

AGENDA

Committee on Development and Planning March 2, 2026 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

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

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. February 16, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Brownfield Plan #90; Capitol Walk Apartments, S. Chestnut St. on the 500 block
 - C. RESOLUTION - Act-3-2026; 300 block of E. Kalamazoo St., State of Michigan and City of Lansing easements
 - D. ORDINANCE - Z-1-2026, 500 S. Martin Luther King Jr. Blvd, Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex
 - E. RESOLUTION - SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in "DT-2" Urban Flex
 - F. RESOLUTION - Setting a Public Hearing on SLU-3-2026, 5200 S. Cedar St., Unit 5206, to authorize use of the rear suite as a place of worship
- 6. Other**
- 7. Adjourn**

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



MINUTES
Committee on Development & Planning
Monday, February 16, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 4:00pm

PRESENT

Council Member Garza, Chair
Council Member Nevarez Martinez, Vice-Chair
Council Member Carter, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Luke Bingaman, Legislative Analyst
Daniel DuChene, OCA
Andy Fedewa, EDP
Rawley VanFossen, EDP
Shelbi Frayer

MINUTES

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE MINUTES FROM FEBRUARY 9, 2026, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Intro/Set a Public Hearing on Z-2-2026; 332 Townsend Street, rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

Mr. Fedewa summarized the request to rezone this address to facilitate a SLU for a shelter care facility. It is currently vacation and they believe it is an appropriate location, only about 1 block from the City Rescue Mission, and near the CATA bus station. One Commissioner from the Planning Commission voiced concern on concentrating the city’s unhoused population along Kalamazoo, staff still believes this to be an appropriate location. Commission voted 6-0, unanimously for.

Councilmember Garza asked if consideration on potential state workers not coming back and if they might sell ramps. VanFossen indicated they couldn’t speculate and could not speak to that until after the November election for Governor.

Ms. Frayer then shared a presentation that is included in the packet and was updated and republished on the website. Councilmember Garza inquired about funding stream, Ms. Frayer responded in the last 6 months they have raised \$900,000, the building will be mortgage to purchase, and a non-profit board is established. Adding Holy Cross will continue to be a partner, that building was previously a VOA, then Holy Cross took over about 6 years ago and believes they will eventually sell. Councilmember Garza asked if they would seek funds from the City, and Ms. Frayer does not know at this time. Councilmember Nevarez Martinez asked how long the people can stay. Ms. Frayer responded veterans 1 ½ year limit for transitional housing, families do not have a hard/fast timeline, ideal 12 months to figure any barriers to get in a permanent place to stay (kids in school, job, Birth Cert, etc.) . Councilmember Nevarez Martinez asked if they are keeping data on how long they stay and success rate. Ms. Frayer said yes they use the HMIS data center, and it depends, hard to say what someone considers success.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR SETTING A PUBLIC HEARING ON Z-2-2026; 332 TOWNSEND STREET, REZONING FROM “DT-3” DOWNTOWN CORE TO “R-AR” RESIDENTIAL ADAPTIVE REUSE. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on SLU-2-2026; Special Land Use Permit, 332 Townsend Street to allow for a sheltered care facility in the “R-AR” Residential Adaptive Reuse district

Mr. VanFossen indicated that the SLU can't happen without the rezoning and that must go before the SLU.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR SETTING A PUBLIC HEARING ON SLU-2-2026; SPECIAL LAND USE PERMIT, 332 TOWNSEND STREET TO ALLOW FOR A SHELTERED CARE FACILITY IN THE “R-AR” RESIDENTIAL ADAPTIVE REUSE DISTRICT. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:21pm
Submitted by Renee Richmond
Recording Secretary, Lansing City Council
Approved by the Committee on

*Lansing Brownfield
Redevelopment Authority*



**CAPITOL WALK APARTMENTS
REDEVELOPMENT PROJECT
0 S. CHESTNUT STREET, LANSING, MI**

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

Brownfield Plan No. 90

Revised November 3, 2025

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

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

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

Approved by the Lansing City Council
_____ / _____ / 2026

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

Attachments

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

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

Project Name: Capitol Walk Apartments Redevelopment Project

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

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

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

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

Type of Eligible Property: Housing Property

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

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

Estimated Job Creation:

Construction Jobs

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

Permanent Jobs

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

Estimated Gain in Taxable Value:
(after Project completion)

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

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

Estimated Duration of Plan Capture:

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

Base Year of Plan: 2026

First Year of Plan Capture: 2027

Total Taxes Captured Estimate:
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative
Estimated Tax Capture Period in Number of Years =	30
Brownfield Redevelopment Authority (BRA) Administration and/or Local Brownfield Revolving Fund (LBRF) (10%)	\$ 1,778,470
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 834,728
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 16,205,593
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 7,794,408
Total New Tax Capture (See Table 1a)	\$ 26,613,199
* Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Developer eligible costs in the Plan totaling \$24,000,002 (not including captures for BRA Administration and/or LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because Plan estimates a deficiency/shortfall in potential capture.	

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

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

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$26,613,199 (inclusive of captures for Department-Specific Activities; MSHDA Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support, Brownfield Plan & Work Plan Implementation; Contingency; Local Application Fees; BRA Administration and/or LBRF; and MBRF) of which the projected costs of Developer eligible activities are capped at \$24,000,002. Developer eligible activities as defined in this Plan are the eligible activities necessary for the Developer to complete its proposed Project. Developer Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Project may not be fully reimbursed. The resultant deficiency/shortfall to the Developer is estimated at \$271,953 if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period.

Eligible Activities	Eligible Costs
EGLE Eligible Activities	
Department-Specific Activities	
Work Plan Approval Exempt Activities - Assessments	\$ 30,000
Work Plan Approval Exempt Activities - Due Care Planning	\$ -
Due Care Activities	\$ -
MSHDA Housing Development Eligible Activities	
Demolition Activities	\$ 33,750
Lead, Asbestos and Mold Abatement Activities	\$ -
Infrastructure Improvements Activities, necessary for a Housing Project	\$ 2,497,088
Safety Improvements Activities	\$ 1,047,413
Site Preparation Activities	\$ 278,800
Housing Financing Gap	\$ 19,274,393
EGLE & MSHDA Contingency and Interest	
Contingency: EGLE Environmental (0%)	\$ -
Contingency: MSHDA Eligible Activities (15%) (Not on Housing Financing Gap)	\$ 578,558
Interest: EGLE Environmental (Simple Interest: 0%)	\$ -
Interest MSHDA Housing Development (Simple Interest: 0%)	\$ -
<i>Subtotal</i>	\$ 23,740,002
Brownfield Plan & Work Plan Preparation and Consulting & Support (to Developer)	\$ 80,000
Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance (inclusive of annual income and price monitoring associated with housing development activities))	\$ 175,000
Local Application Fees (to Developer)	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 24,000,002
Brownfield Redevelopment Authority (BRA) Administration and/or Local Brownfield Revolving Fund (LBRF) (10%)	\$ 1,778,470
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 834,728
<i>Subtotal: To BRA & State</i>	\$ 2,613,198
GRAND TOTAL	\$ 26,613,199
<p><i>* Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture from Local and State School Taxes. The identified Developer eligible costs in the Plan totaling \$24,000,002 (not including captures for BRA Administration and/or LBRF, or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 35-year capture period, because Plan estimates a deficiency/shortfall in potential capture.</i></p>	

INTRODUCTION

A. General

The City of Lansing, Michigan (the “City”), established the Lansing Brownfield Redevelopment Authority (the “Authority” or “LBRA”) on October 1, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to promote the revitalization, redevelopment, and reuse of properties that are blighted, functionally obsolete, tax reverted, an historic resource, contaminated (also known as a “facility”), or housing property by providing economic incentives through tax increment financing to pay for certain approved eligible activities. The Authority is authorized by Act 381 to undertake all activities allowed by the statute.

The purpose of this Brownfield Plan (the “Plan”), as amended is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource, deemed functionally obsolete property, or housing property. By facilitating redevelopment of Brownfield properties, this Plan is intended to promote economic growth for the benefit of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan is necessary to reduce unemployment, promote economic growth, provide new affordable workforce housing in the City, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

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

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

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

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

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

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

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

Figure 1 – Scaled Property Location Map

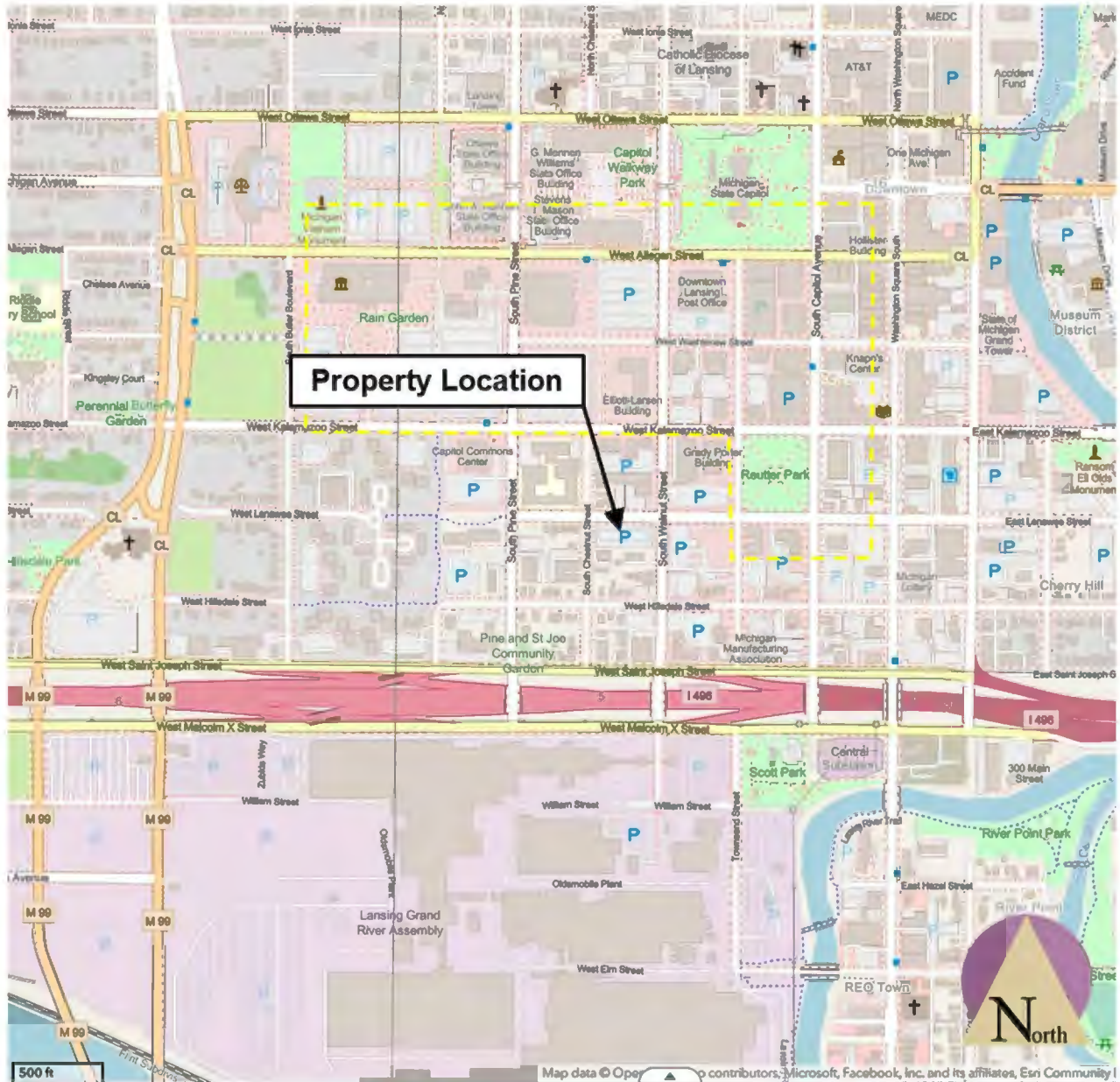


Figure 2 – Eligible Property Boundary Map



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

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

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

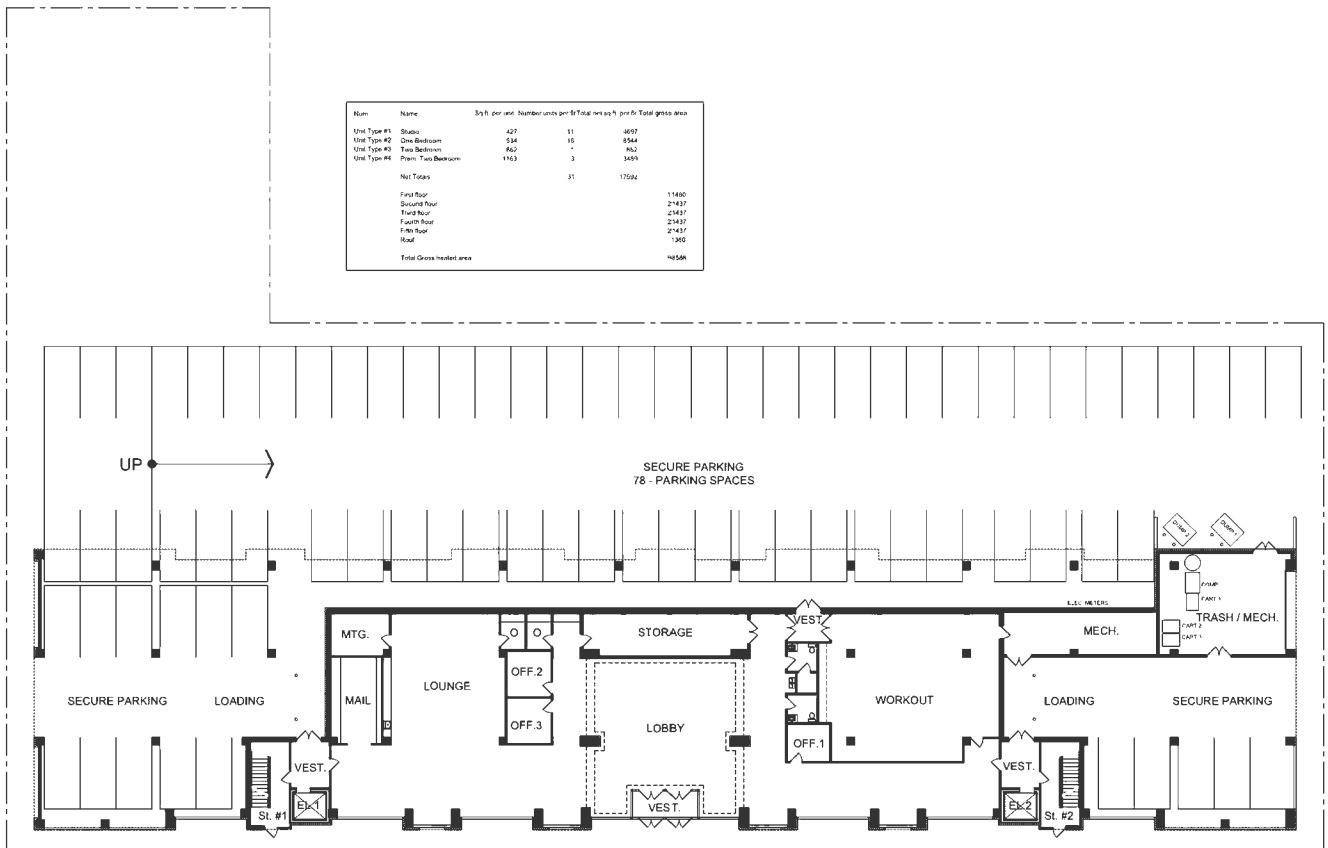
The Property consists of a vacant land that has been utilized as a parking lot for over fifty years.

