
Occupant	508 W LAPEER ST	LANSING, MI 48933
Occupant	508 W MADISON ST	LANSING, MI 48906
Occupant	508 W MAPLE ST	LANSING, MI 48906
Occupant	509 W KILBORN ST	LANSING, MI 48906
Occupant	509 W OAKLAND AVE	LANSING, MI 48906
Occupant	511 W LAPEER ST	LANSING, MI 48933
Occupant	512 W LAPEER ST	LANSING, MI 48933
Occupant	512 W MADISON ST	LANSING, MI 48906
Occupant	512 W OAKLAND AVE	LANSING, MI 48906
Occupant	512 W SAGINAW ST	LANSING, MI 48933
Occupant	513 W LAPEER ST	LANSING, MI 48933
Occupant	513 W MADISON ST	LANSING, MI 48906
Occupant	513 W OAKLAND AVE	LANSING, MI 48906
Occupant	514 E MAPLE ST	LANSING, MI 48906
Occupant	514 W OAKLAND AVE 1	LANSING, MI 48906
Occupant	514 W OAKLAND AVE 2	LANSING, MI 48906
Occupant	515 W OAKLAND AVE	LANSING, MI 48906
Occupant	516 W MADISON ST	LANSING, MI 48906
Occupant	516 W SAGINAW ST	LANSING, MI 48933
Occupant	517 W LAPEER ST	LANSING, MI 48933
Occupant	517 W MADISON ST	LANSING, MI 48906

Occupant	518 W MADISON ST	LANSING, MI 48906
Occupant	518 W OAKLAND AVE 1	LANSING, MI 48906
Occupant	519 W LAPEER ST	LANSING, MI 48933
Occupant	519 W OAKLAND AVE 1	LANSING, MI 48906
Occupant	519 W OAKLAND AVE 2	LANSING, MI 48906
Occupant	520 E MAPLE ST	LANSING, MI 48906
Occupant	520 N SEYMOUR AVE	LANSING, MI 48933
Occupant	520 W LAPEER ST	LANSING, MI 48933
Occupant	520 W OAKLAND AVE	LANSING, MI 48906
Occupant	523 N CAPITOL AVE	LANSING, MI 48933
Occupant	523 W LAPEER ST	LANSING, MI 48933
Occupant	523.5 W LAPEER ST	LANSING, MI 48933
Occupant	524 E MAPLE ST	LANSING, MI 48906
Occupant	524 W MADISON ST	LANSING, MI 48906
Occupant	524.5 E MAPLE ST	LANSING, MI 48906
Occupant	524.5 W MADISON ST	LANSING, MI 48906
Occupant	525 N SEYMOUR AVE	LANSING, MI 48933
Occupant	526 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	528 E MAPLE ST	LANSING, MI 48906
Occupant	528 N WALNUT ST	LANSING, MI 48933
Occupant	528 W LAPEER ST	LANSING, MI 48933
Occupant	529 W SAGINAW ST	LANSING, MI 48933
Occupant	530 W MADISON ST	LANSING, MI 48906
Occupant	532 N CHESTNUT ST	LANSING, MI 48933
Occupant	532 N WALNUT ST	LANSING, MI 48933
Occupant	535 N CAPITOL AVE	LANSING, MI 48933
Occupant	535 N WALNUT ST	LANSING, MI 48933
Occupant	536 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	600 W LAPEER ST	LANSING, MI 48933
Occupant	600 W SAGINAW ST	LANSING, MI 48933
Occupant	601 N CAPITOL AVE	LANSING, MI 48933
Occupant	601 N SEYMOUR AVE	LANSING, MI 48933
Occupant	601 W SAGINAW ST	LANSING, MI 48933
Occupant	602 N WALNUT ST	LANSING, MI 48933
Occupant	603 N SEYMOUR AVE	LANSING, MI 48933
Occupant	604 W MADISON ST 1	LANSING, MI 48906
Occupant	605 N SEYMOUR AVE	LANSING, MI 48933
Occupant	607 N PINE ST	LANSING, MI 48933
Occupant	607 N SEYMOUR AVE	LANSING, MI 48933
Occupant	607 N WALNUT ST 1	LANSING, MI 48933
Occupant	608 N PINE ST	LANSING, MI 48933
Occupant	608 N SEYMOUR AVE	LANSING, MI 48933
Occupant	608 N WALNUT ST	LANSING, MI 48933
Occupant	608 W MADISON ST	LANSING, MI 48906
Occupant	608 W SAGINAW ST	LANSING, MI 48933
Occupant	609 W MADISON ST	LANSING, MI 48906

Occupant	610 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	610 N CAPITOL AVE	LANSING, MI 48933
Occupant	610 N CHESTNUT ST	LANSING, MI 48933
Occupant	610 N PINE ST	LANSING, MI 48933
Occupant	610 N SEYMOUR AVE	LANSING, MI 48933
Occupant	610 W MADISON ST	LANSING, MI 48906
Occupant	611 N PINE ST	LANSING, MI 48933
Occupant	611 W MADISON ST	LANSING, MI 48906
Occupant	611.5 N PINE ST	LANSING, MI 48933
Occupant	612 N PINE ST	LANSING, MI 48933
Occupant	612 N WALNUT ST	LANSING, MI 48933
Occupant	614 N SEYMOUR AVE	LANSING, MI 48933
Occupant	615 N CAPITOL AVE	LANSING, MI 48933
Occupant	615 N WALNUT ST	LANSING, MI 48933
Occupant	616 N PINE ST	LANSING, MI 48933
Occupant	616 N WALNUT ST	LANSING, MI 48933
Occupant	617 N CAPITOL AVE	LANSING, MI 48933
Occupant	617 N SEYMOUR AVE	LANSING, MI 48933
Occupant	617 N WALNUT ST	LANSING, MI 48933
Occupant	621 N SEYMOUR AVE	LANSING, MI 48933
Occupant	621 N WALNUT ST	LANSING, MI 48933
Occupant	622 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	623 N SEYMOUR AVE	LANSING, MI 48933
Occupant	625 N WALNUT ST 1	LANSING, MI 48933
Occupant	700 N PINE ST	LANSING, MI 48933
Occupant	700 N SEYMOUR AVE	LANSING, MI 48933
Occupant	700 N WALNUT ST	LANSING, MI 48906
Occupant	700 N WASHINGTON AVE	LANSING, MI 48906
Occupant	701 N WALNUT ST	LANSING, MI 48906
Occupant	705 E OAKLAND AVE	LANSING, MI 48906
Occupant	705 N WALNUT ST	LANSING, MI 48906
Occupant	706 N WALNUT ST	LANSING, MI 48906
Occupant	707 N SEYMOUR AVE	LANSING, MI 48906
Occupant	707 N WALNUT ST	LANSING, MI 48906
Occupant	708 E GRAND RIVER AVE	LANSING, MI 48906
Occupant	708 N CHESTNUT ST	LANSING, MI 48906
Occupant	708 N SEYMOUR AVE	LANSING, MI 48906
Occupant	710 N CHESTNUT ST	LANSING, MI 48906
Occupant	710 N SEYMOUR AVE	LANSING, MI 48906
Occupant	710 N WALNUT ST	LANSING, MI 48906
Occupant	710.5 N WALNUT ST	LANSING, MI 48906
Occupant	711 N CAPITOL AVE	LANSING, MI 48906
Occupant	711 N CHESTNUT ST	LANSING, MI 48906
Occupant	713 N SEYMOUR AVE	LANSING, MI 48906
Occupant	713 N WALNUT ST 1	LANSING, MI 48906
Occupant	713 N WALNUT ST 2	LANSING, MI 48906