The Property is in an area close to amenities which are both walkable and bikeable. The Property's Walkscore scores well for both walkability and bikability, earning a score of 68 (somewhat walkable) and 64 (bikeable) out of 100 respectively. A Walkscore shows how walkable any given location is, similarly, a bike score indicates the ease of bike commuting in a particular area. Necessities and amenities such as markets, transit stops, and entertainment venues are all considered when calculating these scores. These scores are good indicators of how desirable the Property will be to the target market demographic. The Property is also situated near Capital Area Transit Authority (CATA) Bus Lines and has a Transit score of 54 (good transit) with many nearby public transportation options.

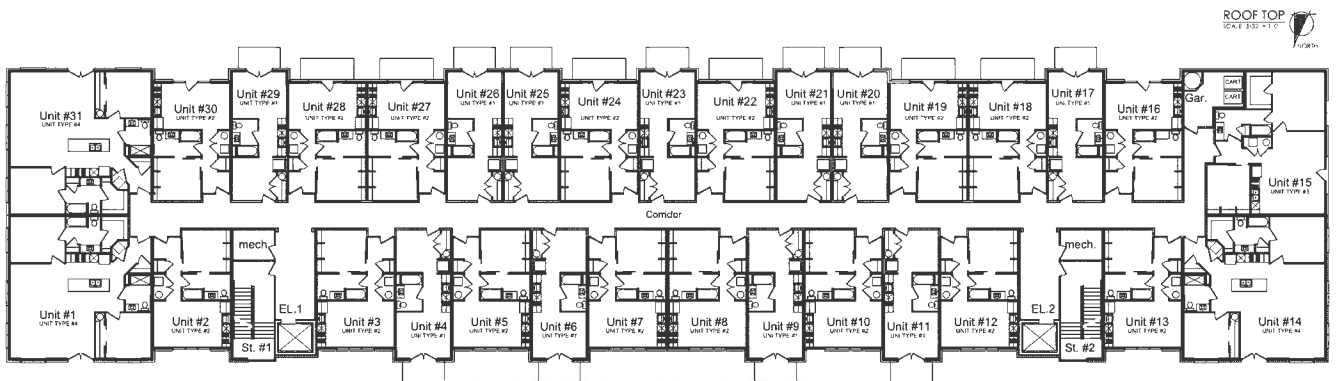
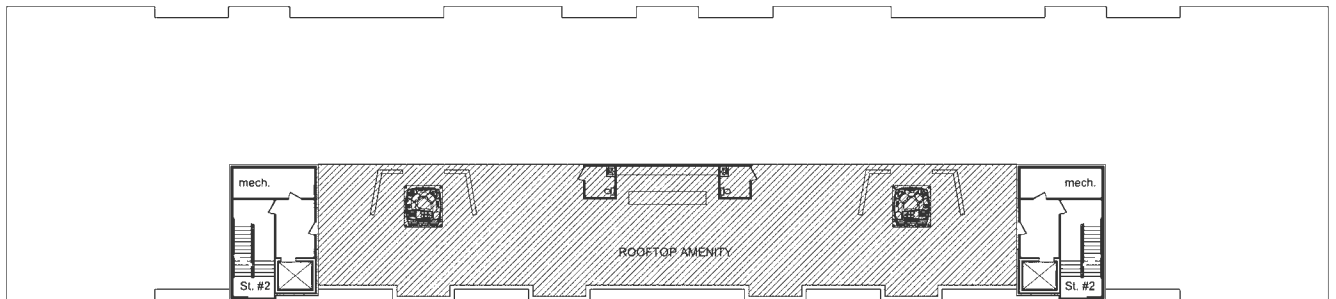
The Project proposes to redevelop the Property that will create significant economic opportunity for the local area. The redevelopment integrates design elements, Department-Specific Activities, Housing Development Activities, and economic development to further goals of the City and the Michigan State Housing Development Authority ("MSHDA"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) housing development activities that will address specific housing needs on the Property; (3) elimination of an underutilized parking lot; and (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area. The applicant will bring a significant investment and major improvement to the City. The Project will add to the economic vitality of the City.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Brownfield Development and Reimbursement Agreement ("Agreement"), after adoption of this Plan, between the Developer, the Authority, and the City.

Num.	Name	Sq. Ft. per unit	Number units per floor	Total sq. ft. per floor	Total gross area
Unit Type #1	Studio	427	81	48597	
Unit Type #2	One Bedroom	534	35	28694	
Unit Type #3	Two Bedroom	862	1	862	
Unit Type #4	Open Two Bedroom	1163	3	3489	
	Nit. Tanks		31	17594	
	First floor			11800	
	Second floor			27437	
	Third floor			27437	
	Fourth floor			27437	
	Fifth floor			27437	
	Roof			1360	
	Total Gross heated area			148588	



PROPOSED FIRST FLOOR / SITE PLAN



PROPOSED FLOORS 2-5



UNIT TYPES

PROJECT RENDERING



View Looking South Along West Lenawee Street

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

The Property is considered “Eligible Property” as defined by Act 381, Section 2, because (a) the Property was previously utilized or is currently utilized for commercial purposes; (b) the Property meets the definition of a “Housing Property”; and (c) the Property is located within the City of Lansing, a qualified local governmental unit, or “Core Community,” under Act 381.

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

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

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

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

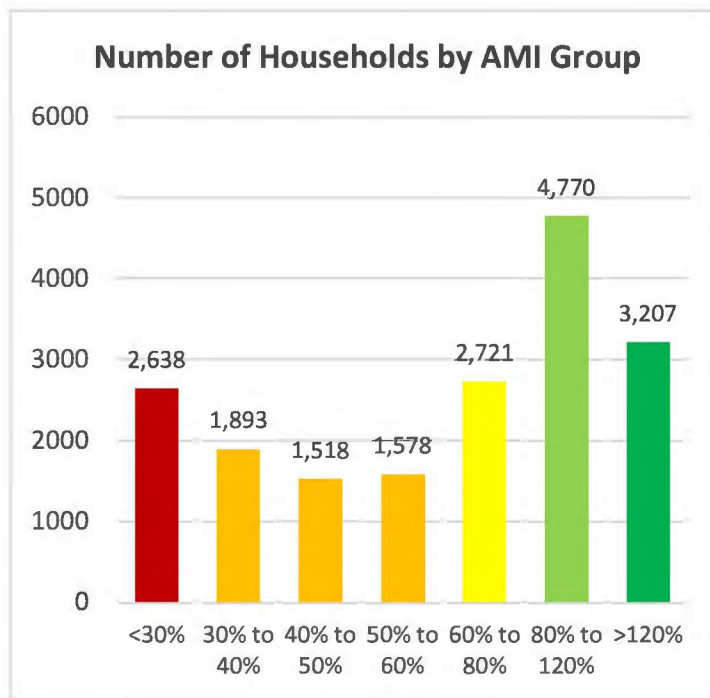
a) Located in a community with a specific housing need:

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

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

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

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



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

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

The Project has rental housing that meets this need.

b) Absorption data or job growth data:

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

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

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

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

The Project has rental housing that meets this need.

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

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include: Department-Specific Activities; Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support; Brownfield Plan & Work Plan Implementation; Contingency; Local Application Fees; BRA Administration and/or LBRF; and MBRF.

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

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

Housing Development Activities.

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

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

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

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

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

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

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

Authority Administration. Plan includes, as allowed by the statute, the capture of tax increment revenues for the costs of the Authority for the administration of this Plan over the Plan’s duration.

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

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

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long

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

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

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

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed into law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on Eligible Property or prospective eligible properties prior to approval of the Plan (including Plan Amendments), if those costs and the Eligible Property are subsequently included in an approved Plan or Plan Amendment. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the MSHDA for the use of state tax increment revenues. The MSHDA may adjust specific eligible activities amongst Department-Specific Activities and Housing Development Activities in accordance with state policy and guidance. Changes made between Department-Specific Activities and Housing Development Activities will be reflected in the Act 381 Work Plan. These adjustments made by the state are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceeded. If MSHDA approves an Act 381 Work Plan with less state tax capture than what was in this Plan approved by the City, the not to exceed amount of local capture in this Plan will automatically be adjusted by the Authority to maintain the current state to local capture ratio.

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

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

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

1. 10% Pass-through/Tax Sharing with all Taxing Jurisdictions. An estimate of this tax sharing with all taxing jurisdictions in which the Eligible Property is located is provided in Table 3 and Table 4f2 of this Plan;
2. City/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses and/or Local Brownfield Revolving Fund (LBRF): Funded from Local Tax Capture is provided at 10% of tax increment revenues in this Plan;

3. State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages, 50% of the Captured SET for 25 years, is provided in this Plan; and
4. Developer Reimbursement for Eligible Activity costs and other eligible costs identified in this Plan.

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

Total Plan eligible activity costs identified shall not exceed \$26,613,199, so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified Eligible Activities in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 35-year capture period, because the Plan only estimates \$26,341,246 in potential tax capture. If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture may be lower or if the Taxable Value is higher than estimated eligible costs may be fully reimbursed.

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

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

* Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in this Brownfield Plan totaling \$26,613,199 may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because the tax increment revenue projections estimate a deficiency/shortfall in potential tax capture of up to \$271,953.

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 16,205,593
Total Local Tax Capture for Eligible Activities, Contingency and Interest	\$ 16,205,593
Total Local Taxes to BRA Administration and/or Local Brownfield Revolving Fund (LBRF)	\$ 1,778,470
Total Local Tax Capture to BRA	\$ 1,778,470
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 7,794,408
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 7,794,408
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ -
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 834,728
Total School Tax Capture to BRA & MBRF	\$ 834,728
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 1,778,470
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 834,728
Total Capture for Developer**	\$ 24,000,002
GRAND TOTAL*	\$ 26,613,199
<p>* Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in this Brownfield Plan totaling \$26,613,199 may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because the tax increment revenue projections estimate a deficiency/shortfall in potential tax capture of up to \$271,953.</p> <p>**To meet Developer obligations.</p>	

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2026 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2027. Estimates project that the Authority is expected to capture the tax increment revenues through 2056, which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment project. In addition, detailed tables of estimated tax increment revenues to be captured are attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the

property assessment process by the local unit of government and equalized by the County. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in taxable value resulting from the redevelopment project that is eligible and approved for capture. Eligible activities are estimated at approximately \$26,613,199 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities to the Project in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 35-year capture period, because the Plan only estimates \$26,341,246 in potential tax capture. After tax capture payments to other obligations identified in this Plan (BRA Administration and/or LBRF, and MBRF), the resultant shortfall to Developer is estimated at \$271,953. If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be satisfied.

Additional Revenues Captured if Taxable Values Increase	
Estimated Eligible Activity Costs	\$26,613,199
Estimated Potential Tax Capture	\$26,341,246
Estimated Deficiency/Shortfall (this deficiency/shortfall may be captured if Taxable Values increases)	\$271,953

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

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

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

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current

estimated amount of capture used to reimburse the:

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

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

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

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

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

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

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2027 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Department-Specific Activities; Housing Development Activities; Brownfield Plan & Work Plan Preparation and Consulting & Support, Brownfield Plan & Work Plan Implementation; Local Application Fees; BRA Administration and/or LBRF; and MBRF capture is estimated at 30 years (2027-2056). This Plan’s capture of tax increment revenues shall not exceed 35 years, unless amended.

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

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

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued

under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

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

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

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

Notes:

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

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

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

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan Amendment and deposit those revenues into the LBRF to fund other projects within the City of Lansing. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each Eligible Property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of Eligible Property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$834,728.

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

Brownfield Plan Amendments

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

Explanation of Millages Captured

- A. All millages allowed will be captured by the BRA as allowed pursuant to Act 381 of the Public Acts of 1996, as amended, for use in this Plan after a 10% Pass-through/Tax Sharing with all Taxing Jurisdictions. Based on the above, and as required under Act 381, an estimate of the impact of tax increment financing on the revenues and tax sharing of all taxing jurisdictions in which the Eligible Property is located is provided in Table 3 and Table 4f2 of this Plan.
- B. Capture of School Millages, the Local School Operating (LSO) millage and the State Education Tax (SET) millage, by the Authority are allowed for EGLE-Environmental Eligible Activities of Exempt Activities – Assessments and Exempt Activities – Due Care Planning (“EGLE Exempt Activities”). EGLE Exempt Activities are not subject to approval of an Act 381 Environmental Work Plan by EGLE.
- C. Debt millages in this Plan – Act 381 does not allow capture of certain Ad Valorem millages and in the case of this Project’s Plan, Ad Valorem debt millages are not allowed for capture, see Table 4f1.

Explanation on Proportionality of Eligible Activity Costs

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

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

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

EXHIBITS

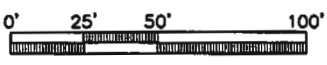
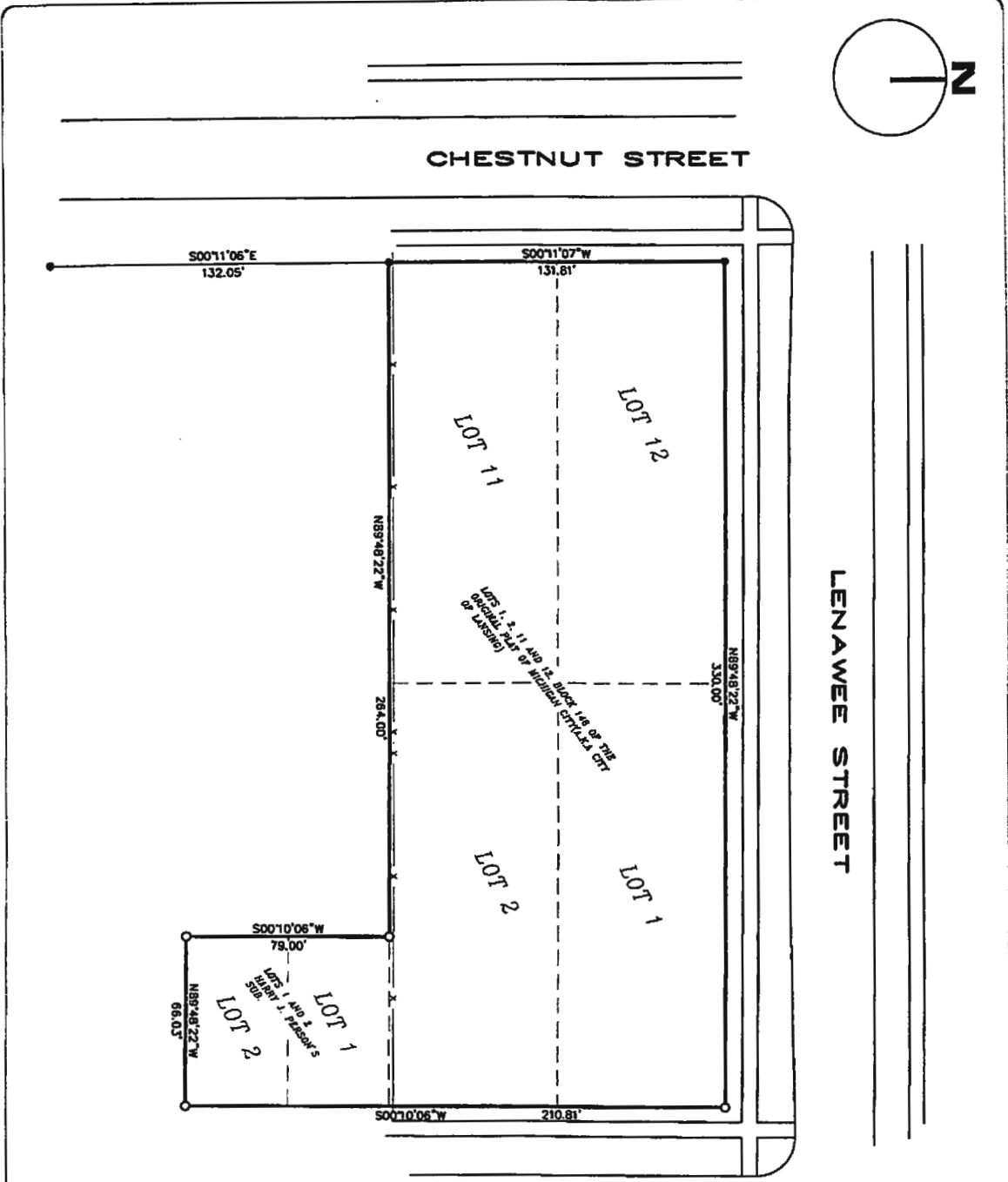
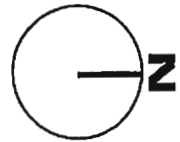
EXHIBIT A

Certificate of Survey with Legal Description

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

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

CERTIFICATE OF SURVEY



SCALE 1"=50'

irons found at all points marked thus \odot
 irons set at all points marked thus \circ
 The ratio of closure on the unadjusted field observations of this survey was 1/5,000.

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

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

COTTER LAND SURVEYS
 BOUNDARY SURVEYS, MORTGAGE REPORTS
 ENGINEERING SURVEYS

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

STATE OF MICHIGAN

CHRISTOPHER T. COTTER
 PROFESSIONAL SURVEYOR
 No. 41097

LICENSED PROFESSIONAL SURVEYOR

Christopher T. Cotter
 P.S. No. 41097

EXHIBIT B

Basis of Eligibility

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



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



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

Project Location



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

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

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

- The next market type takes in the southeastern corner of Clinton County as well as the northwestern portion of Ingham County. Housing demand indicators for this group are very strong, led by incomes that are significantly higher, and unemployment rates significantly lower, than statewide averages. Median age tends to be higher in these areas, as does educational attainment. The housing supply in this group is dominated by owner-occupied, larger, single-family detached structures, with little diversity in offerings outside of a slightly elevated presence of mobile homes. Housing values and costs for both owners and renters are high in these markets as well; however, higher incomes keep the overburden rate relatively low. Vacancies are a smaller portion of the total housing stock than in other places as well. The five-year trends show that market vacancies have increased in these areas, along with housing costs for both tenure types.
- Southeastern Clinton County is included in the next housing market type. Housing demand indicators are strong here, performing better than the Michigan average. The housing supply in these markets, while not new, is of relatively recent vintage and corresponds to the push towards the exurban fringe, distant from more-established population centers. Units here tend to be larger and more expensive than average. Housing costs for owners and renters are higher than statewide, but due to higher income levels, shelter overburdened households are less common here than in other market types. Housing vacancies are low as well, which likely maintains higher housing values and rents. The five-year trend indicates that these patterns could extend into the future, since market vacancies declined strongly and costs for non-mortgaged homeowners and renters increased significantly as well.
- Housing demand in the Okemos-Haslett area is high, as incomes are significantly above the state average, and employment levels are strong. Educational attainment is also much higher than in other market groups. The group’s housing supply displays some diversity, as single-family detached dwellings are only a bare majority in most areas in this group. Duplexes, triplexes and other denser small-scale multifamily structures are more common here as well, as is new construction. Homeownership rates are just under the state average, but homeowners still make up most households in most markets here. These markets also tend to have a higher degree of recent movers than statewide. Housing costs and home values are significantly higher here than in the rest of the state, but the higher incomes common to households in this group

tends to keep the overburden rate slightly lower than the Michigan average. Vacancies in the homeownership market are quite low, and rental vacancies are lower than statewide as well. Five-year trends in vacancy and costs show that even with a hefty increase in stock available for sale or rent in these markets, housing costs rose dramatically, especially for renters. Home values also rose strongly during this period.

- Neighborhoods in East Lansing and southeastern Lansing are included in the last market group. Housing demand indicators in these markets is relatively soft, with low household incomes; however, the unemployment rate is closer to the state average. Residents of these markets tend to be younger, with higher levels of educational attainment. The housing supply displays great diversity; on average, single-family detached units account for less than a third of all homes here. Smaller units are common, and newer construction is more common here than the state in general. These markets tend to have a greater amount of resident turnover, as about a quarter of their households moved to their current residences within the last three years. Housing costs for mortgaged homeowners and renters are higher than state averages, and median home values are higher as well. This market type tends to have more homes available overall, and a low percentage of “other” vacancies. The five-year trend in vacancies shows that the number of homes for sale or lease has increased significantly in these areas. Costs for owners tended to decrease, while renters saw their shelter costs increase significantly. Home values were also up strongly, but less than the statewide average.
- Given local market conditions, certain tools or practices can be more effective than others. This data review uses two sources to generate possible policies to investigate for use regionally. The first is a product of researchers at Brookings and the Aspen Institute, who used local trends in housing data to determine logical tools and practices that could be used to help solve housing issues. They derived a set of market types, and policy responses tailored to conditions within these groups. Their work is at <https://www.brookings.edu/essay/introducing-the-housing-policy-matchmaker-a-diagnostic-tool-for-local-officials/>. The other is derived from the National Community of Practice on Local Housing Policy, which is a joint project of the Furman Center at New York University and Abt Associates. Their work was funded by the Ford Foundation, the John D. and Catherine T. MacArthur Foundation, the Kresge Foundation and the JPMorgan Chase Foundation. They have assembled a large list of tools that are keyed to what they term strong and soft markets, which are detailed at <https://localhousingsolutions.org/housing-policy-framework/>. Each tool entry is hyperlinked to its description on the Local Housing Solutions website. These policies are not presented as prescriptions to meet local goals, since conditions outside the scope of this analysis could impact their appropriateness. Instead, they are a way to start thinking about what might work given a general sense of local market context.

Lansing-Central-Southwest

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

Housing Costs

Owner Units

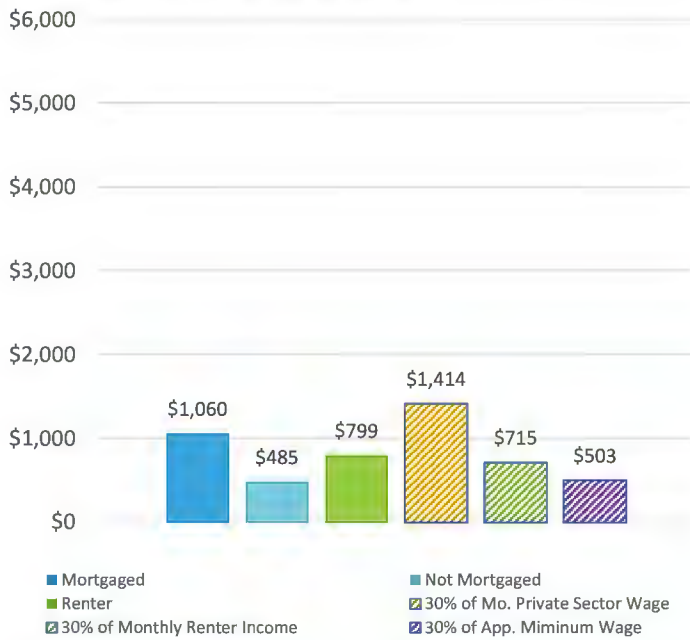
Home Value	\$105,296	2016 Value	\$89,709
Cost M/NM	\$1060/\$485	Value ▲	17.4%
\$35,099 To afford median home			

Renter Units

Gross Rent	\$799	2016 Rent	\$790
		Rent ▲	1.1%
\$31,960 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

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

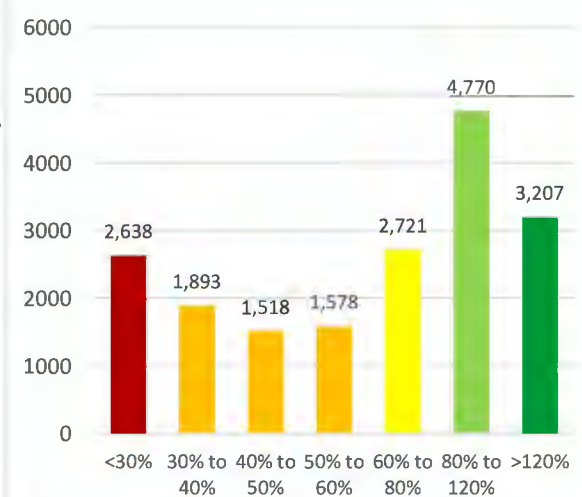
Vacancy Rates

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

Homeownership Rate by Race/Ethnicity

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

Number of Households by AMI Group



Lansing-Central-Southwest

Housing Policy Indicators

Household Count and Growth

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

Housing Affordability

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

Housing Quality and Vacancy

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

Other Market Indicators

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

Gap Analysis 2021

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

Lansing-Central-Southwest

Home Mortgage Disclosure Act Patterns, 2021

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

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

EXECUTIVE SUMMARY

...

Downtown Lansing

...

Lansing, Michigan

August 1, 2023
Prepared by:



In Collaboration with:



Downtown

Acknowledgements

Downtown Lansing, Inc | Advisory Team

Cathleen Edgerly, Executive Director, Downtown Lansing, Inc
Project Manager, Comprehensive Market Analysis, Downtown Lansing, Inc

Jen Estill, President, Board of Directors, Downtown Lansing, Inc
Principal and Creative Director, Redhead Creative Consultancy

James Tischler, Treasurer, Board of Directors, Downtown Lansing, Inc
Development Director, State Land Bank Authority

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

Trevor Benoit, Director, Design & Planning, Downtown Lansing, Inc

Ashlee Willis, Advisor and Past President, Board of Directors, Downtown Lansing, Inc
Founder & CEO, Michigan Premier Events (Corp, Assoc, Gov't Event Management)