Occupant	714 N SEYMOUR AVE	LANSING, MI 48906
Occupant	715 N CHESTNUT ST	LANSING, MI 48906
Occupant	715 N PINE ST	LANSING, MI 48906
Occupant	715 N SEYMOUR AVE	LANSING, MI 48906
Occupant	716 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	716 N WALNUT ST	LANSING, MI 48906
Occupant	716 N WALNUT ST 1	LANSING, MI 48906
Occupant	716 N WALNUT ST 2	LANSING, MI 48906
Occupant	717 N CHESTNUT ST	LANSING, MI 48906
Occupant	717 N PINE ST	LANSING, MI 48906
Occupant	717 N WALNUT ST	LANSING, MI 48906
Occupant	718 N CHESTNUT ST	LANSING, MI 48906
Occupant	718 N PINE ST	LANSING, MI 48906
Occupant	719 N SEYMOUR AVE	LANSING, MI 48906
Occupant	719 N SEYMOUR AVE B	LANSING, MI 48906
Occupant	719 N WASHINGTON AVE	LANSING, MI 48906
Occupant	720 N SEYMOUR AVE	LANSING, MI 48906
Occupant	720 N WALNUT ST	LANSING, MI 48906
Occupant	721 N CAPITOL AVE	LANSING, MI 48906
Occupant	721 N CHESTNUT ST	LANSING, MI 48906
Occupant	721 N PINE ST	LANSING, MI 48906
Occupant	721 N SEYMOUR AVE	LANSING, MI 48906
Occupant	722 N CHESTNUT ST	LANSING, MI 48906
Occupant	722 N PINE ST	LANSING, MI 48906
Occupant	723 N WALNUT ST	LANSING, MI 48906
Occupant	724 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	724 N WALNUT ST	LANSING, MI 48906
Occupant	725 N CHESTNUT ST	LANSING, MI 48906
Occupant	725 N PINE ST	LANSING, MI 48906
Occupant	725 N WALNUT ST	LANSING, MI 48906
Occupant	726 N PINE ST	LANSING, MI 48906
Occupant	726 N SEYMOUR AVE	LANSING, MI 48906
Occupant	727 N CAPITOL AVE	LANSING, MI 48906
Occupant	728 N WALNUT ST 1	LANSING, MI 48906
Occupant	729 N CHESTNUT ST	LANSING, MI 48906
Occupant	729 N PINE ST	LANSING, MI 48906
Occupant	729 N WALNUT ST	LANSING, MI 48906
Occupant	730 N PINE ST 1	LANSING, MI 48906
Occupant	730 N PINE ST 2	LANSING, MI 48906
Occupant	730.5 N PINE ST	LANSING, MI 48906
Occupant	731 N SEYMOUR AVE	LANSING, MI 48906
Occupant	732 N SEYMOUR AVE	LANSING, MI 48906
Occupant	733 N PINE ST	LANSING, MI 48906
Occupant	733 N SEYMOUR AVE 1	LANSING, MI 48906
Occupant	733 N SEYMOUR AVE 2	LANSING, MI 48906
Occupant	733 N WALNUT ST	LANSING, MI 48906

Occupant	737 N GRAND AVE	LANSING, MI 48906
Occupant	800 N PINE ST	LANSING, MI 48906
Occupant	800 N SEYMOUR AVE	LANSING, MI 48906
Occupant	800 N WALNUT ST	LANSING, MI 48906
Occupant	801 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	801 N CHESTNUT ST	LANSING, MI 48906
Occupant	801 N PINE ST	LANSING, MI 48906
Occupant	801 N WALNUT ST	LANSING, MI 48906
Occupant	801 N WASHINGTON AVE	LANSING, MI 48906
Occupant	802 N CAPITOL AVE	LANSING, MI 48906
Occupant	802 N CHESTNUT ST	LANSING, MI 48906
Occupant	804 N SEYMOUR AVE	LANSING, MI 48906
Occupant	805 N CHESTNUT ST	LANSING, MI 48906
Occupant	805 N SEYMOUR AVE	LANSING, MI 48906
Occupant	805 N WALNUT ST	LANSING, MI 48906
Occupant	805 N WASHINGTON AVE	LANSING, MI 48906
Occupant	805.5 N WASHINGTON AVE	LANSING, MI 48906
Occupant	806 N SEYMOUR AVE	LANSING, MI 48906
Occupant	806 N WASHINGTON AVE	LANSING, MI 48906
Occupant	806.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	807 N CAPITOL AVE	LANSING, MI 48906
Occupant	807 N WASHINGTON AVE	LANSING, MI 48906
Occupant	808 N CAPITOL AVE	LANSING, MI 48906
Occupant	809 CENTER ST	LANSING, MI 48906
Occupant	809 N CHESTNUT ST	LANSING, MI 48906
Occupant	809 N SEYMOUR AVE	LANSING, MI 48906
Occupant	810 N PINE ST	LANSING, MI 48906
Occupant	810 N WALNUT ST	LANSING, MI 48906
Occupant	811 N CAPITOL AVE	LANSING, MI 48906
Occupant	811 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	811 N PINE ST	LANSING, MI 48906
Occupant	811 N WALNUT ST	LANSING, MI 48906
Occupant	812 N PINE ST	LANSING, MI 48906
Occupant	812 N SEYMOUR AVE	LANSING, MI 48906
Occupant	812 N WALNUT ST 1	LANSING, MI 48906
Occupant	814 N WASHINGTON AVE	LANSING, MI 48906
Occupant	815 N CAPITOL AVE	LANSING, MI 48906
Occupant	815 N SEYMOUR AVE	LANSING, MI 48906
Occupant	815 N WALNUT ST 1	LANSING, MI 48906
Occupant	815 N WALNUT ST 2	LANSING, MI 48906
Occupant	816 N PINE ST	LANSING, MI 48906
Occupant	816 N WALNUT ST 1	LANSING, MI 48906
Occupant	816.5 N PINE ST	LANSING, MI 48906
Occupant	817 N PINE ST	LANSING, MI 48906
Occupant	818 N CHESTNUT ST	LANSING, MI 48906
Occupant	818 N SEYMOUR AVE	LANSING, MI 48906

Occupant	819 N WALNUT ST 1	LANSING, MI 48906
Occupant	819 N WASHINGTON AVE	LANSING, MI 48906
Occupant	820 N CAPITOL AVE	LANSING, MI 48906
Occupant	820 N PINE ST	LANSING, MI 48906
Occupant	820 N SEYMOUR AVE	LANSING, MI 48906
Occupant	820 N WALNUT ST	LANSING, MI 48906
Occupant	820 N WASHINGTON AVE	LANSING, MI 48906
Occupant	821 N CHESTNUT ST	LANSING, MI 48906
Occupant	821 N PINE ST	LANSING, MI 48906
Occupant	821 N SEYMOUR AVE 1	LANSING, MI 48906
Occupant	822 N WALNUT ST	LANSING, MI 48906
Occupant	823 N CAPITOL AVE	LANSING, MI 48906
Occupant	824 N CAPITOL AVE	LANSING, MI 48906
Occupant	824 N PINE ST	LANSING, MI 48906
Occupant	824 N SEYMOUR AVE	LANSING, MI 48906
Occupant	824.5 N PINE ST	LANSING, MI 48906
Occupant	825 N CHESTNUT ST	LANSING, MI 48906
Occupant	825 N SEYMOUR AVE	LANSING, MI 48906
Occupant	825 N WALNUT ST	LANSING, MI 48906
Occupant	825.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	826 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	826 N SEYMOUR AVE	LANSING, MI 48906
Occupant	826 N WALNUT ST	LANSING, MI 48906
Occupant	827 N CAPITOL AVE	LANSING, MI 48906
Occupant	827 N CHESTNUT ST	LANSING, MI 48906
Occupant	827 N PINE ST	LANSING, MI 48906
Occupant	827 N WASHINGTON AVE	LANSING, MI 48906
Occupant	828 N WASHINGTON AVE	LANSING, MI 48906
Occupant	829 N SEYMOUR AVE	LANSING, MI 48906
Occupant	829 N WALNUT ST 1	LANSING, MI 48906
Occupant	829 N WALNUT ST 2	LANSING, MI 48906
Occupant	830 N PINE ST	LANSING, MI 48906
Occupant	830 N SEYMOUR AVE	LANSING, MI 48906
Occupant	831 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	831 N CAPITOL AVE 2	LANSING, MI 48906
Occupant	831 N CHESTNUT ST	LANSING, MI 48906
Occupant	831 N PINE ST	LANSING, MI 48906
Occupant	831 N WASHINGTON AVE	LANSING, MI 48906
Occupant	832 N CHESTNUT ST	LANSING, MI 48906
Occupant	832 N PINE ST	LANSING, MI 48906
Occupant	833 N CAPITOL AVE	LANSING, MI 48906
Occupant	833 N SEYMOUR AVE	LANSING, MI 48906
Occupant	833 N WALNUT ST 1	LANSING, MI 48906
Occupant	833 N WALNUT ST 2	LANSING, MI 48906
Occupant	833.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	834 N CAPITOL AVE	LANSING, MI 48906