**DOWNTOWN
LANSING INC.**



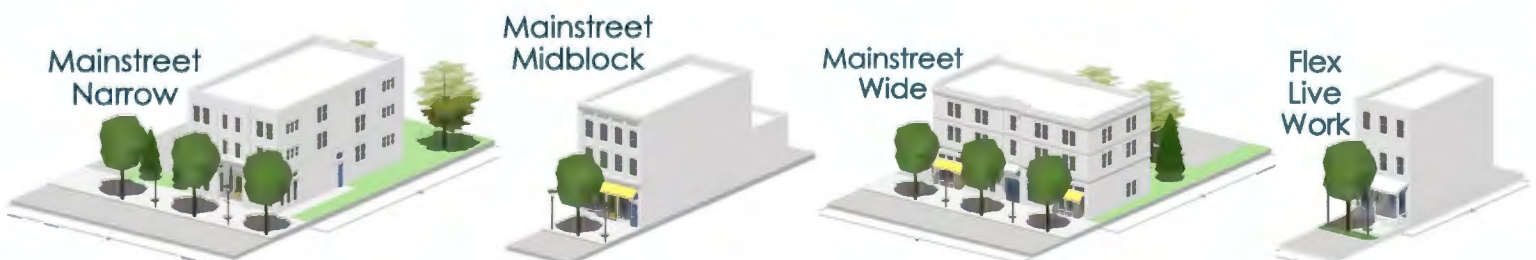
Downtown Lansing

Retail Summary

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

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

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



Retail Gaps and Opportunities Downtown Lansing - Core and Periphery

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

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

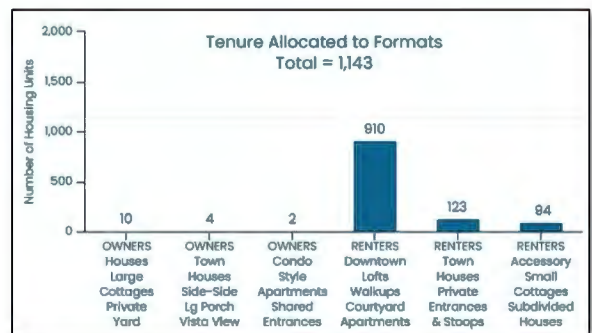
Downtown Lansing

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

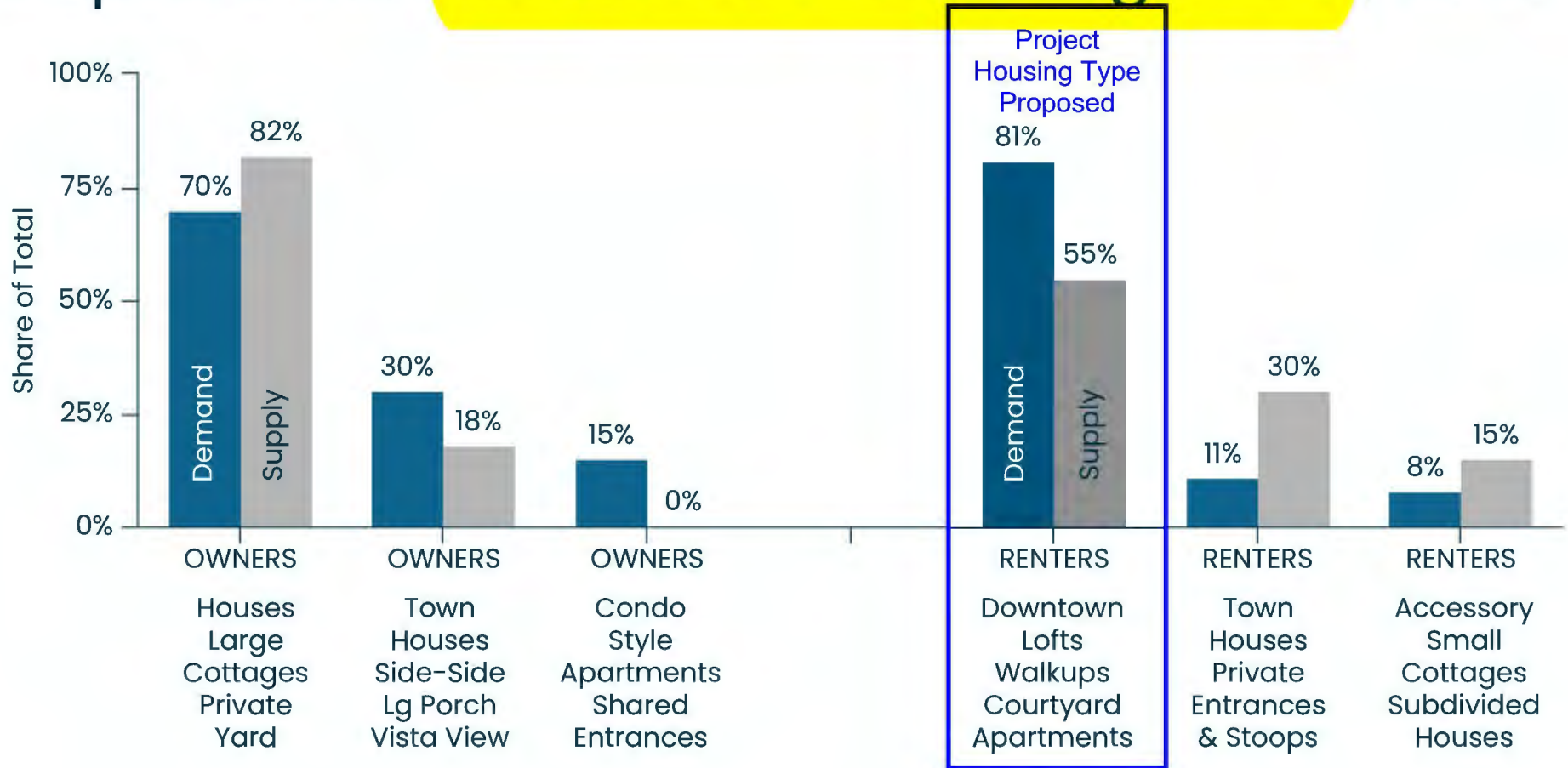
Renter Potential – For renters, focus on the development of up to 1,127 new units throughout the downtown each year, including 910 lofts, walkups, and courtyard apartments. Diversify the choices with 123 new for-lease townhouses with private entrances and stoops; and 94 accessory dwellings, small cottages,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

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

Residential Summary



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

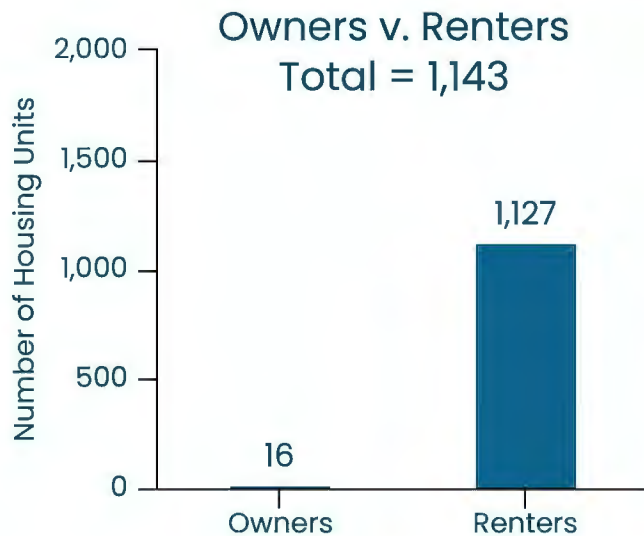


Supply represents all existing housing units as reported by the American Community Survey with one-year and five-year estimates through 2021. Demand is based on the number of new households migrating into the Downtown Lansing study area each year. All figures are unadjusted for out-migration; internal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



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

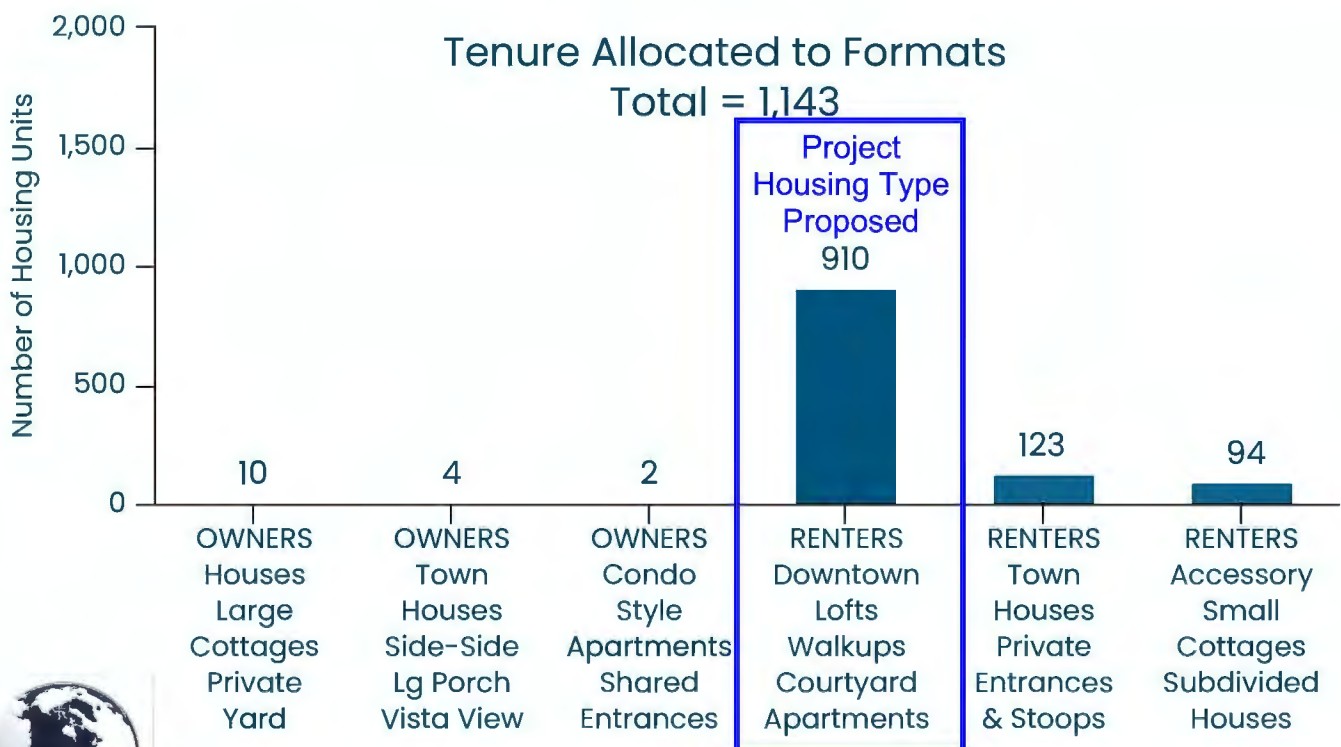
Annual Market Potential | Lansing Downtown Capture with New Builds | Year 2025



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



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



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

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

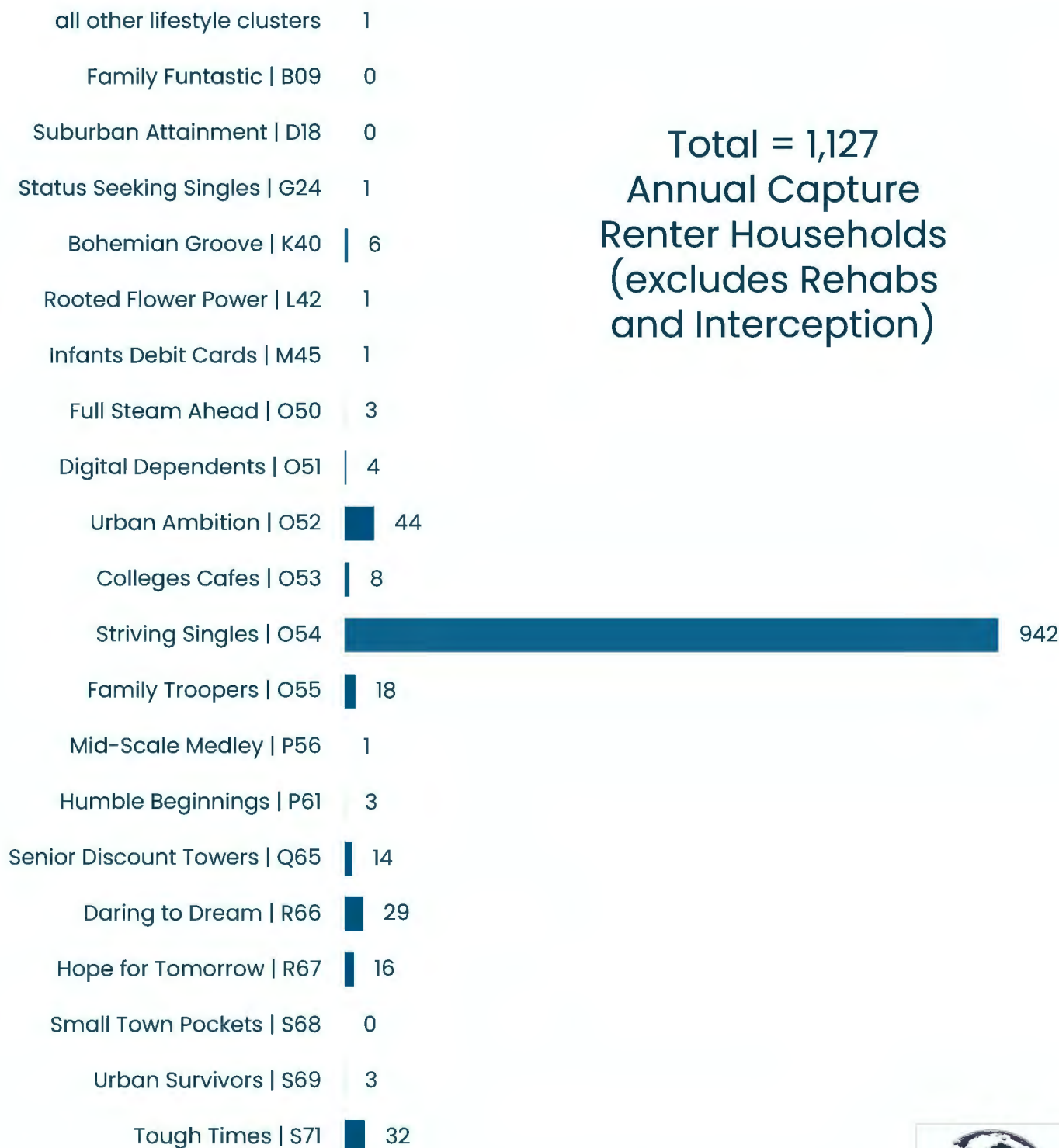
all other lifestyle clusters	
Family Funtastic B09	
Suburban Attainment D18	1
Status Seeking Singles G24	1
Bohemian Groove K40	
Rooted Flower Power L42	1
Infants Debit Cards M45	1
Full Steam Ahead O50	
Digital Dependents O51	1
Urban Ambition O52	1
Colleges Cafes O53	1
Striving Singles O54	4
Family Troopers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