Occupant	835 N CHESTNUT ST	LANSING, MI 48906
Occupant	835 N SEYMOUR AVE	LANSING, MI 48906
Occupant	836 N SEYMOUR AVE	LANSING, MI 48906
Occupant	900 N CAPITOL AVE	LANSING, MI 48906
Occupant	900 N SEYMOUR AVE	LANSING, MI 48906
Occupant	901 N CHESTNUT ST	LANSING, MI 48906
Occupant	901 N WASHINGTON AVE	LANSING, MI 48906
Occupant	903 N CAPITOL AVE	LANSING, MI 48906
Occupant	903 N SEYMOUR AVE	LANSING, MI 48906
Occupant	903 N WALNUT ST	LANSING, MI 48906
Occupant	904 N SEYMOUR AVE	LANSING, MI 48906
Occupant	904 N WALNUT ST	LANSING, MI 48906
Occupant	904.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	905 N SEYMOUR AVE	LANSING, MI 48906
Occupant	907 N SEYMOUR AVE	LANSING, MI 48906
Occupant	908 N CAPITOL AVE	LANSING, MI 48906
Occupant	908 N CHESTNUT ST 1	LANSING, MI 48906
Occupant	908 N WALNUT ST	LANSING, MI 48906
Occupant	909 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	909 N CHESTNUT ST	LANSING, MI 48906
Occupant	909 N SEYMOUR AVE	LANSING, MI 48906
Occupant	909 N WASHINGTON AVE	LANSING, MI 48906
Occupant	910 N SEYMOUR AVE	LANSING, MI 48906
Occupant	910.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	911 N WALNUT ST	LANSING, MI 48906
Occupant	912 N SEYMOUR AVE	LANSING, MI 48906
Occupant	912.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	913 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	914 GRAND CT 1	LANSING, MI 48906
Occupant	914 N CAPITOL AVE	LANSING, MI 48906
Occupant	914 N WASHINGTON AVE	LANSING, MI 48906
Occupant	915 N CAPITOL AVE	LANSING, MI 48906
Occupant	915 N SEYMOUR AVE	LANSING, MI 48906
Occupant	915 N WALNUT ST	LANSING, MI 48906
Occupant	915 N WASHINGTON AVE	LANSING, MI 48906
Occupant	916 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	916 N WALNUT ST	LANSING, MI 48906
Occupant	917 N CHESTNUT ST	LANSING, MI 48906
Occupant	917 N SEYMOUR AVE 1	LANSING, MI 48906
Occupant	918 GRAND CT	LANSING, MI 48906
Occupant	918 N CHESTNUT ST	LANSING, MI 48906
Occupant	918 N SEYMOUR AVE	LANSING, MI 48906
Occupant	919 N CHESTNUT ST	LANSING, MI 48906
Occupant	919 N SEYMOUR AVE	LANSING, MI 48906
Occupant	920 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	920 N CAPITOL AVE 2	LANSING, MI 48906

Occupant	920 N CHESTNUT ST	LANSING, MI 48906
Occupant	920 N WASHINGTON AVE	LANSING, MI 48906
Occupant	921 N CAPITOL AVE	LANSING, MI 48906
Occupant	921 N WALNUT ST 1	LANSING, MI 48906
Occupant	921 N WALNUT ST 2	LANSING, MI 48906
Occupant	921 N WASHINGTON AVE	LANSING, MI 48906
Occupant	922 N SEYMOUR AVE	LANSING, MI 48906
Occupant	922 N WALNUT ST	LANSING, MI 48906
Occupant	923 N CHESTNUT ST	LANSING, MI 48906
Occupant	923 N SEYMOUR AVE	LANSING, MI 48906
Occupant	923 N WALNUT ST	LANSING, MI 48906
Occupant	924 N CAPITOL AVE 1	LANSING, MI 48906
Occupant	924 N CHESTNUT ST	LANSING, MI 48906
Occupant	924 N WALNUT ST	LANSING, MI 48906
Occupant	924 N WASHINGTON AVE	LANSING, MI 48906
Occupant	926 N SEYMOUR AVE	LANSING, MI 48906
Occupant	926.5 N SEYMOUR AVE	LANSING, MI 48906
Occupant	927 N CAPITOL AVE	LANSING, MI 48906
Occupant	927 N CHESTNUT ST	LANSING, MI 48906
Occupant	927 N SEYMOUR AVE	LANSING, MI 48906
Occupant	927 N WALNUT ST	LANSING, MI 48906
Occupant	928 N WALNUT ST	LANSING, MI 48906
Occupant	929 N SEYMOUR AVE	LANSING, MI 48906
Occupant	930 N CAPITOL AVE	LANSING, MI 48906
Occupant	930 N WASHINGTON AVE	LANSING, MI 48906
Occupant	931 N CAPITOL AVE	LANSING, MI 48906
Occupant	931 N WALNUT ST	LANSING, MI 48906
Occupant	933 N CHESTNUT ST	LANSING, MI 48906
Occupant	933 N SEYMOUR AVE	LANSING, MI 48906
Occupant	934 N CAPITOL AVE	LANSING, MI 48906
Occupant	934 N SEYMOUR AVE	LANSING, MI 48906
Occupant	934 N WALNUT ST	LANSING, MI 48906
Occupant	934 N WASHINGTON AVE	LANSING, MI 48906
Occupant	935 N WALNUT ST	LANSING, MI 48906
Occupant	935 N WASHINGTON AVE	LANSING, MI 48906
Public Serv	124 W MICHIGAN AVE, 7TH FLOOR	LANSING, MI 48933
City Clerk	124 W MICHIGAN AVE, 9TH FLOOR	LANSING, MI 48933

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

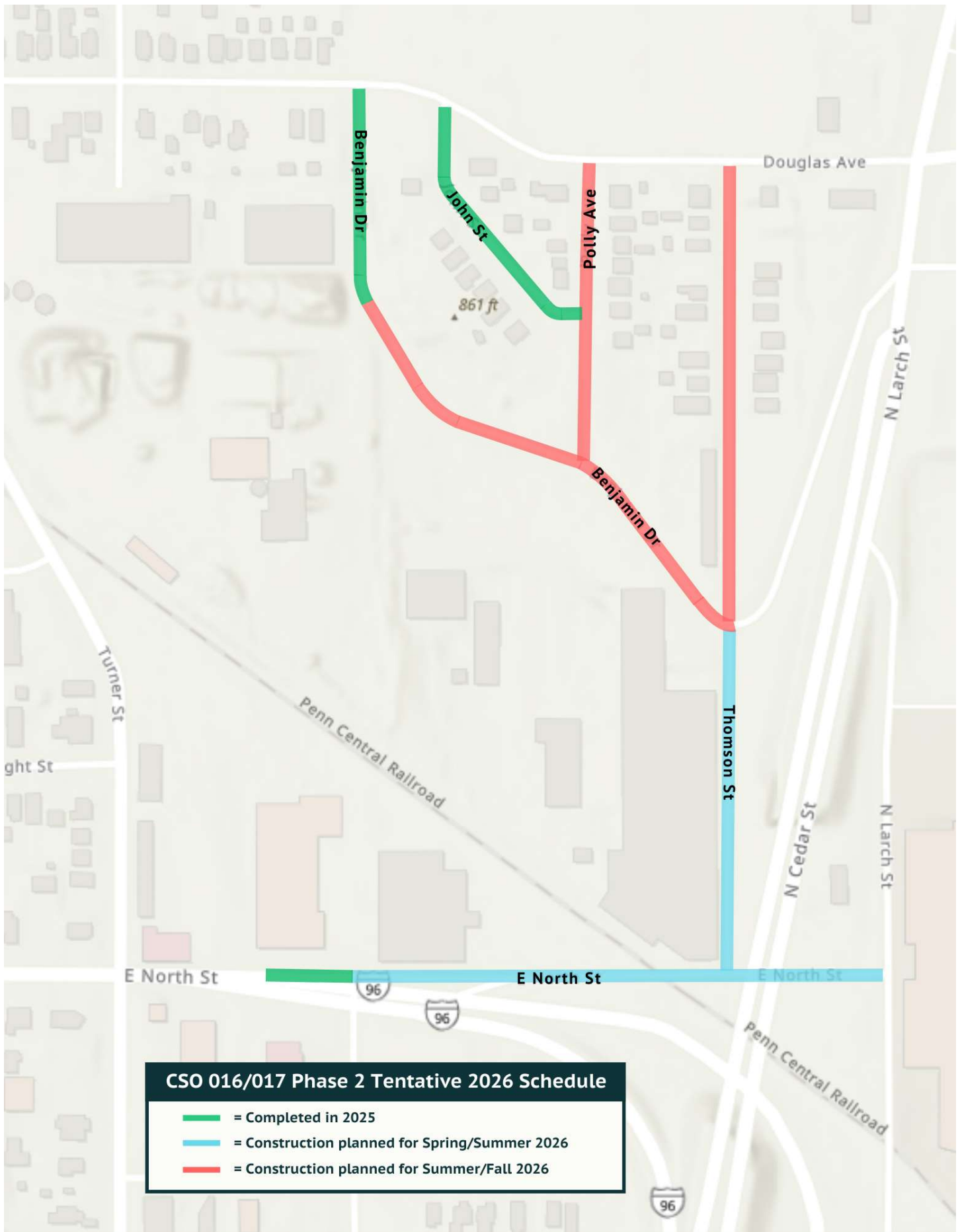
WHEREAS, for the period of April 4, 2026, through September 26, 2026, the construction contractor, Hoffman Bros., Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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.