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

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



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



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



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

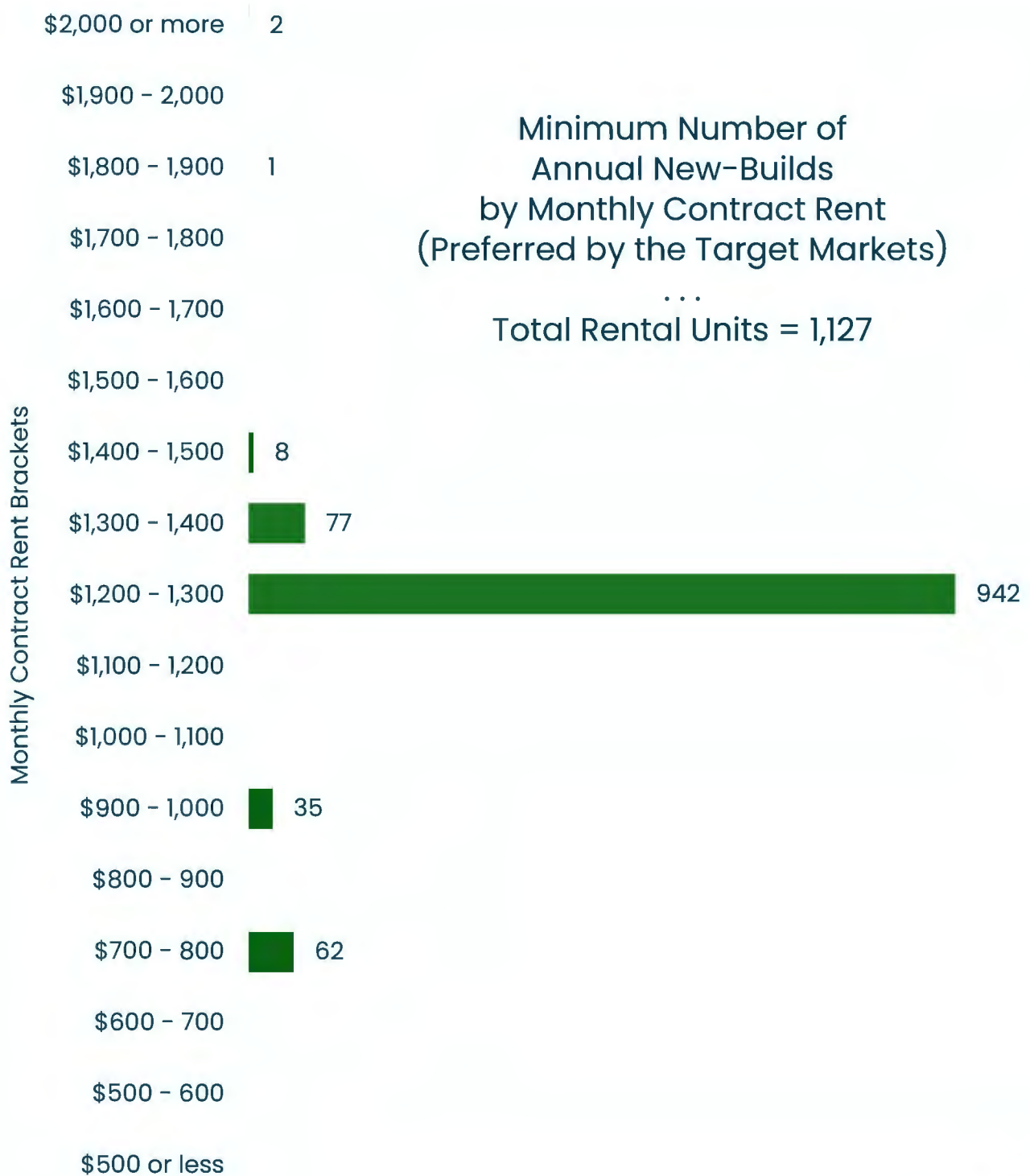
New-Build Home Value Brackets		Minimum Number of Annual New-Builds by Total Home Value (Preferred by the Target Markets)
\$500,000 or more		
\$475 - 500,000		
\$450 - 475,000		
\$425 - 450,000		
\$400 - 425,000	2	...
\$375 - 400,000		Total Owner Units = 16
\$350 - 375,000		
\$325 - 350,000		
\$300 - 325,000	2	
\$275 - 300,000	2	
\$250 - 275,000		
\$225 - 250,000	6	
\$200 - 225,000		
\$175 - 200,000		
\$150 - 175,000	1	
\$150,000 or less	3	

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



LandUseUSA
UrbanStrategies

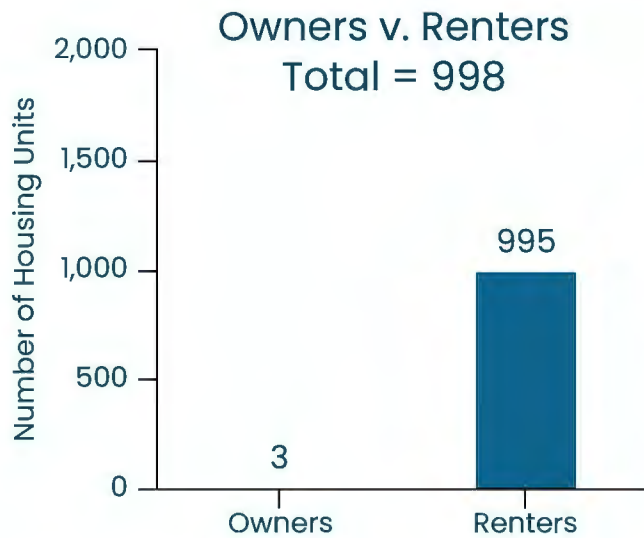
Preferred Contract Rents | Downtown Capture with New Builds | Year 2025



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



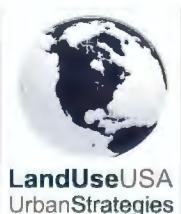
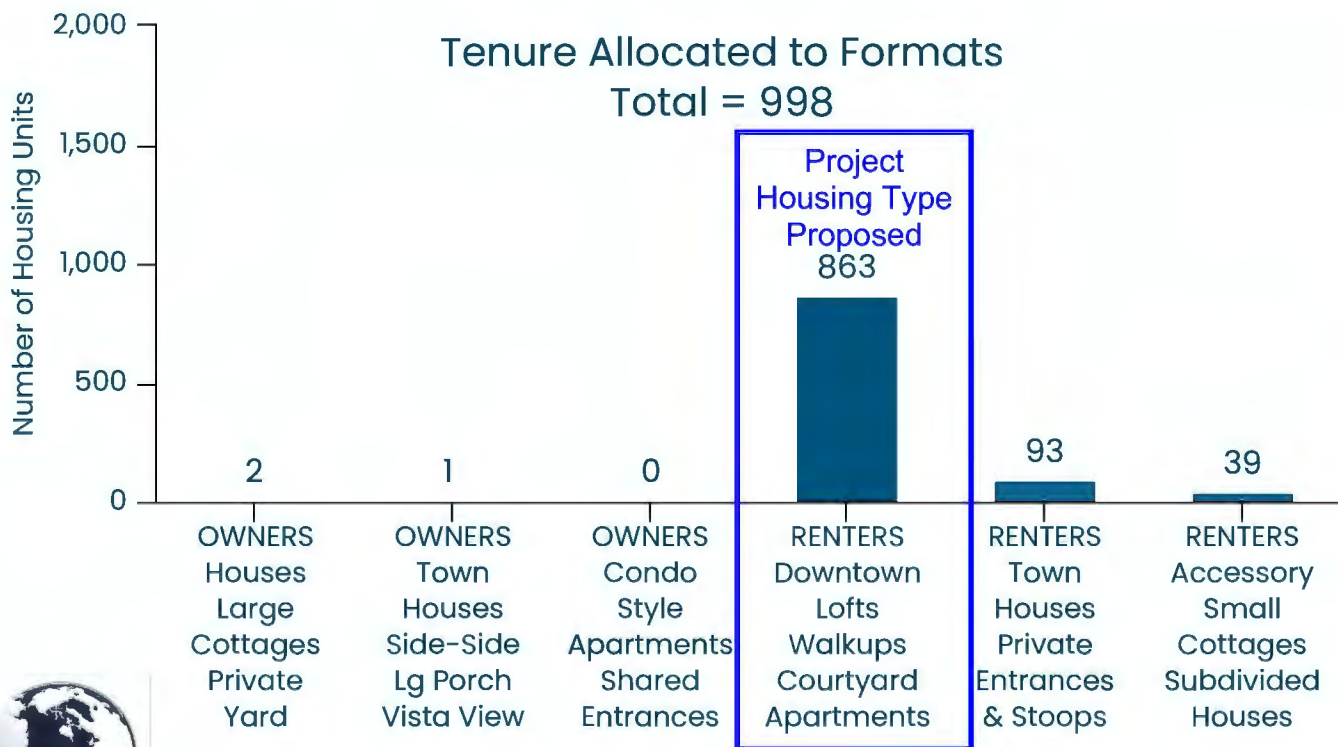
Annual Market Potential | Lansing Downtown Intercept with New Builds | Year 2025



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



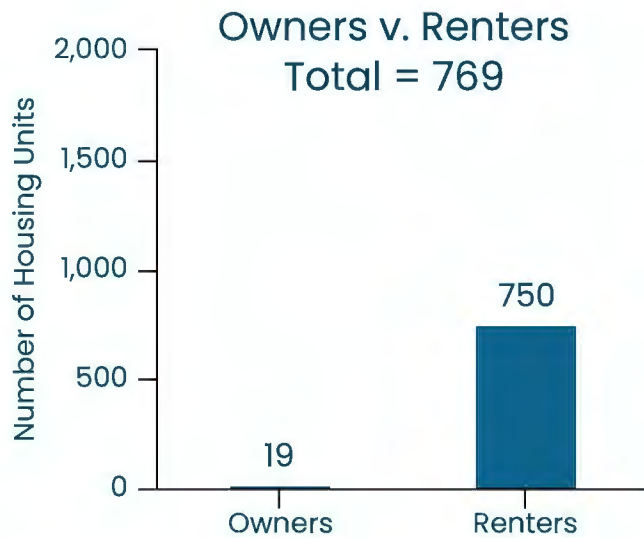
Both charts are based on the history of in-migration for Downtown Lansing over the past five years, and excluding internal movership. There is an upside opportunity to INTERCEPT these households that are on the move but currently bypassing the Downtown. All figures are unadjusted for out-migration, current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



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

Annual Market Potential | Lansing Downtown

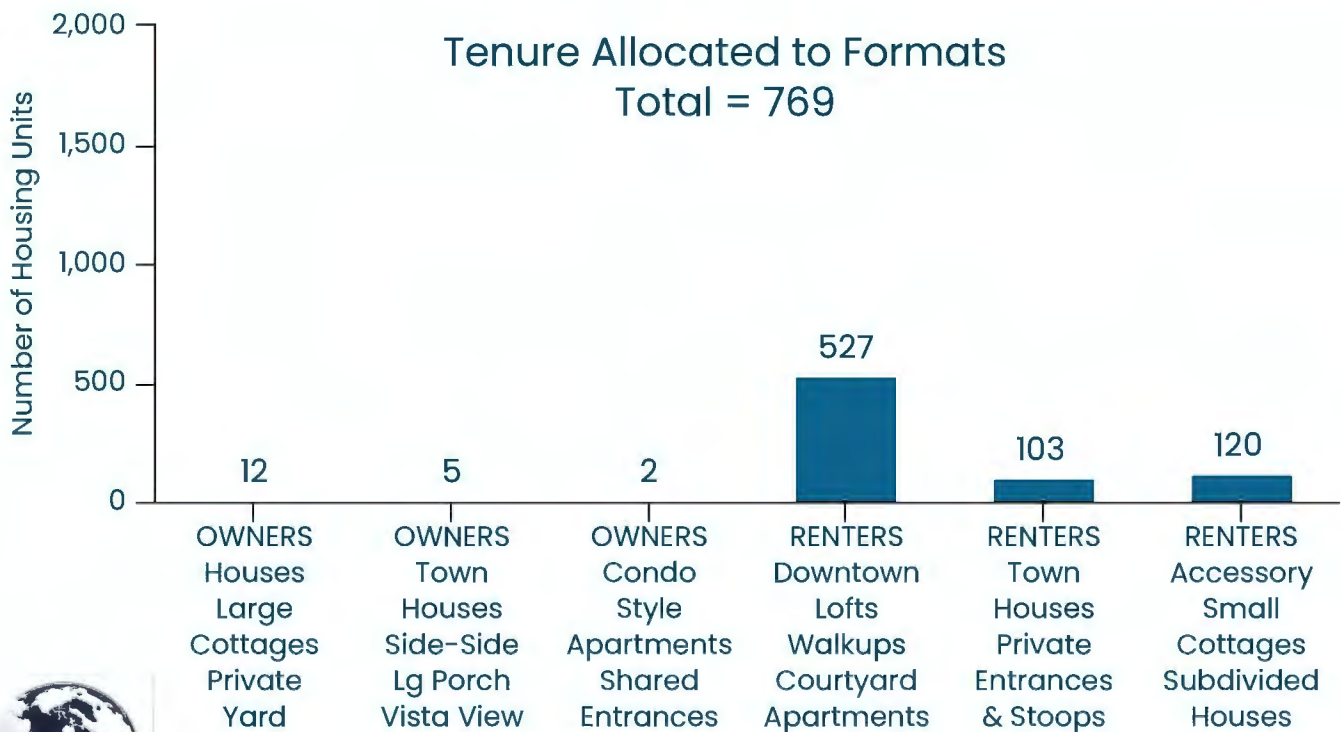
Retain with Rehabs | Year 2025



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



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



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

EXHIBIT C

Table 4 – Tax Increment Financing Estimates

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

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

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

Table 4c - Total Tax Increment Revenue Capture Estimate

Table 4d - Tax Increment Revenue Reimbursement Allocation Table

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

Table 4f1 – Tax Capture Not Allowed by BRA

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

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

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

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

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

* Estimated with 2025 values increased with State of Michigan "Inflation Rate Multiplier" for 2026 +3.00%
Last revised: 11/3/2025

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

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

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

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

Notes:

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

Last revised: 11/3/2025

Table 4b - Estimated Future Taxable Value (FTV) Information ^{1,2}

Tax Year =	FIRST YEAR OF TAX CAPTURE																																				
	Calendar/ Tax Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056						
	FYE	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057						
BP Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30							
Estimated Percentage (%) Change in Future Taxable Values (TV) of Building(s), Land Improvements & Land (excludes any Personal Property)	0.00%	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%								
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	FTV	TCV	Notes	2026	2027	2028	2029	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
Multi-Family Residential Apartment Units	\$ 8,985,500	\$ 17,971,013	Includes AV/FTV of Land upon 100% completion.	% Completed by 12/31/25	% Completed by 12/31/26	% Completed by 12/31/27	% Completed by 12/31/28	5,391,300	8,985,500	9,255,100	9,532,800	9,818,800	10,113,400	10,416,800	10,729,300	11,051,200	11,382,700	11,724,200	12,075,900	12,438,200	12,811,300	13,195,600	13,591,500	13,999,200	14,419,200	14,851,800	15,297,400	15,756,300	16,229,000	16,715,900	17,217,400	17,733,900	18,265,900	18,813,900	19,378,300	19,959,600	20,558,400
Total	\$ 8,985,500	\$ 17,971,013	-	-	-	-	-	5,391,300	8,985,500	9,255,100	9,532,800	9,818,800	10,113,400	10,416,800	10,729,300	11,051,200	11,382,700	11,724,200	12,075,900	12,438,200	12,811,300	13,195,600	13,591,500	13,999,200	14,419,200	14,851,800	15,297,400	15,756,300	16,229,000	16,715,900	17,217,400	17,733,900	18,265,900	18,813,900	19,378,300	19,959,600	20,558,400
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property (if any)	5,391,300	8,985,500	9,255,100	9,532,800	9,818,800	10,113,400	10,416,800	10,729,300	11,051,200	11,382,700	11,724,200	12,075,900	12,438,200	12,811,300	13,195,600	13,591,500	13,999,200	14,419,200	14,851,800	15,297,400	15,756,300	16,229,000	16,715,900	17,217,400	17,733,900	18,265,900	18,813,900	19,378,300	19,959,600	20,558,400							
Base Year/ Initial Taxable Value (ITV) of Building(s) and Land Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Base Year/ Initial Taxable Value (ITV) of Land	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005		
Total Base Year/ Initial Taxable Value (ITV)	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	223,005	
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property (if any) minus Base Year/ ITV)	\$ 5,168,295	\$ 8,762,495	\$ 9,032,095	\$ 9,309,795	\$ 9,595,795	\$ 9,890,395	\$ 10,193,795	\$ 10,506,295	\$ 10,828,195	\$ 11,159,695	\$ 11,501,195	\$ 11,852,895	\$ 12,215,195	\$ 12,588,295	\$ 12,972,595	\$ 13,368,495	\$ 13,776,195	\$ 14,196,195	\$ 14,628,795	\$ 15,074,395	\$ 15,533,295	\$ 16,005,995	\$ 16,492,895	\$ 16,994,395	\$ 17,510,895	\$ 18,042,895	\$ 18,590,895	\$ 19,155,295	\$ 19,736,600	\$ 20,334,400	\$ 20,948,800	\$ 21,579,600	\$ 22,226,800	\$ 22,890,400	\$ 23,570,400		

Notes:

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

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

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

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

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

Estimated Total Years of Plan 30

Brownfield Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL	
Brownfield Plan Capture Year	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056		
Total State Tax Incremental Revenue (TIR)	\$ -	\$ -	\$ 109,067	\$ 184,915	\$ 190,604	\$ 196,465	\$ 202,500	\$ 208,717	\$ 215,120	\$ 221,715	\$ 228,508	\$ 235,503	\$ 242,710	\$ 250,132	\$ 257,777	\$ 265,651	\$ 273,761	\$ 282,116	\$ 290,719	\$ 299,583	\$ 308,712	\$ 318,115	\$ 327,799	\$ 337,775	\$ 348,050	\$ 358,633	\$ 369,533	\$ 380,760	\$ 392,324	\$ 404,235	\$ 421,208	\$ 433,844	\$ 8,556,550	
State Brownfield Redevelopment Fund - MBRF: 50% of the Captured SET	\$ -	\$ -	\$ 13,954	\$ 23,659	\$ 24,387	\$ 25,136	\$ 25,909	\$ 26,704	\$ 27,523	\$ 28,367	\$ 29,236	\$ 30,131	\$ 31,053	\$ 32,003	\$ 32,981	\$ 33,988	\$ 35,026	\$ 36,095	\$ 37,196	\$ 38,330	\$ 39,498	\$ 40,701	\$ 41,940	\$ 43,216	\$ 44,531	\$ 45,885	\$ 47,279	\$ -	\$ -	\$ -	\$ -	\$ 834,728		
State TIR Available for Reimbursement	\$ -	\$ -	\$ 95,112	\$ 161,256	\$ 166,218	\$ 171,328	\$ 176,592	\$ 182,013	\$ 187,597	\$ 193,348	\$ 199,271	\$ 205,372	\$ 211,657	\$ 218,129	\$ 224,796	\$ 231,663	\$ 238,735	\$ 246,021	\$ 253,524	\$ 261,253	\$ 269,214	\$ 277,414	\$ 285,860	\$ 294,559	\$ 303,519	\$ 312,748	\$ 322,253	\$ 380,760	\$ 392,324	\$ 404,235	\$ 421,208	\$ 433,844	\$ 7,721,822	
Total Local Tax Incremental Revenue (TIR)	\$ -	\$ -	\$ 226,694	\$ 384,344	\$ 396,169	\$ 408,350	\$ 420,895	\$ 433,816	\$ 447,124	\$ 460,831	\$ 474,951	\$ 489,491	\$ 504,470	\$ 519,896	\$ 535,788	\$ 552,153	\$ 569,009	\$ 586,374	\$ 604,257	\$ 622,679	\$ 641,654	\$ 661,199	\$ 681,328	\$ 702,061	\$ 723,418	\$ 745,415	\$ 768,070	\$ 791,405	\$ 815,441	\$ 840,197	\$ 875,476	\$ 901,741	\$ 17,784,697	
BRA Administrative Fee and/or BRA Local Brownfield Revolving Fund (LBRF): 10% of Available Local TIR	\$ -	\$ -	\$ 22,669	\$ 38,434	\$ 39,617	\$ 40,835	\$ 42,089	\$ 43,382	\$ 44,712	\$ 46,083	\$ 47,495	\$ 48,949	\$ 50,447	\$ 51,990	\$ 53,579	\$ 55,215	\$ 56,901	\$ 58,637	\$ 60,426	\$ 62,268	\$ 64,165	\$ 66,120	\$ 68,133	\$ 70,206	\$ 72,342	\$ 74,541	\$ 76,807	\$ 79,140	\$ 81,544	\$ 84,020	\$ 87,548	\$ 90,174	\$ 1,778,470	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 204,024	\$ 345,910	\$ 356,552	\$ 367,515	\$ 378,805	\$ 390,435	\$ 402,412	\$ 414,748	\$ 427,456	\$ 440,542	\$ 454,023	\$ 467,907	\$ 482,209	\$ 496,938	\$ 512,108	\$ 527,737	\$ 543,831	\$ 560,411	\$ 577,489	\$ 595,079	\$ 613,195	\$ 631,855	\$ 651,076	\$ 670,873	\$ 691,263	\$ 712,264	\$ 733,897	\$ 756,177	\$ 787,928	\$ 811,567	\$ 16,006,227	
Total State & Local TIR Available	\$ -	\$ -	\$ 299,137	\$ 507,166	\$ 522,770	\$ 538,843	\$ 555,397	\$ 572,448	\$ 590,008	\$ 608,096	\$ 626,727	\$ 645,914	\$ 665,680	\$ 686,036	\$ 707,005	\$ 728,600	\$ 750,843	\$ 773,758	\$ 797,355	\$ 821,664	\$ 846,703	\$ 872,494	\$ 899,054	\$ 926,414	\$ 954,595	\$ 983,622	\$ 1,013,516	\$ 1,093,024	\$ 1,126,221	\$ 1,160,412	\$ 1,209,136	\$ 1,245,411	\$ 23,728,049	
DEVELOPER																																		
DEVELOPER Reimbursement Balance	\$ 24,000,002	\$ 24,000,002	\$ 24,000,002	\$ 23,700,865	\$ 23,193,699	\$ 22,670,929	\$ 22,132,085	\$ 21,576,689	\$ 21,004,241	\$ 20,414,232	\$ 19,806,137	\$ 19,179,410	\$ 18,533,496	\$ 17,867,816	\$ 17,181,780	\$ 16,474,775	\$ 15,746,174	\$ 14,995,331	\$ 14,221,574	\$ 13,424,219	\$ 12,602,555	\$ 11,755,852	\$ 10,883,359	\$ 9,984,304	\$ 9,057,890	\$ 8,103,295	\$ 7,119,673	\$ 6,106,157	\$ 5,013,134	\$ 3,886,912	\$ 2,726,500	\$ 1,517,364	\$ 271,953	\$ 271,953
MSHDA Housing Development Costs	\$ 23,965,002	\$ 23,965,002	\$ 23,965,002	\$ 23,665,865	\$ 23,158,699	\$ 22,635,929	\$ 22,097,085	\$ 21,541,689	\$ 20,969,241	\$ 20,379,232	\$ 19,771,137	\$ 19,144,410	\$ 18,498,496	\$ 17,832,816	\$ 17,146,780	\$ 16,439,775	\$ 15,711,174	\$ 14,960,331	\$ 14,186,574	\$ 13,389,219	\$ 12,567,555	\$ 11,720,852	\$ 10,848,359	\$ 9,949,304	\$ 9,022,890	\$ 8,068,295	\$ 7,084,673	\$ 6,071,157	\$ 4,978,134	\$ 3,851,912	\$ 2,691,500	\$ 1,482,364	\$ 236,953	
State Tax Reimbursement	\$ 7,784,663	\$ 7,784,663	\$ 7,784,663	\$ 7,689,551	\$ 7,528,295	\$ 7,362,077	\$ 7,190,748	\$ 7,014,157	\$ 6,832,144	\$ 6,644,547	\$ 6,451,199	\$ 6,251,928	\$ 6,046,556	\$ 5,834,899	\$ 5,616,770	\$ 5,391,974	\$ 5,160,311	\$ 4,921,576	\$ 4,675,555	\$ 4,422,032	\$ 4,160,779	\$ 3,891,565	\$ 3,614,151	\$ 3,328,291	\$ 3,033,732	\$ 2,730,213	\$ 2,417,465	\$ 2,095,212	\$ 1,714,452	\$ 1,322,128	\$ 917,894	\$ 496,686	\$ 62,841	
Local Tax Reimbursement	\$ 16,180,339	\$ 16,180,339	\$ 16,180,339	\$ 15,976,314	\$ 15,630,404	\$ 15,273,852	\$ 14,906,337	\$ 14,527,532	\$ 14,137,097	\$ 13,734,685	\$ 13,319,937	\$ 12,892,482	\$ 12,451,940	\$ 11,997,917	\$ 11,530,010	\$ 11,047,801	\$ 10,550,863	\$ 10,038,755	\$ 9,511,018	\$ 8,967,187	\$ 8,406,776	\$ 7,829,287	\$ 7,234,208	\$ 6,621,013	\$ 5,989,158	\$ 5,338,082	\$ 4,667,208	\$ 3,975,945	\$ 3,263,681	\$ 2,529,784	\$ 1,773,607	\$ 985,678	\$ 174,112	
Total MSHDA Reimbursement Balance	\$ 23,965,002	\$ 23,965,002	\$ 23,665,865	\$ 23,158,699	\$ 22,635,929	\$ 22,097,085	\$ 21,541,689	\$ 20,969,241	\$ 20,379,232	\$ 19,771,137	\$ 19,144,410	\$ 18,498,496	\$ 17,832,816	\$ 17,146,780	\$ 16,439,775	\$ 15,711,174	\$ 14,960,331	\$ 14,186,574	\$ 13,389,219	\$ 12,567,555	\$ 11,720,852	\$ 10,848,359	\$ 9,949,304	\$ 9,022,890	\$ 8,068,295	\$ 7,084,673	\$ 6,071,157	\$ 4,978,134	\$ 3,851,912	\$ 2,691,500	\$ 1,482,364	\$ 236,953	\$ 236,953	
EGLE Environmental Costs	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
State Tax Reimbursement	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	\$ 9,745	
Local Tax Reimbursement	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	\$ 20,255	
Total EGLE Reimbursement Balance	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
Local Only Costs	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Local Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
State Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ 299,137	\$ 507,166	\$ 522,770	\$ 538,843	\$ 555,397	\$ 572,448	\$ 590,008	\$ 608,096	\$ 626,727	\$ 645,914	\$ 665,680	\$ 686,036	\$ 707,005	\$ 728,600	\$ 750,843	\$ 773,758	\$ 797,355	\$ 821,664	\$ 846,703	\$ 872,494	\$ 899,054	\$ 926,414	\$ 954,595	\$ 983,622	\$ 1,013,516	\$ 1,093,024	\$ 1,126,221	\$ 1,160,412	\$ 1,209,136	\$ 1,245,411	\$ 23,728,049	

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

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

Table 4f1 - Tax Capture Not Allowed by BRA

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS ¹	Calendar/ Tax Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	Total	
	BP Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
CITY OF LANSING																																	
- City Operating - Lansing																																	
- Storm/ Montgomery Drain		1,344	2,278	2,348	2,421	2,495	2,572	2,650	2,732	2,815	2,902	2,990	3,082	3,176	3,273	3,373	3,476	3,582	3,691	3,803	3,919	4,039	4,162	4,288	4,419	4,553	4,691	4,834	4,980	5,189	5,345	\$ 105,421	
- Public Safety		18,089	30,669	31,612	32,584	33,585	34,616	35,678	36,772	37,899	39,059	40,254	41,485	42,753	44,059	45,404	46,790	48,217	49,687	51,201	52,760	54,367	56,021	57,725	59,480	61,288	63,150	65,068	67,044	69,859	71,954	\$ 1,419,130	
- Subtotal of Local Government Unit (LGU): Annual		\$ 19,433	\$ 32,947	\$ 33,961	\$ 35,005	\$ 36,080	\$ 37,188	\$ 38,329	\$ 39,504	\$ 40,714	\$ 41,960	\$ 43,244	\$ 44,567	\$ 45,929	\$ 47,332	\$ 48,777	\$ 50,266	\$ 51,798	\$ 53,378	\$ 55,004	\$ 56,680	\$ 58,405	\$ 60,183	\$ 62,013	\$ 63,899	\$ 65,841	\$ 67,841	\$ 69,902	\$ 72,024	\$ 75,048	\$ 77,300	\$ 1,524,551	
- Local Government Unit (LGU): Cumulative		\$ 19,433	\$ 52,380	\$ 86,340	\$ 121,345	\$ 157,425	\$ 194,613	\$ 232,942	\$ 272,446	\$ 313,160	\$ 355,120	\$ 398,365	\$ 442,932	\$ 488,861	\$ 536,193	\$ 584,970	\$ 635,235	\$ 687,034	\$ 740,411	\$ 795,416	\$ 852,095	\$ 910,501	\$ 970,683	\$ 1,032,696	\$ 1,096,595	\$ 1,162,436	\$ 1,230,277	\$ 1,300,179	\$ 1,372,203	\$ 1,447,251	\$ 1,524,551	-	
INGHAM COUNTY																																	
- Ingham County																																	
- Capital Region Airport Authority - CRAA																																	
- Capital Area Transportation Authority - CATA																																	
LIBRARY																																	
- Capital Area District Libraries - CADL																																	
INTERMEDIATE SCHOOL DISTRICTS (ISD)																																	
- ISD Operating & Special Education																																	
COMMUNITY COLLEGE																																	
- Lansing Community College - LCC																																	
LOCAL SCHOOL MILLAGES: excludes State School millages																																	
- Lansing School District Debt (District #33020)		21,190	35,926	37,032	38,170	39,343	40,551	41,795	43,076	44,396	45,755	47,155	48,597	50,082	51,612	53,188	54,811	56,482	58,204	59,978	61,805	63,687	65,625	67,621	69,677	71,795	73,976	76,223	78,537	81,834	84,289	\$ 1,662,409	
- Lansing School District Sinking Fund																																	
- Subtotal of Non-LGU Local: Annual		\$ 21,190	\$ 35,926	\$ 37,032	\$ 38,170	\$ 39,343	\$ 40,551	\$ 41,795	\$ 43,076	\$ 44,396	\$ 45,755	\$ 47,155	\$ 48,597	\$ 50,082	\$ 51,612	\$ 53,188	\$ 54,811	\$ 56,482	\$ 58,204	\$ 59,978	\$ 61,805	\$ 63,687	\$ 65,625	\$ 67,621	\$ 69,677	\$ 71,795	\$ 73,976	\$ 76,223	\$ 78,537	\$ 81,834	\$ 84,289	\$ 1,662,409	
- Non-LGU Local: Cumulative		\$ 21,190	\$ 57,116	\$ 94,148	\$ 132,318	\$ 171,661	\$ 212,211	\$ 254,006	\$ 297,082	\$ 341,477	\$ 387,232	\$ 434,387	\$ 482,984	\$ 533,066	\$ 584,678	\$ 637,866	\$ 692,677	\$ 749,159	\$ 807,363	\$ 867,341	\$ 929,146	\$ 992,833	\$ 1,058,458	\$ 1,126,078	\$ 1,195,755	\$ 1,267,550	\$ 1,341,526	\$ 1,417,749	\$ 1,496,285	\$ 1,578,120	\$ 1,662,409	-	
Total Local Tax: Annual		\$ 40,623	\$ 68,873	\$ 70,992	\$ 73,175	\$ 75,423	\$ 77,739	\$ 80,123	\$ 82,579	\$ 85,110	\$ 87,715	\$ 90,399	\$ 93,164	\$ 96,011	\$ 98,944	\$ 101,965	\$ 105,076	\$ 108,281	\$ 111,582	\$ 114,982	\$ 118,485	\$ 122,092	\$ 125,807	\$ 129,634	\$ 133,576	\$ 137,636	\$ 141,817	\$ 146,124	\$ 150,561	\$ 156,882	\$ 161,589	\$ 3,186,960	
Total Local Tax: Cumulative		\$ 40,623	\$ 109,496	\$ 180,488	\$ 253,663	\$ 329,086	\$ 406,825	\$ 486,948	\$ 569,527	\$ 654,637	\$ 742,352	\$ 832,752	\$ 925,915	\$ 1,021,927	\$ 1,120,871	\$ 1,222,835	\$ 1,327,912	\$ 1,436,193	\$ 1,547,775	\$ 1,662,757	\$ 1,781,242	\$ 1,903,333	\$ 2,029,141	\$ 2,158,775	\$ 2,292,351	\$ 2,429,986	\$ 2,571,803	\$ 2,717,928	\$ 2,868,489	\$ 3,025,371	\$ 3,186,960	-	
STATE SCHOOL MILLAGES: excludes Local School millages																																	
- State Education Tax - SET																																	
- Local School Operating - LSD																																	
Total State & Local School: Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total State & Local School: Cumulative		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: ANNUAL		\$ 40,623	\$ 68,873	\$ 70,992	\$ 73,175	\$ 75,423	\$ 77,739	\$ 80,123	\$ 82,579	\$ 85,110	\$ 87,715	\$ 90,399	\$ 93,164	\$ 96,011	\$ 98,944	\$ 101,965	\$ 105,076	\$ 108,281	\$ 111,582	\$ 114,982	\$ 118,485	\$ 122,092	\$ 125,807	\$ 129,634	\$ 133,576	\$ 137,636	\$ 141,817	\$ 146,124	\$ 150,561	\$ 156,882	\$ 161,589	\$ 3,186,960	
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: CUMULATIVE		\$ 40,623	\$ 109,496	\$ 180,488	\$ 253,663	\$ 329,086	\$ 406,825	\$ 486,948	\$ 569,527	\$ 654,637	\$ 742,352	\$ 832,752	\$ 925,915	\$ 1,021,927	\$ 1,120,871	\$ 1,222,835	\$ 1,327,912	\$ 1,436,193	\$ 1,547,775	\$ 1,662,757	\$ 1,781,242	\$ 1,903,333	\$ 2,029,141	\$ 2,158,775	\$ 2,292,351	\$ 2,429,986	\$ 2,571,803	\$ 2,717,928	\$ 2,868,489	\$ 3,025,371	\$ 3,186,960	-	