CSO 016/017 Tentative 2026 Phasing Map



Name	Location	CITY STATE ZIP_CODE
Occupant	1418 CENTER ST	LANSING, MI 48906
Occupant	1419 CENTER ST	LANSING, MI 48906
Occupant	1425 CENTER ST	LANSING, MI 48906
Occupant	1501 CENTER ST	LANSING, MI 48906
Occupant	1510 TURNER ST	LANSING, MI 48906
Occupant	1515 CENTER ST	LANSING, MI 48906
Occupant	1515 TURNER ST	LANSING, MI 48906
Occupant	1521 TURNER ST	LANSING, MI 48906
Occupant	1522 TURNER ST	LANSING, MI 48912
Occupant	1600 N LARCH ST	LANSING, MI 48906
Occupant	1600 TURNER ST	LANSING, MI 48906
Occupant	1603 TURNER ST	LANSING, MI 48906
Occupant	1613 TURNER ST	LANSING, MI 48906
Occupant	1709 THOMPSON ST	LANSING, MI 48906
Occupant	1800 BENJAMIN DR	LANSING, MI 48906
Occupant	1800 TURNER ST	LANSING, MI 48906
Occupant	1900 JOHN ST	LANSING, MI 48906
Occupant	1900 THOMPSON ST	LANSING, MI 48906
Occupant	1900 TURNER ST	LANSING, MI 48906
Occupant	1901 THOMPSON ST	LANSING, MI 48906
Occupant	1904 N LARCH ST	LANSING, MI 48906
Occupant	1904 THOMPSON ST	LANSING, MI 48906
Occupant	1905 THOMPSON ST	LANSING, MI 48906
Occupant	1906 N EAST ST	LANSING, MI 48906
Occupant	1907 JOHN ST	LANSING, MI 48906
Occupant	1908 THOMPSON ST	LANSING, MI 48906
Occupant	1909 THOMPSON ST	LANSING, MI 48906
Occupant	1910 N EAST ST	LANSING, MI 48906
Occupant	1910 THOMPSON ST	LANSING, MI 48906
Occupant	1911 JOHN ST	LANSING, MI 48906
Occupant	1914 N EAST ST	LANSING, MI 48906
Occupant	1914 THOMPSON ST	LANSING, MI 48906
Occupant	1915 JOHN ST	LANSING, MI 48906
Occupant	1915 N EAST ST	LANSING, MI 48906
Occupant	1917 N EAST ST	LANSING, MI 48906
Occupant	1917 POLLY AVE	LANSING, MI 48906
Occupant	1917 THOMPSON ST	LANSING, MI 48906
Occupant	1918 JOHN ST	LANSING, MI 48906
Occupant	1918 N EAST ST	LANSING, MI 48906
Occupant	1918 POLLY AVE	LANSING, MI 48906
Occupant	1918 THOMPSON ST	LANSING, MI 48906
Occupant	1919 JOHN ST	LANSING, MI 48906
Occupant	1919 N EAST ST	LANSING, MI 48906
Occupant	1921 JOHN ST	LANSING, MI 48906
Occupant	1921 THOMPSON ST	LANSING, MI 48906

Occupant	1922 POLLY AVE	LANSING, MI 48906
Occupant	1922 THOMPSON ST	LANSING, MI 48906
Occupant	1924 JOHN ST	LANSING, MI 48906
Occupant	1925 JOHN ST	LANSING, MI 48906
Occupant	1925 THOMPSON ST	LANSING, MI 48906
Occupant	1926 POLLY AVE	LANSING, MI 48906
Occupant	1927 THOMPSON ST	LANSING, MI 48906
Occupant	1930 POLLY AVE	LANSING, MI 48906
Occupant	1931 POLLY AVE	LANSING, MI 48906
Occupant	1931 THOMPSON ST	LANSING, MI 48906
Occupant	1932 POLLY AVE	LANSING, MI 48906
Occupant	1933 JOHN ST	LANSING, MI 48906
Occupant	1933 N LARCH ST	LANSING, MI 48906
Occupant	1934 THOMPSON ST	LANSING, MI 48906
Occupant	1935 THOMPSON ST	LANSING, MI 48906
Occupant	1936 POLLY AVE	LANSING, MI 48906
Occupant	1940 N LARCH ST	LANSING, MI 48906
Occupant	1940 POLLY AVE	LANSING, MI 48906
Occupant	1941 BENJAMIN DR	LANSING, MI 48906
Occupant	1941 POLLY AVE	LANSING, MI 48906
Occupant	2000 GARY AVE	LANSING, MI 48906
Occupant	2000 JOHN ST	LANSING, MI 48906
Occupant	2002 N LARCH ST	LANSING, MI 48906
Occupant	2004 N LARCH ST	LANSING, MI 48906
Occupant	2015 N LARCH ST	LANSING, MI 48906
Occupant	2115 N LARCH ST	LANSING, MI 48906
Occupant	2119 N LARCH ST	LANSING, MI 48906
Occupant	246 DOUGLAS AVE	LANSING, MI 48906
Occupant	300 DOUGLAS AVE	LANSING, MI 48906
Occupant	303 DOUGLAS AVE	LANSING, MI 48906
Occupant	304 DOUGLAS AVE	LANSING, MI 48906
Occupant	306 DOUGLAS AVE	LANSING, MI 48906
Occupant	308 DOUGLAS AVE	LANSING, MI 48906
Occupant	309 DOUGLAS AVE	LANSING, MI 48906
Occupant	310 BEAVER ST	LANSING, MI 48906
Occupant	310 DOUGLAS AVE	LANSING, MI 48906
Occupant	313 DOUGLAS AVE	LANSING, MI 48906
Occupant	314 MOSELY AVE	LANSING, MI 48906
Occupant	316 BEAVER ST	LANSING, MI 48906
Occupant	317 DOUGLAS AVE	LANSING, MI 48906
Occupant	318 BEAVER ST	LANSING, MI 48906
Occupant	319 E NORTH ST	LANSING, MI 48906
Occupant	321 DOUGLAS AVE	LANSING, MI 48906
Occupant	323 DOUGLAS AVE	LANSING, MI 48906
Occupant	323 MOSELY AVE	LANSING, MI 48906
Occupant	324 MOSELY AVE	LANSING, MI 48906

Occupant	325 MOSELY AVE	LANSING, MI 48906
Occupant	326 DOUGLAS AVE	LANSING, MI 48906
Occupant	326 MOSELY AVE	LANSING, MI 48906
Occupant	327 DOUGLAS AVE	LANSING, MI 48906
Occupant	330 DOUGLAS AVE	LANSING, MI 48906
Occupant	331 DOUGLAS AVE	LANSING, MI 48906
Occupant	401 BEAVER ST	LANSING, MI 48906
Occupant	401 E NORTH ST	LANSING, MI 48906
Occupant	403 BEAVER ST	LANSING, MI 48906
Occupant	408 BEAVER ST	LANSING, MI 48906
Occupant	411 BEAVER ST	LANSING, MI 48906
Occupant	412 BEAVER ST	LANSING, MI 48906
Occupant	413 BEAVER ST	LANSING, MI 48906
Occupant	416 BEAVER ST	LANSING, MI 48906
Occupant	417 BEAVER ST	LANSING, MI 48906
Occupant	420 BEAVER ST	LANSING, MI 48906
Occupant	423 BEAVER ST	LANSING, MI 48906
Occupant	425 BEAVER ST	LANSING, MI 48906
Occupant	428 BEAVER ST	LANSING, MI 48906
Occupant	429 BEAVER ST	LANSING, MI 48906
Occupant	430 BEAVER ST	LANSING, MI 48906
Occupant	500 E THOMAS ST	LANSING, MI 48906
Occupant	610 WOODBURY AVE	LANSING, MI 48906
Occupant	611 WOODBURY AVE	LANSING, MI 48906
Occupant	614 WOODBURY AVE	LANSING, MI 48906
Occupant	618 WOODBURY AVE	LANSING, MI 48906
Occupant	736 LAKE LANSING RD	LANSING, MI 48906
Public Serv	124 W MICHIGAN AVE, 7TH FLOOR	LANSING, MI 48933
City Clerk	124 W MICHIGAN AVE, 9TH FLOOR	LANSING, MI 48933



2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912
☎ 517.323.7500
📠 517.323.6346

December 19, 2025

To the Honorable Mayor, Members of the City Council,
and Members of the Board of Commissioners of the
Lansing Entertainment and Public Facilities Authority
Lansing, Michigan

We have audited the financial statements of the business-type activities and each major fund of the Lansing Entertainment and Public Facilities Authority (the Authority), a discretely presented component unit of the City of Lansing, Michigan, for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Lansing are described in Note 1 to the financial statements. As described in Note 10 to the financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 102, *Certain Risk Disclosures*, during the year ended June 30, 2025. Accordingly, the cumulative effects of the accounting changes are reported in the applicable financial statements and note disclosures. We noted no transactions entered into by the City of Lansing during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's calculation of depreciation/amortization expense for the current period is based on an estimate of the useful lives of the capital assets.

Management's estimate of the discount rate used for leases, the lease term, and lease payments is based on the Authority's incremental borrowing rate and consideration of the noncancelable period of the lease and reasonably certain lease options.

Management's calculation of the allowance for uncollectible receivable balances is based on past experience and future expectation for collection of various account balances.

We evaluated the key factors and assumptions used to develop these estimations in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements that were detected as a result of audit procedures. The misstatements that were corrected by management related to various year-end accrual adjustments.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 19, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, which is required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the City Council, the Board of Commissioners, and management of the Lansing Entertainment and Public Facilities Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Manes Costeiran PC

**LANSING ENTERTAINMENT AND PUBLIC
FACILITIES AUTHORITY**

REPORT ON FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2025



TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT.....	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS.....	4-7
BASIC FINANCIAL STATEMENTS.....	8
Statement of Net Position.....	9
Statement of Revenues, Expenses, and Changes in Net Position	10
Statement of Cash Flows	11
Notes to Financial Statements.....	12-21
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	22-23



2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912
☎ 517.323.7500
📠 517.323.6346

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor, Members of the City Council, and
Members of the Board of Commissioners of the
Lansing Entertainment and Public Facilities Authority
Lansing, Michigan

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and each major fund of the Lansing Entertainment and Public Facilities Authority (the Authority), a discretely presented component unit of the City of Lansing, Michigan, as of and for the year ended June 30, 2025, and the related notes to the financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the Lansing Entertainment and Public Facilities Authority as of June 30, 2025, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

Exclusive Presentation

As discussed in Note 1, the financial statements present only the Authority and do not purport to, and do not present fairly the financial position of the City of Lansing, Michigan, as of June 30, 2025, and the changes in its financial position, or where applicable, its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

Maney Costeiran PC

December 19, 2025

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Lansing Entertainment and Public Facilities Authority (the "Authority") we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2025.

Financial Highlights

Total net position	\$ 10,004,615
Change in total net position	4,354,790

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The basic financial statements are comprised of:

- The *statement of net position* presents information on all of the Authority's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.
- The *statement of revenues, expenses, and changes in net position* presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.
- The *statement of cash flows* presents the change in the Authority's cash and cash equivalents for the most recent fiscal year.
- The *notes to the financial statements* provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities by \$10,004,615 at the close of the most recent fiscal year.

Unrestricted net position may be used to meet the Authority's ongoing obligations to system users and creditors. In the current year, the unrestricted net position was 34.5% of the Authority's net position.

Another portion of net position (0.8%) is restricted by contractual agreement to maintain in an event development cash reserve for Jackson Field to provide a source of monies from which to finance events at the Jackson Field.

The remaining portion of the net position (64.7%) is its investment in capital assets (e.g., machinery and equipment, and right to use assets); less any related debt used to acquire those assets that is still outstanding. The Authority uses these capital assets to provide services; consequently, these assets are *not* available for future spending.

At the end of the current fiscal year, the Authority is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

**LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

The Lansing Center, Jackson Field, Groesbeck Golf Course and Center Park Productions reported a net position of \$6,346,460, \$2,475,923, \$1,044,369, and \$137,863, respectively.

	Net Position	
	2025	2024
Assets		
Current and other assets	\$ 5,414,999	\$ 7,712,323
Capital assets, net	6,701,925	2,246,864
Total assets	12,116,924	9,959,187
Current liabilities	1,931,310	4,082,923
Non-Current Liabilities	180,999	226,439
Total Liabilities	2,112,309	4,309,362
Net Position		
Net investment in capital assets	6,475,485	1,976,542
Restricted	80,000	80,000
Unrestricted	3,449,130	3,593,283
Total net position	\$ 10,004,615	\$ 5,649,825
	Change in Net Position	
	2025	2024
Operating revenues	\$ 7,557,418	\$ 7,394,183
Operating expenses	9,115,793	9,727,637
Operating loss	(1,558,375)	(2,333,454)
Nonoperating revenues	5,913,165	4,996,680
Change in net position	4,354,790	2,663,226
Net position, beginning of year	5,649,825	2,986,599
Net position, end of year	\$ 10,004,615	\$ 5,649,825

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS

The Authority's net position increased by \$4,354,790 for fiscal year 2025, compared to an increase of \$2,663,226 for fiscal year 2024. Key elements of the 2025 increase include:

- Revenues of the Authority increased overall; however, the Lansing Center and Groesbeck Golf Course saw increases in compared to prior year. Groesbeck Golf Course continues to be to provide the Lansing region with one of the best values which allowed an increase in revenues. The Lansing Center was able to get back on the normal rotation cyclical events that also showed an increase to revenues for the year. In year booking continues to be a large driving factor to increased events at the Lansing Center. Jackson Field is under its normal operating conditions and continues to see significant increases in operating expenses due to restrictions on funding to maintain the facility. Deferred maintenance at all facilities caused additional increases in maintenance expenses along with completing the MLB required and contractual obligations to upgrade the facility. The most significant increase to the net position comes from the grant funds both at the Lansing Center (\$5,000,000) and Jackson Field (\$1,000,000) that provided much needed contractual upgrades. Continued concerns over the inflation and challenges associated with expenses (healthcare costs, labor costs, food costs, utilities, etc.) rising and still being able to remain competitive in the industry while trying hard to provide a good product. Concerns over the overall conditions of the Lansing Center, Jackson Field, and Groesbeck Golf Course still exist and funding is desperately needed to stay up to industry standards and competitive for business.

Capital Assets

The Authority's investment in capital assets as of June 30, 2025 amounted to \$6,701,925 (net of accumulated depreciation/amortization). Total net capital assets increased by \$4,455,061. The increase is due to additions for building and land improvements and machinery equipment for the stadium and Lansing Center utilizing grants and contributions in the current year.

	Balance June 30, 2024	Net Additions/ Deletions	Balance June 30, 2025
Capital assets being depreciated/amortized			
Machinery and equipment	\$ 2,352,824	\$ 1,010,188	\$ 3,363,012
Building and land improvements	1,032,897	3,803,158	4,836,055
Right to use - machinery and equipment	285,340	-	285,340
	<u>3,671,061</u>	<u>4,813,346</u>	<u>8,484,407</u>
Total assets being depreciated/amortized			
	3,671,061	4,813,346	8,484,407
Less accumulated depreciation/amortization			
Machinery and equipment	(1,382,523)	(103,960)	(1,486,483)
Building and land improvements	(25,822)	(206,768)	(232,590)
Right to use - machinery and equipment	(15,852)	(47,557)	(63,409)
	<u>(1,424,197)</u>	<u>(358,285)</u>	<u>(1,782,482)</u>
Total accumulated depreciation/amortization			
	(1,424,197)	(358,285)	(1,782,482)
Capital assets, net	<u>\$ 2,246,864</u>	<u>\$ 4,455,061</u>	<u>\$ 6,701,925</u>

Additional information on the Authority's capital assets can be found in Note 5 of this report.

**LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

Long-term Obligations

	Balance July 1, 2024	Net Additions/ Deletions	Balance June 30, 2025
Business-type Activities			
Direct borrowings and direct placements	\$ 270,322	\$ (43,882)	\$ 226,440

Additional information on the Authority's long-term obligation can be found in Note 6 of this report.

Economic Factors Affecting Next Year's Operations

The Authority is still concerned about several economic factors for all LEPFA managed properties heading into FY 2025-26. Consumer spending is still concerned due to uncertainty of the economy and funding sources. Continued increases in expenses at the Authority include costs of goods, maintenance expenses, labor, utilities, and employee benefits. The Authority in conjunction with the City of Lansing put out an RFP for facility operations for FY25-26. The Authority is contracting with Legends Global which is a world leader in venue management and live event production, convention centers, and theater with the goal of increasing revenues and minimizing expenses throughout the three properties. The Authority in conjunction with Legends Global plans to focus on strategic plans that involve growth and investment in the facilities, events, and staff. There is a continued strong schedule of activity at all properties and utilizing the vast resources of a global partner in Legends Global to increase revenues and decrease operating expenses with industries best practices. There is a focus on evolving food service operations to help offset some of these challenges while still delivering great service to its customers. The cycle of events in the coming year will play a large factor in the Authority's overall position as it typically sees a three-year cycle with some of its events.

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Lansing Entertainment and Public Facilities Authority, 333 E. Michigan Avenue, Lansing, Michigan 48933.