Notes:
 The most current available millage rates are utilized (Summer 2025 & Winter 2024) and are assumed to be in effect for the duration of the Plan.
 1 Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Last revised: 11/3/2025

BROWNFIELD PLAN NO. 90: CAPITOL WALK APARTMENTS REDEVELOPMENT PROJECT

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

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

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS ¹	Millage Rate Allowed for Capture	Percent (%) of Millage Rate Passed-Thru to Taxing Jurisdiction	Calendar/ Tax Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	Total	
			BP Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
			BP Years	1-End	1-30																														
CITY OF LANSING																																			
- City Operating - Lansing	19.4400	10%		10,047	17,034	17,558	18,098	18,654	19,227	19,817	20,424	21,050	21,694	22,358	23,042	23,746	24,472	25,219	25,988	26,781	27,597	28,438	29,305	30,197	31,116	32,062	33,037	34,041	35,075	36,141	37,238	38,801	39,966	\$ 788,225	
- Storm/ Montgomery Drain	0.0000	0%																																	
- Public Safety	0.0000	0%																																	
- Subtotal of Local Government Unit (LGU): Annual	19.4400			\$ 10,047	\$ 17,034	\$ 17,558	\$ 18,098	\$ 18,654	\$ 19,227	\$ 19,817	\$ 20,424	\$ 21,050	\$ 21,694	\$ 22,358	\$ 23,042	\$ 23,746	\$ 24,472	\$ 25,219	\$ 25,988	\$ 26,781	\$ 27,597	\$ 28,438	\$ 29,305	\$ 30,197	\$ 31,116	\$ 32,062	\$ 33,037	\$ 34,041	\$ 35,075	\$ 36,141	\$ 37,238	\$ 38,801	\$ 39,966	\$ 788,225	
- Local Government Unit (LGU): Cumulative				\$ 10,047	\$ 27,081	\$ 44,640	\$ 62,738	\$ 81,392	\$ 100,619	\$ 120,436	\$ 140,860	\$ 161,910	\$ 183,605	\$ 205,963	\$ 229,005	\$ 252,751	\$ 277,223	\$ 302,442	\$ 328,430	\$ 355,211	\$ 382,808	\$ 411,247	\$ 440,551	\$ 470,748	\$ 501,864	\$ 533,926	\$ 566,963	\$ 601,004	\$ 636,080	\$ 672,220	\$ 709,458	\$ 748,260	\$ 788,225	-	
INGHAM COUNTY																																			
- Ingham County	12.3921	10%		6,405	10,859	11,193	11,537	11,891	12,256	12,632	13,020	13,418	13,829	14,252	14,688	15,137	15,600	16,076	16,566	17,072	17,592	18,128	18,680	19,249	19,835	20,438	21,060	21,700	22,359	23,038	23,737	24,734	25,476	\$ 502,457	
- Capital Region Airport Authority - CRAA	0.6990	10%		361	612	631	651	671	691	713	734	757	780	804	829	854	880	907	934	963	992	1,023	1,054	1,086	1,119	1,153	1,188	1,224	1,261	1,300	1,339	1,395	1,437	\$ 28,342	
- Capital Area Transportation Authority - CATA	2.9895	10%		1,545	2,620	2,700	2,783	2,869	2,957	3,047	3,141	3,237	3,336	3,438	3,543	3,652	3,763	3,878	3,997	4,118	4,244	4,373	4,506	4,644	4,785	4,931	5,080	5,235	5,394	5,558	5,726	5,967	6,146	\$ 121,214	
- LIBRARY																																			
- Capital Area District Libraries - CADL	1.5590	10%		806	1,366	1,408	1,451	1,496	1,542	1,589	1,638	1,688	1,740	1,793	1,848	1,904	1,963	2,022	2,084	2,148	2,213	2,281	2,350	2,422	2,495	2,571	2,649	2,730	2,813	2,898	2,986	3,112	3,205	\$ 63,212	
- INTERMEDIATE SCHOOL DISTRICTS (ISD)																																			
- ISD Operating & Special Education	4.9378	10%		2,552	4,327	4,460	4,597	4,738	4,884	5,033	5,188	5,347	5,510	5,679	5,853	6,032	6,216	6,406	6,601	6,802	7,010	7,223	7,443	7,670	7,903	8,144	8,391	8,647	8,909	9,180	9,459	9,856	10,151	\$ 200,211	
- COMMUNITY COLLEGE																																			
- Lansing Community College - LCC	3.7611	10%		1,944	3,296	3,397	3,502	3,609	3,720	3,834	3,952	4,073	4,197	4,326	4,458	4,594	4,735	4,879	5,028	5,181	5,339	5,502	5,670	5,842	6,020	6,203	6,392	6,586	6,786	6,992	7,204	7,507	7,732	\$ 152,500	
- LOCAL SCHOOL MILLAGES: excludes State School millages																																			
- Lansing School District Debt (District #33020)	0.0000	0%																																	
- Lansing School District Sinking Fund	2.9575	10%		1,529	2,592	2,671	2,753	2,838	2,925	3,015	3,107	3,202	3,300	3,401	3,505	3,613	3,723	3,837	3,954	4,074	4,199	4,326	4,458	4,594	4,734	4,878	5,026	5,179	5,336	5,498	5,665	5,903	6,080	\$ 119,916	
- Subtotal of Non-LGU Local: Annual	29.2960			\$ 15,141	\$ 25,671	\$ 26,460	\$ 27,274	\$ 28,112	\$ 28,975	\$ 29,864	\$ 30,779	\$ 31,722	\$ 32,693	\$ 33,694	\$ 34,724	\$ 35,786	\$ 36,879	\$ 38,005	\$ 39,164	\$ 40,359	\$ 41,589	\$ 42,857	\$ 44,162	\$ 45,506	\$ 46,891	\$ 48,318	\$ 49,787	\$ 51,300	\$ 52,858	\$ 54,464	\$ 56,117	\$ 58,474	\$ 60,228	\$ 1,187,852	
- Non-LGU Local: Cumulative				\$ 15,141	\$ 40,812	\$ 67,272	\$ 94,546	\$ 122,658	\$ 151,633	\$ 181,497	\$ 212,276	\$ 243,998	\$ 276,691	\$ 310,385	\$ 345,110	\$ 380,895	\$ 417,774	\$ 455,778	\$ 494,943	\$ 535,302	\$ 576,891	\$ 619,747	\$ 663,909	\$ 709,415	\$ 756,307	\$ 804,624	\$ 854,411	\$ 905,711	\$ 958,569	\$ 1,013,033	\$ 1,069,151	\$ 1,127,624	\$ 1,187,852	-	
- Total Local Tax: Annual				\$ 25,188	\$ 42,705	\$ 44,019	\$ 45,372	\$ 46,766	\$ 48,202	\$ 49,680	\$ 51,203	\$ 52,772	\$ 54,388	\$ 56,052	\$ 57,766	\$ 59,532	\$ 61,350	\$ 63,223	\$ 65,153	\$ 67,140	\$ 69,187	\$ 71,295	\$ 73,467	\$ 75,703	\$ 78,007	\$ 80,380	\$ 82,824	\$ 85,341	\$ 87,934	\$ 90,605	\$ 93,355	\$ 97,275	\$ 100,193	\$ 1,976,077	
- Total Local Tax: Cumulative				\$ 25,188	\$ 67,893	\$ 111,912	\$ 157,284	\$ 204,050	\$ 252,252	\$ 301,932	\$ 353,136	\$ 405,908	\$ 460,296	\$ 516,348	\$ 574,115	\$ 633,647	\$ 694,997	\$ 758,220	\$ 823,373	\$ 890,513	\$ 959,699	\$ 1,030,994	\$ 1,104,461	\$ 1,180,164	\$ 1,258,170	\$ 1,338,550	\$ 1,421,374	\$ 1,506,715	\$ 1,594,649	\$ 1,685,254	\$ 1,778,609	\$ 1,875,884	\$ 1,976,077	-	
- STATE SCHOOL MILLAGES: excludes Local School millages																																			
- State Education Tax - SET	6.0000	10%		3,101	5,257	5,419	5,586	5,757	5,934	6,116	6,304	6,497	6,696	6,901	7,112	7,329	7,553	7,784	8,021	8,266	8,518	8,777	9,045	9,320	9,604	9,896	10,197	10,507	10,826	11,155	11,493	11,976	12,335	\$ 243,279	
- Local School Operating - LSO	17.4478	10%		9,018	15,289	15,759	16,244	16,743	17,257	17,786	18,331	18,893	19,471	20,067	20,681	21,313	21,964	22,634	23,325	24,036	24,769	25,524	26,302	27,102	27,927	28,776	29,651	30,553	31,481	32,437	33,422	34,825	35,870	\$ 707,448	
- Total State & Local School: Annual	23.4478			\$ 12,119	\$ 20,546	\$ 21,178	\$ 21,829	\$ 22,500	\$ 23,191	\$ 23,902	\$ 24,635	\$ 25,390	\$ 26,167	\$ 26,968	\$ 27,792	\$ 28,642	\$ 29,517	\$ 30,418	\$ 31,346	\$ 32,302	\$ 33,287	\$ 34,301	\$ 35,346	\$ 36,422	\$ 37,531	\$ 38,672	\$ 39,848	\$ 41,059	\$ 42,307	\$ 43,592	\$ 44,915	\$ 46,801	\$ 48,205	\$ 950,728	
- Total State & Local School: Cumulative				\$ 12,119	\$ 32,665	\$ 53,843	\$ 75,672	\$ 98,172	\$ 121,363	\$ 145,265	\$ 169,900	\$ 195,290	\$ 221,457	\$ 248,425	\$ 276,217	\$ 304,859	\$ 334,376	\$ 364,794	\$ 396,140	\$ 428,442	\$ 461,729	\$ 496,030	\$ 531,377	\$ 567,799	\$ 605,329	\$ 644,002	\$ 683,850	\$ 724,909	\$ 767,215	\$ 810,807	\$ 855,722	\$ 902,523	\$ 950,728	-	
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: ANNUAL				\$ 37,307	\$ 63,251	\$ 65,197	\$ 67,202	\$ 69,266	\$ 71,393	\$ 73,583	\$ 75,838	\$ 78,162	\$ 80,555	\$ 83,020	\$ 85,559	\$ 88,174	\$ 90,867	\$ 93,641	\$ 96,499	\$ 99,442	\$ 102,474	\$ 105,596	\$ 108,813	\$ 112,125	\$ 115,537	\$ 119,052	\$ 122,672	\$ 126,400	\$ 130,240	\$ 134,196	\$ 138,270	\$ 144,076	\$ 148,398	\$ 2,926,805	
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX: CUMULATIVE				\$ 37,307	\$ 100,558	\$ 165,755	\$ 232,956	\$ 302,223	\$ 373,615	\$ 447,198	\$ 523,036	\$ 601,198	\$ 681,753	\$ 764,773	\$ 850,332	\$ 938,506	\$ 1,029,373	\$ 1,123,014	\$ 1,219,513	\$ 1,318,955	\$ 1,421,428	\$ 1,527,024	\$ 1,635,837	\$ 1,747,962	\$ 1,863,500	\$ 1,982,552	\$ 2,105,224	\$ 2,231,624	\$ 2,361,864	\$ 2,496,061	\$ 2,634,331	\$ 2,778,407	\$ 2,926,805	-	

Notes:

¹ The most current available millage rates are utilized (Summer 2025 & Winter 2024) and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

ATTACHMENTS

ATTACHMENT A

Brownfield Plan Resolutions and Public Hearing Notice

ATTACHMENT B
Brownfield Development and Reimbursement Agreement

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

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

Resolution #2026-###

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

**RESOLUTION APPROVING BROWNFIELD PLAN #90
CAPITOL WALK APARTMENTS REDEVELOPMENT**

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #90 – Capitol Walk Apartments Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on February 23, 2026, and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on February 23, 2026, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$38.8M,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on December 5, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further

finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #90 – Capitol Walk Apartments Redevelopment'.