BASIC FINANCIAL STATEMENTS

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
STATEMENT OF NET POSITION
JUNE 30, 2025

	Lansing Center	Jackson Field	Groesbeck Golf Course	Center Park Productions	Total Business-type Activities
ASSETS					
Current Assets					
Cash and cash equivalents	\$ 941,454	\$ 279,134	\$ 726,396	\$ 26,808	\$ 1,973,792
Cash and cash equivalents - restricted	1,224,622	80,000	-	-	1,304,622
Receivables, net	1,434,168	223,689	116,912	111,961	1,886,730
Due from other funds	173,718	-	-	-	173,718
Prepaid items	1,534	1,386	-	-	2,920
Inventory	58,515	-	14,702	-	73,217
Total Current Assets	3,834,011	584,209	858,010	138,769	5,414,999
Noncurrent Assets					
Capital assets, net	3,889,362	2,114,885	697,678	-	6,701,925
TOTAL ASSETS	7,723,373	2,699,094	1,555,688	138,769	12,116,924
LIABILITIES					
Current Liabilities					
Accounts payable	521,669	204,358	76,879	906	803,812
Accrued liabilities	362,087	719	2,163	-	364,969
Due to other funds	-	18,094	155,624	-	173,718
Current portion of long-term obligations	-	-	45,441	-	45,441
Unearned revenue	493,157	-	50,213	-	543,370
Total Current Liabilities	1,376,913	223,171	330,320	906	1,931,310
Noncurrent Liabilities					
Long-term obligations, net of current portion	-	-	180,999	-	180,999
TOTAL LIABILITIES	1,376,913	223,171	511,319	906	2,112,309
NET POSITION					
Net investment in capital assets	3,889,362	2,114,885	471,238	-	6,475,485
Restricted for Jackson Field events	-	80,000	-	-	80,000
Unrestricted	2,457,098	281,038	573,131	137,863	3,449,130
TOTAL NET POSITION	\$ 6,346,460	\$ 2,475,923	\$ 1,044,369	\$ 137,863	\$ 10,004,615

See accompanying notes to financial statements.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2025

	Lansing Center	Jackson Field	Groesbeck Golf Course	Center Park Productions	Total Business-type Activities
OPERATING REVENUES					
Building rental	\$ 973,853	\$ -	\$ -	\$ -	\$ 973,853
Security	54,298	-	-	-	54,298
Food services	3,227,040	-	131,609	-	3,358,649
Equipment rental	1,011,526	-	220,808	-	1,232,334
Box office	41,965	-	-	-	41,965
Labor/service	403,101	-	-	-	403,101
Trade show utilities	93,312	-	-	-	93,312
Greens fees	-	-	589,792	-	589,792
Sponsorships	247,650	-	-	-	247,650
Other	311,657	38,027	212,780	-	562,464
TOTAL OPERATING REVENUES	6,364,402	38,027	1,154,989	-	7,557,418
OPERATING EXPENSES					
Personnel services	2,552,172	167,264	645,846	-	3,365,282
Food and beverage	1,544,761	-	93,763	-	1,638,524
Communications	70,907	5,414	12,518	-	88,839
Rents	5,398	-	15,977	-	21,375
Professional services	666,414	54,305	9,285	-	730,004
Utilities	1,005,750	237,099	29,648	-	1,272,497
Marketing	154,429	-	10,264	-	164,693
Repairs and maintenance	59,142	22,286	71,343	-	152,771
Supplies and materials	54,583	49,520	64,685	-	168,788
Insurance	157,421	49,940	20,457	-	227,818
Events	814,899	-	-	-	814,899
Security	74,289	-	-	-	74,289
Depreciation/amortization	159,152	134,912	64,221	-	358,285
Bad debt expense	-	-	-	9,307	9,307
Other	28,414	8	-	-	28,422
TOTAL OPERATING EXPENSES	7,347,731	720,748	1,038,007	9,307	9,115,793
OPERATING INCOME (LOSS)	(983,329)	(682,721)	116,982	(9,307)	(1,558,375)
NONOPERATING REVENUES					
Intergovernmental	2,286,390	1,222,678	-	-	3,509,068
Annual operating subsidy - City of Lansing	800,000	574,000	78,000	-	1,452,000
Pass-through of hotel/motel tax collections from Greater Lansing Convention and Visitors Bureau	952,097	-	-	-	952,097
TOTAL NONOPERATING REVENUES	4,038,487	1,796,678	78,000	-	5,913,165
CHANGE IN NET POSITION	3,055,158	1,113,957	194,982	(9,307)	4,354,790
Net Position, beginning of year	3,291,302	1,361,966	849,387	147,170	5,649,825
Net Position, end of year	<u>\$ 6,346,460</u>	<u>\$ 2,475,923</u>	<u>\$ 1,044,369</u>	<u>\$ 137,863</u>	<u>\$ 10,004,615</u>

See accompanying notes to financial statements.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2025

	Lansing Center	Jackson Field	Groesbeck Golf Course	Center Park Productions	Total Business-type Activities
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash receipts from customers	\$ 4,679,545	\$ 528,052	\$ 1,039,773	\$ 9,307	\$ 6,256,677
Cash payments for goods and services	(4,690,788)	(946,027)	(270,252)	(9,307)	(5,916,374)
Cash payments to employees	(2,678,384)	(167,264)	(656,964)	-	(3,502,612)
Cash receipts (payments) for interfund services	(240,925)	76,625	164,300	-	-
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	(2,930,552)	(508,614)	276,857	-	(3,162,309)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Cash transfers from the City of Lansing	800,000	574,000	78,000	-	1,452,000
Cash transfers from the Convention and Visitors Bureau	952,097	-	-	-	952,097
Intergovernmental	2,286,390	1,222,678	-	-	3,509,068
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	4,038,487	1,796,678	78,000	-	5,913,165
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Payments related to lease payable	-	-	(43,882)	-	(43,882)
Payments for acquisition of capital assets	(3,152,854)	(1,220,269)	(440,223)	-	(4,813,346)
NET CASH (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(3,152,854)	(1,220,269)	(484,105)	-	(4,857,228)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(2,044,919)	67,795	(129,248)	-	(2,106,372)
Cash and cash equivalents, beginning of year	4,210,995	291,339	855,644	26,808	5,384,786
Cash and cash equivalents, end of year	<u>\$ 2,166,076</u>	<u>\$ 359,134</u>	<u>\$ 726,396</u>	<u>\$ 26,808</u>	<u>\$ 3,278,414</u>
Cash and cash equivalents	\$ 941,454	\$ 279,134	\$ 726,396	\$ 26,808	\$ 1,973,792
Cash and cash equivalents - restricted	1,224,622	80,000	-	-	1,304,622
Total cash and cash equivalent per statement of net position	<u>\$ 2,166,076</u>	<u>\$ 359,134</u>	<u>\$ 726,396</u>	<u>\$ 26,808</u>	<u>\$ 3,278,414</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities					
Operating income (loss)	\$ (983,329)	\$ (682,721)	\$ 116,982	\$ (9,307)	\$ (1,558,375)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities					
Depreciation/amortization	159,152	134,912	64,221	-	358,285
(Increase)/decrease in:					
Accounts receivable	(109,882)	490,025	(111,510)	9,307	277,940
Due from other funds	(173,718)	58,531	8,676	-	(106,511)
Prepaid items	3,183	2,558	862	-	6,603
Inventory	4,613	-	8,357	-	12,970
Increase/(decrease) in:					
Accounts payable	(62,177)	(530,013)	48,469	-	(543,721)
Accrued liabilities	(126,212)	-	(11,118)	-	(137,330)
Due to other funds	(67,207)	18,094	155,624	-	106,511
Unearned revenue	(1,574,975)	-	(3,706)	-	(1,578,681)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ (2,930,552)</u>	<u>\$ (508,614)</u>	<u>\$ 276,857</u>	<u>\$ -</u>	<u>\$ (3,162,309)</u>

See accompanying notes to financial statements.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Lansing Entertainment and Public Facilities Authority (the "Authority") was established under the charter of the City of Lansing in February 1996, replacing the former Greater Lansing Convention/Exhibition Authority. The Authority was established to oversee the management and operations of the Lansing Center, Jackson Field, and Groesbeck Golf Course under an agreement with the City of Lansing.

The Authority is chartered as a building authority under the provisions of Act 31, Public Acts of Michigan, 1948. In the event of dissolution or termination of the Authority, all assets and rights of the Authority shall revert to the City of Lansing. The Authority's Board of Commissioners consists of nine members appointed by the Mayor of the City of Lansing and approved by the City Council, and three ex-officio members.

Center Park Productions, a not-for-profit entity, was organized to perform activities in support and furtherance of the purposes of its sole member, Lansing Entertainment and Public Facilities Authority, and is therefore reported as a blended component unit of the Authority. The Entity's Board of Directors consists of six members appointed by the Board of Directors of the Authority. Center Park Productions is presented in the accompanying financial statements on its fiscal year end of December 31.

The accompanying financial statements present the financial position and results of operations of the Authority. They do not purport to, and do not present fairly, the net position of the City of Lansing, Michigan and changes in its net position or cash flows in conformity with accounting principles generally accepted in the United States of America. The Authority is a discretely presented component unit of the City of Lansing.

Measurement Focus, Basis of Accounting, and Basis of Presentation

The proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The financial statements present the Authority's individual major funds. The major individual enterprise funds are reported as separate columns in the financial statements. The Authority reports the Lansing Center, Jackson Field, Groesbeck Golf Course, and Center Park Productions enterprise funds as major funds. Each fund accounts for the activities of its respective facility/event.

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers for facility rentals, sales, and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Also with this measurement focus, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operation of this fund are included on the Statement of Net Position. Fund equity (i.e., net position) is segregated into net investment in capital assets, restricted, and unrestricted components.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(continued)

Assets, Liabilities, and Equity

Deposits and Investments

The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits, checking, and savings accounts. State statutes authorize governments to deposit in the accounts of federally insured banks, credit unions, and savings and loan associations, and to invest in obligations of the U.S. Treasury, certain commercial paper, repurchase agreements, bankers' acceptances, and mutual funds composed of otherwise legal investments.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans). Other receivables, generated in the normal course of providing services to customers, are shown net of doubtful accounts where applicable. Payables are related to amounts due and payable to vendors at year-end for liabilities incurred and paid for subsequent to year-end. Accrued liabilities include wages payable, payroll taxes payable, insurance payable, and benefits payable.

Inventory and Prepaid Items

Inventory is valued at cost using the first-in/first-out (FIFO) method. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

Capital Assets

Capital assets are limited to equipment, building and land improvements, and right to use assets. Equipment is stated at cost and depreciated using the straight-line method over the estimated useful lives of the assets ranging from three to ten years. Right to use assets of the Authority are amortized using the straight-line method over the shorter of the lease period or the estimated useful lives, which is three years. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$5,000 and an estimated useful life of three years. Facilities managed by the Authority are owned by the City of Lansing and, as such, the carrying values of these properties are reflected in the City's financial statements. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Unearned Revenue

Unearned revenue consists of amounts received prior to the delivery of goods/service or expenditure for allowable costs. Unearned revenue also consists of funds received from state government for a grant where funds were received but expenditures were not allocated in order to recognize the full amount of grant funds received.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(continued)

Assets, Liabilities, and Equity (continued)

Cash and Cash Equivalent Reserves

Under the terms of the Authority's operating agreement with the City of Lansing, the Authority is required to restrict \$50,000 annually for capital improvements and/or replacements. Any such monies unexpended shall be carried forward to future years. For the year ended June 30, 2025, all such restricted monies were expended on capital improvements, leaving a zero balance in restricted assets for capital improvements at year end.

Under an amendment to the operating agreement with the City of Lansing, the Authority is also required to maintain an event development cash reserve fund for Jackson Field to provide a source of monies from which to finance events at the Jackson Field. The fund was established by an initial contribution from the City and may be increased up to certain limits by the amount of any profits earned from such events. Restricted assets for event development amounted to \$80,000 at June 30, 2025. An equal amount of net position is reported as restricted on the statement of net position.

The Authority's Board of Commissioners has also established a cash reserve account to ensure reasonable liquidity for Lansing Center operations. The balance of this cash reserve as of June 30, 2025 was \$1,224,622 and has been formally set aside by the Board of Commissioners as designated for the above purpose. Generally, the reserve is intended to provide up to 60 days of operating cash. The account is adjusted annually for the prior year operating results.

Leases

Lessee: The Authority is a lessee for noncancelable leases of equipment. The Authority recognizes a lease liability and an intangible right-to-use lease asset in the statement of net position. The Authority recognizes lease liabilities with an initial, individual value that it considers significant to the statement of net position, or with annual lease payments that are considered significant to the fund in which they are accounted for.

At the commencement of a lease, the Authority initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life.

Key estimates and judgements related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Authority uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Authority generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Authority is reasonably certain to exercise.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - DESCRIPTION OF AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(continued)

Assets, Liabilities, and Equity (continued)

Leases (continued)

The Authority monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the leased assets and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Leased assets are reported with other capital assets and lease liabilities are reported with long-term obligations on the statement of net position.

NOTE 2 - DEPOSITS AND INVESTMENTS

In accordance with Michigan Compiled Laws, the Authority is authorized to invest in the following investment vehicles:

- a. Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States.
- b. Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a State or nationally chartered bank or a State or Federally chartered savings and loan association, savings bank, or credit union whose deposits are insured by an agency of the United States government and which maintains a principal office or branch office located in this State under laws of this State or the United States, but only if the bank, savings and loan association, savings bank or credit union is eligible to be a depository of surplus funds belonging to the State under Section 6 of 1855 PA 105, MCL 21.146.
- c. Commercial paper rated at the time of purchase within the three highest classifications established by not less than two standard rating services, and which matures more than 270 days after the date of purchase.
- d. The United States government or Federal agency obligations repurchase agreements.
- e. Bankers' acceptances of United States Banks.
- f. Mutual funds composed of investment vehicles, which are legal for direct investment by local units of government in Michigan.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 2 - DEPOSITS AND INVESTMENTS (continued)

A reconciliation of cash and cash equivalents as shown on the statement of net position follows:

Statement of net position	
Cash and cash equivalents	\$ 1,973,792
Cash and cash equivalents - restricted	<u>1,304,622</u>
Total	<u>\$ 3,278,414</u>
Deposits	
Bank deposits - checking and savings accounts	\$ 3,245,151
Cash on hand	<u>33,263</u>
Total	<u>\$ 3,278,414</u>

Interest Rate Risk

State law limits the allowable investments and the maturities of some of the allowable investments as identified in the summary of significant accounting policies. The Authority's investment policy does not have specific limits in excess of state law on investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

State law limits investments to specific government securities, certificates of deposits and bank accounts with qualified financial institutions, commercial paper with specific maximum maturities and ratings when purchased, bankers' acceptances of specific financial institutions, qualified mutual funds and qualified external investment pools as identified in the list of authorized investments in the summary of significant accounting policies. The Authority's investment policy does not have specific limits in excess of state law on investment credit risk.

Custodial Credit Risk-Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. State law does not require, and the Authority does not have a policy for, deposit custodial credit risk. As of year end, \$3,429,046 of the Authority's bank balance of \$3,703,995 was exposed to custodial credit risk because it was uninsured and uncollateralized.

The Authority's investment policy does not specifically address this risk, although the Authority believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all bank deposits. As a result, the Authority evaluates each financial institution with which it deposits Authority funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 3 - TRANSACTIONS WITH THE CITY OF LANSING

For the year ended June 30, 2025, the City of Lansing provided annual operating subsidies along with grant related contributions to the Authority in the amount of \$1,452,000 and \$846,907, respectively, for the Lansing Center, Jackson Field, and Groesbeck Golf Course Funds.

NOTE 4 - RECEIVABLES

Receivables are composed entirely of amounts due from customers (net of an allowance for doubtful accounts in the amount of \$138,164) and due from other governmental units. Accounts receivable as of June 30, 2025, were as follows:

Accounts receivable, net	\$ 1,835,712
Accounts receivable - due from other governmental units	<u>51,018</u>
Total receivables	<u><u>\$ 1,886,730</u></u>

NOTE 5 - CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2025, was as follows:

	Balance July 1, 2024	Additions	Deletions	Balance June 30, 2025
Capital assets being depreciated/amortized				
Machinery and equipment	\$ 2,352,824	\$ 1,010,188	\$ -	\$ 3,363,012
Building and land improvements	1,032,897	3,803,158	-	4,836,055
Right to use - machinery and equipment	<u>285,340</u>	<u>-</u>	<u>-</u>	<u>285,340</u>
Total assets being depreciated/amortized	<u>3,671,061</u>	<u>4,813,346</u>	<u>-</u>	<u>8,484,407</u>
Less accumulated depreciation/amortization				
Machinery and equipment	(1,382,523)	(103,960)	-	(1,486,483)
Building and land improvements	(25,822)	(206,768)	-	(232,590)
Right to use - machinery and equipment	<u>(15,852)</u>	<u>(47,557)</u>	<u>-</u>	<u>(63,409)</u>
Total accumulated depreciation/amortization	<u>(1,424,197)</u>	<u>(358,285)</u>	<u>-</u>	<u>(1,782,482)</u>
Capital assets, net	<u><u>\$ 2,246,864</u></u>	<u><u>\$ 4,455,061</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 6,701,925</u></u>

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 6 - LONG-TERM OBLIGATIONS

The following is a summary of long-term obligations for the Authority for the year ended June 30, 2025:

	Balance July 1, 2024	Additions	Deletions	Balance June 30, 2025	Amounts Due Within One Year
Business-type Activities					
Direct borrowings and direct placements	\$ 270,322	\$ -	\$ (43,882)	\$ 226,440	\$ 45,441

Long-term obligations at June 30, 2025 are comprised of the following issues:

Direct Borrowings and Direct Placements

\$239,355 Golf Cart lease dated April 2024, due in installments of \$7,338 through October 2029, with imputed interest of 3.5%, payable six times per year.	\$ 189,947
\$45,985 Golf Cart lease dated April 2024, due in installments of \$1,410 through October 2029, with imputed interest of 3.5%, payable six times per year.	36,493
	<u>\$ 226,440</u>

The Authority's outstanding notes from direct borrowings and direct placements related to business-type activities of \$226,440 contains provisions that in an event of default, either by (1) unable to make principal or interest payments (2) false or misrepresentation is made to the lender (3) become insolvent or make an assignment for the benefit of its creditors, or (4) if the lender at any time in good faith believes that the prospect of payment of any indebtedness is impaired, the outstanding amounts, including accrued interest become immediately due and payable.

The annual requirements for long-term obligations outstanding as of June 30, 2025, are as follows:

Year Ending June 30,	Direct Borrowings and Direct Placements	
	Principal	Interest
2026	\$ 45,441	\$ 7,046
2027	47,061	5,430
2028	48,734	3,757
2029	50,468	2,021
2030	34,736	253
	<u>\$ 226,440</u>	<u>\$ 18,507</u>

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 7 - INTERFUNDS

Short-term interfund receivables and payables are considered due to and due from other funds. These amounts due from and to other funds at year-end are as follows:

	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
Lansing Center Fund	\$ 173,718	\$ -
Jackson Field Fund	-	18,094
Groesbeck Golf Course Fund	-	155,624
	<u>\$ 173,718</u>	<u>\$ 173,718</u>

The outstanding balances between funds results mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

NOTE 8 - DEFINED CONTRIBUTION PENSION PLAN

The Authority has a defined contribution pension plan covering substantially all full-time employees who have completed 120 days of employment. The Authority contributes 12% of participating employees' annual compensation to the plan. Effective January 1, 2003, employees are required to contribute 7.5% of covered wages as defined in the plan; prior to that date, no employee contributions to this plan were required. Such current employee contributions are in lieu of federal social security participation. Plan provisions and contribution requirements are established and may be amended by the Authority's Board of Commissioners. Employee contributions for the year ended June 30, 2025 were \$235,861. Employer contributions for the year ended June 30, 2025 were \$324,697. At June 30, 2025, there were 40 employees participating in the plan.

NOTE 9 - RISK MANAGEMENT

The Authority is exposed to various risks of loss including losses related to issues of cyber security, liability, liquor liability, flood, inland marine, directors' and officers' liability, property, employee bonding, auto, crime, and worker' compensation which is covered through the Authority's insurance policies. The Authority carries commercial insurance to cover these risks. Settled claims relating to the commercial insurance have not exceeded the amount of insurance coverage during the past three years.

NOTE 10 - CHANGE IN ACCOUNTING PRINCIPLES

In December 2023, the Authority implemented Statement No. 102, *Certain Risk Disclosures*. This Statement requires a government to assess whether a concentration or constraint makes the government vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of circumstances disclosed and the government's vulnerability to the risk of substantial impact. There was no material impact on the financial statements due to this statement.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 11 - SUBSEQUENT EVENT

On May 20, 2025, the Lansing Entertainment and Public Facilities Authority entered into a management agreement with ASM Global Convention Center Management, LLC (now called Legends Global). Under this arrangement, Legends Global will manage, operate, and promote the Lansing Center, Jackson Field, and Groesbeck Golf Course on behalf of the Authority. The agreement, which constitutes a service concession arrangement, commenced July 1, 2025, and has an initial term of five years with options for renewal. The Authority retains ownership of the facilities while granting Legends Global the right to operate and collect revenues subject to the terms of the agreement.

NOTE 12 - UPCOMING ACCOUNTING PRONOUNCEMENTS

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*. This Statement establishes new accounting and financial reporting requirements-or modifies existing requirements-related to the following:

- a. Management's discussion and analysis (MD&A);
 - i. Requires that the information presented in MD&A be limited to the related topics discussed in five specific sections:
 - 1) Overview of the Financial Statements,
 - 2) Financial Summary,
 - 3) Detailed Analyses,
 - 4) Significant Capital Asset and Long-Term Financing Activity,
 - 5) Currently Known Facts, Decisions, or Conditions;
 - i. Stresses detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed;
 - ii. Removes the requirement for discussion of significant variations between original and final budget amounts and between final budget amounts and actual results;
- b. Unusual or infrequent items;
- c. Presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position;
 - i. Requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses and clarifies the definition of operating and nonoperating revenues and expenses;
 - ii. Requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses and defines subsidies;
- d. Information about major component units in basic financial statements should be presented separately in the statement of net position and statement of activities unless it reduces the readability of the statements in which case combining statements of should be presented after the fund financial statements;
- e. Budgetary comparison information should include variances between original and final budget amounts and variances between final budget and actual amounts with explanations of significant variances required to be presented in the notes to RSI.

The Authority is currently evaluating the impact this standard will have on the financial statements when adopted during the 2025-2026 fiscal year.

LANSING ENTERTAINMENT AND PUBLIC FACILITIES AUTHORITY
NOTES TO FINANCIAL STATEMENTS

NOTE 12 - UPCOMING ACCOUNTING PRONOUNCEMENTS (continued)

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement No. 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosures for capital assets held for sale. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted during the 2025-2026 fiscal year.

NOTE 13 - CONTINGENT LIABILITY

The Authority participates in a number of State assisted programs that are subject to compliance requirements. The periodic program compliance audits of many of the State programs have not yet been conducted, completed, or resolved. Accordingly, the Authority's compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority expects such amounts, if any, to be immaterial.

There are various other legal actions pending against the Authority at any given time. Due to the inconclusive nature of many of the actions, it is not possible for legal counsel to determine the probable outcome or a reasonable estimate of the Authority's potential liability and that would be not be covered by insurance and reserves, if any, are considered by management to be immaterial.



2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912
☎ 517.323.7500
📠 517.323.6346

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

The Honorable Mayor, Members of the City Council, and
Members of the Board of Commissioners of the
Lansing Entertainment and Public Facilities Authority
Lansing, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and each major fund of Lansing Entertainment and Public Facilities Authority (the Authority), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Lansing Entertainment and Public Facilities Authority's basic financial statements and have issued our report thereon dated December 19, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We consider the deficiency described below to be a material weakness.

2025-001 MATERIAL JOURNAL ENTRIES PROPOSED BY AUDITORS

Condition: Material journal entries to properly adjust capital assets and related depreciation/amortization, interfunds, unearned revenues, and grant related revenues and expenses were proposed by the auditors. These entries were either prepared by the auditors and provided to management, who agreed to them and were subsequently recorded in the Authority's general ledger or was brought to the attention of management that an entry was needed. A similar issue was noted and reported last year as 2024-001.

2025-001 MATERIAL JOURNAL ENTRIES PROPOSED BY AUDITORS (continued)

Criteria: Management is responsible for establishing, maintaining, and monitoring internal controls, and for the fair presentation in the financial statements of financial position, results of operations, and cash flows (where applicable), including the recording of all appropriate journal entries so that the trial balances, from which the audited financial statements are prepared, reflect amounts that are in conformity with U.S. generally accepted accounting principles.

Cause: These misstatements were not identified as part of the Authority's internal control procedures.

Effect: Without the recording of these journal entries the financial statements would have been materially misstated.

Recommendation: We recommend that the Authority take steps to ensure that material journal entries are not necessary at the time future audit analysis is performed.

Corrective Action Response: Due to the uncertainty of the grant that was held up in litigation that did contribute to the need for proposed journal entries during the audit process. Monthly and quarterly reviews of financial and balance sheet analysis are being performed to reduce the material journal entries proposed by auditors as well as increased policies and procedures.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Authority's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the finding identified in our audit and described above. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Manes Costeian PC

December 19, 2025



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

February 17, 2026

Dear Council President Spadafore and Members of the Lansing City Council,

Aaron Castle, of VMT Law – the primary attorney advising the City of Lansing Retirement Boards (Police and Fire and Employee Retirement Systems) - has requested the addition of the law firm of Robbins Geller Rudman and Dowd, LLP (“Robbins Geller”) to City Council’s Approved Outside Counsel list. The purpose of this request is so that Robbins Geller can represent the City’s Retirement Systems in a securities litigation case against F5, Inc., wherein the City’s Retirement Systems intend to seek lead plaintiff status in the matter. At their joint meeting of the retirement boards, held on February 17, 2026, the motion to accept the representation of Robbins Geller, with the assistance of VMT Law, for purposes of representation in the F5, Inc. litigation was approved, subject to Lansing City Council approving Robbins Geller as an approved outside counsel.

The City Attorney recommends the addition to the approved counsel list for the pending litigation matter.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gregory S. Venker", is written over a light blue horizontal line.

Gregory S. Venker
City Attorney

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

WHEREAS, Pursuant to the request of the City of Lansing Joint Employees' Retirement System and Police and Fire Retirement System Boards, the City Attorney recommends the approval of Robbins Geller Rudman and Dowd, LLP ("Robbins Geller") for the limited purpose of representing the Retirement Systems in a securities litigation case against F5, Inc., wherein the City's Retirement Systems intend to seek lead plaintiff status in the matter; and

WHEREAS, City Attorney, in consultation with Aaron Castle and VMT Law, recommends that the Retirement Systems engage in this specific litigation and seek lead plaintiff status; and

WHEREAS, the City Attorney recommends the approval of Robbins Geller to the City's list of outside counsels for the above purpose.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Charter Sec. 4-304.6, the City Council hereby approves the addition of Robbins Geller Rudman and Dowd, LLP to the City's list of approved law firms for the purpose of representation of the Retirement Systems in the securities litigation involving F5, Inc.

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

WHEREAS, the City of Lansing and Teamsters Local 243 Clerical, Technical, and Professional Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering February 1, 2026 through January 31, 2029, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on February 19, 2026, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved.

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Clerical, Technical, and Professional Unit for the period covering February 1, 2026 through January 31, 2029.

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

WHEREAS, the City of Lansing and Teamsters Local 243 Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering February 1, 2026 through January 31, 2029, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on February 19, 2026, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved.

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Supervisory Unit for the period covering February 1, 2026 through January 31, 2029.