Act-3-2026, 300 block E Kalamazoo St., City-SOM Easements - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT Public Service Department, City of Lansing

PROPOSAL: 1. Permanent easement on 307 E Kalamazoo St. for River Trail. (City)
2. Permanent easement along two City-owned properties for state building infrastructure. (State of Michigan)

PARCEL(S): A. 0 E Washtenaw St. (PID # 33-01-01-16-402-063)
B. 0 E Kalamazoo St. (PID # 33-01-01-16-406-004)
C. 307 E Kalamazoo St. (PID # 33-01-01-16-406-003)

CURRENT OWNER(S): Parcels A and B, City of Lansing
Parcel C, State of Michigan

EXISTING LAND USE & ZONING Parcels A and B,
Use: Vacant, River Trail
Parcel C,
Use: Office building

Zoning: DT-3 Downtown Core

PROPERTY SIZE AND SHAPE: Varies.

SURROUNDING ZONING & LAND USE North: DT-3; office, mixed-use commercial/residential
South: DT-3, residential,
West: DT-3, off-street parking
East: n/a; Grand River

ANALYSIS

BACKGROUND:

The City of Lansing Public Service Department and the State of Michigan Department of Technology, Management & Budget propose to exchange easements across three properties that will formalize various built improvements on each other’s land.

Act-3-2026, 300 block E Kalamazoo St., City-SOM Easements - STAFF REPORT

During the construction of the Grand Tower (235 S Grand Ave.) in 1990 and the Michigan Vital Records Office (307 E Kalamazoo St.) in 2008, various infrastructure improvements were inadvertently situated on City of Lansing property. These include:

“Storm drains, walls, loading docks, out-buildings, generators, porticos, signage, plantings, landscaping, bollards, steps, driveway aprons and gates and other exterior components”.

Conditions of the easement agreement allow for future improvements within the area if needed and affirm that the State is solely responsible for ongoing operation, maintenance, repair, replacement, and management of their infrastructure improvements.

These areas are designated as Group A in Exhibit A.

The City is seeking a reciprocal easement along the east property line of 307 E Kalamazoo St., adjacent to the Grand River, for proper access to the River Trail. This area is designated as Group B in Exhibit A.

It is believed that some technical details were overlooked during the construction of the two State buildings. These issues came to light when the City was researching maintenance responsibilities for the River Trail plaza/overlook area at the river’s edge (Washtenaw St. right of way extended east of Grand Avenue).

No fees will be charged by either agreement.

LOCATION:

There are four proposed easement locations across three properties at the S Grand Ave. / E Kalamazoo St. intersection.

CHARACTER:

All improvements have already been constructed.

EXTENT:

Group A, Easement 1: Easement for improvements along the E Kalamazoo St. right-of-way extending the full length of the property adjacent to 307 E Kalamazoo St.

Group A, Easement 2: Easement for improvements on vacant city land, portion of vacated Kalamazoo St.

Group A, Easement 3: Easement for building improvements located on vacant city land, northeast of Grand Tower, 235 S Grand Ave.

Group B, Easement 1: Easement for River Trail running along east property line of 307 E Kalamazoo St.

AGENCY REFERRALS

Agency referrals were conducted for informational purposes only.

STAFF RECOMMENDATION

Staff recommends approval of Act-3-2026 as proposed.

**Respectfully submitted,
Andy Fedewa, Planner**

Aerial



EXHIBIT A

LEGAL DESCRIPTIONS OF RECIPROCAL EASEMENTS BETWEEN
THE CITY OF LANSING AND THE STATE OF MICHIGAN

GROUP A EASEMENT AREAS DESCRIPTIONS: Easements from the City of Lansing to the State of Michigan

1. Part of Kalamazoo Street, part of vacated River Street, part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Beginning at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property 102.08 feet to the southeasterly most corner of state of Michigan property; thence South 00 degrees 10 minutes 00 seconds East, 23.00 feet; thence South 89°50'00" West 495.92 feet; thence North 00°00'00" East 3.00 feet to the point of beginning. Contains 0.08 acres of land, more or less.
2. Part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Commencing at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property, 102.08 feet to the southeasterly most corner of state of Michigan property; thence North 40 degrees 53 minutes 29 seconds West, along the easterly line of State of Michigan property, 38.68 feet to the point of beginning; continuing North 40°53'29" West 20.33 feet; thence North 49°06'31" East 17.80 feet; thence South 00°18'38" West 27.03 feet to the point of beginning. Contains 0.004 acres of land, more or less.
3. A part of lots #5 & #6, Block 113, Original Plat of the City of Lansing, Ingham County, Michigan, commencing at the southwest corner of said lot #6; thence N00°00'00"E 95.02 feet, on the west line of said lot #5 & #6 to a point 37.00 feet south of the northwest corner of said lot #5; thence N89°58'38"E 145.00 feet to the point of beginning of this easement; thence N46°24'00"W 6.36 feet; thence N43°33'21"E 9.93 feet; thence S45°00'16" E 44.79 feet; Thence N43°04'59"E 16.00 feet; thence S45°00'16"E 10.01'; thence S43°04'59"W 16.00 feet; thence S45°00'16"E 12.38 feet; thence S00°00'00"W 11.46 feet; thence N46°23'57"W 68.69 feet to the point of beginning. Easement contains 804 square feet or 0.018 acres of land, more or less.

GROUP B EASEMENT AREA DESCRIPTION – Easement from the State of Michigan to the City of Lansing

1. Part of vacated Washtenaw Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Commencing at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 00 degrees 00 minutes 00 seconds West 394.69 feet to the northwest corner of State of Michigan property; thence North 89 degrees 50 minutes 00 seconds East, along the northerly line of State of Michigan property, 276.32 feet to the northeast corner of State of Michigan property and the point of beginning; thence South 28 degrees 51 minutes 44 seconds East, along the east line of State of Michigan property, 157.90 feet; thence South 40 degrees 53 minutes 29 seconds East, along the east line of State of Michigan property, 174.58 feet; thence South 46 degrees 22 minutes 53 seconds West 3.18 feet; thence North 43 degrees 36 minutes 41 seconds West 164.53 feet; thence North 35 degrees 35 minutes 01 seconds West, 22.93 feet; thence North 28°53'35" West 112.90 feet; thence South 75°00'45" West 15.60 feet; thence North 58°31'50" West 36.13 feet; thence North 01°05'19" East 20.90 feet to the northerly property line of the State of Michigan; thence North 89 degrees 50 minutes 00 seconds East 38.66 feet to the point of beginning. Contains 0.10 acres of land, more or less.

APPURTENANT EASEMENT

THIS GRANT is made on _____, 20____, by the CITY OF LANSING, a Michigan Municipal Corporation, the address of which is 124 West Michigan Avenue in Lansing, Michigan 48933 (Grantor).to the STATE OF MICHIGAN, through it Department of Technology, Management and Budget (DTMB) whose address is Real Estate Division, 3111 West Saint Joseph Street, Lansing, Michigan 48917 (Grantee).

Grantor, acting with the approval of the Lansing City Council assembled, and in exchange for the reciprocal easement consideration described below, grants to Grantee a non-exclusive permanent appurtenant easement for the purposes of accommodating various of Grantee's infrastructures appurtenant to the State of Michigan's North and South Grand Tower Office Buildings which were inadvertently situated on City of Lansing property (the "Easement".) The areas of said Easement are collectively known as "Group A Easement Areas" and are legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement.

This Easement is granted subject to the following terms and conditions, with which Grantee agrees to comply:

1. The State of Michigan as Grantee must contemporaneously grant to the City of Lansing a similar and reciprocal easement on part of adjacent land belonging to Grantee. The Area of said Easement to the City of Lansing is named as "Group B Easement Area" and it is also legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement. The terms of said reciprocal easement from The State of Michigan must be acceptable to the City of Lansing.

2. Infrastructures of Grantee permitted by this easement include storm drains, walls, loading docks, out-buildings, generators, porticos, signage, plantings, landscaping, bollards, steps, driveway aprons and gates and other exterior components of the State of Michigan's Grand Tower Building located at 235 South Grand Avenue, Lansing, Michigan and/or its South Grand Tower Building located at 233 South Grand Avenue, Lansing, Michigan, at the time of this Grant of Easement plus other infrastructures that may be added subsequently in Easement Areas Group A, as Grantor and Grantee may agree in writing. Otherwise, Grantee shall be solely responsible for ongoing operation, maintenance, repair, replacement and management of said infrastructures.

3. Grantee accepts the Easement subject to all existing easements, permits, licenses, leases and other rights.

4. Grantee must take reasonable precautions to prevent any damage to Grantor's property arising from Grantee's use of the Easement. Grantee must repair, replace, or otherwise fully compensate Grantor (at Grantor's sole discretion) for any damages beyond normal wear and tear to Grantor's property, wherever situated, arising from use of the Easement by Grantee, its employees, agents, visitors, customers and/or contractors. If repairs to Easement Area Group A are to be made by Grantee, the plan, schedule, contractors and materials for those repairs must first be approved by Grantor. Such approval shall not be unreasonably withheld, conditioned or delayed.

5. Grantee and its hired contractors are solely responsible and authorized for operating, repairing and maintaining all of its infrastructures, landscaping and plantings in Easement Area Group A. Grantor is also responsible, at its sole cost, for maintaining said infrastructures in good repair, and in a condition deemed safe and effective for permitted uses, ion, except as superseded by Grantee's responsibility to Grantor for damages beyond normal wear and tear as provided above. Grantor, at its sole expense, must maintain and/or modify all of its infrastructures, in Easement Area Group A as necessary in order for them to comply with all applicable laws, ordinances, and regulations.

6. Grantor shall solely operate, repair and maintain all of Grantor's own infrastructures and landscaping, which exists in Easement Area Group A.

7. Grantor may use Grantor's parcel in any manner that Grantor sees fit, provided Grantor's use and enjoyment does not unreasonably interfere with the permitted purposes of the Easement.

8. In addition to the rights expressly granted herein, Grantor also hereby permits Grantee to have ingress and egress over any of Grantor's vacant property located between Grand Tower and South Grand Tower on the west and the Grand River on the east for purposes of professionally and safely disposing of accumulated snow from the grounds of the Grand Tower Building and/or South Grand Tower Building into the Grand River.

9. The rights granted are not exclusive, and Grantor may grant other rights and easements in Grantor's Parcel, provided that such other rights and easements do not unreasonably interfere with the permitted purposes of the Easement.

10. Grantee and Grantor are each solely responsible for their own liability arising out of their own acts and omissions, or the acts and omissions of their respective employees, contractors, guests and agents in Easement Area Group A.

11. The terms and conditions of the Easement are binding upon the heirs, executors and administrators, personal representatives, successors and assigns of the parties.

12. The Easement is governed by and will be construed in accordance with the laws of the State of Michigan.

13. Grantor must record the Easement with the Ingham County Register of Deeds, contemporaneously with the easement granted by Grantee pursuant to Section 1 and provide Grantee with a copy of the Easement after recording it.

14. Attachment to this Grant of Easement:

Exhibit A: "Descriptions and illustrations of Group A Easement Areas as granted by the City of Lansing to the State of Michigan and the Group B Easement Area as granted reciprocally by the State of Michigan to the City of Lansing (four pages).

FOR THE CITY OF LANSING

Approved as to form by:

Signature

City Attorney

Printed Name

Title

State of Michigan)
)
County of _____)

This instrument was acknowledged before me on _____, 20____, by _____, the _____ for the City of Lansing, acting on behalf of the City of Lansing.

Signature

Print name exactly as it appears on notary public certificate of
Notary Public, State of Michigan, County of _____
My commission expires _____
Acting in the County of _____

**Mutually drafted by the Parties
and approved as to legal form by:**

[AG WILL INSERT] (P-_____)
Assistant Attorney General
Department of Attorney General
State Operations Division
G. Mennen Williams Bldg., 2nd Fl.
525 W. Ottawa Street
Lansing, MI 48933
[AG WILL INSERT TRACKING #]

Legal Description Reviewed By:

Matthew Miles (PS# 47965)
Dept. of Technology, Management & Budget
Facilities Administration
Design & Construction Division
3111 West Saint Joseph Street
Lansing, MI 48917

After Recording, Return To:

Grantee

APPURTENANT EASEMENT

THIS GRANT is made on _____, 20____, for the STATE OF MICHIGAN, by its Department of Technology, Management & Budget, whose address is Real Estate Division, 3111 West Saint Joseph Street, Lansing, Michigan 48917 (Grantor), to THE CITY OF LANSING, a Michigan Municipal Corporation, the address of which is 124 West Michigan Avenue in Lansing, Michigan 48933 (Grantee).

Grantor, acting by authority of MCL 18.1221(5), as amended and the approval of the State Administrative Board, and in exchange for the reciprocal easement consideration described below, grants to Grantee a non-exclusive permanent appurtenant easement for the purposes of accommodating various of Grantee's infrastructures appurtenant to the City of Lansing's public recreation trail known as the "Lansing River Walk" which were inadvertently situated on State of Michigan property (the "Easement".) The area of said Easement is named as "Group B Easement Area" and it is legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement.

This Easement is granted subject to the following terms and conditions, with which Grantee agrees to comply:

1. The City of Lansing as Grantee must contemporaneously grant to the State of Michigan as Grantor, a similar and reciprocal easement on part of adjacent land belonging to Grantee. The Areas of said Easement to the State of Michigan are collectively known as "Group A Easement Areas" and they are also legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement. The terms of said reciprocal easement from The City of Lansing must be acceptable to the State of Michigan.

2. Infrastructures of Grantee's Lansing River Walk permitted by this easement include the paved path of the walkway itself, walkway use-related signage, benches, bike racks, lighting, trash receptacles and fencing existing on any part of Easement Areas Group B at the time of this Grant of Easement plus other infrastructures that may be added subsequently in Easement Areas Group B, as Grantor and Grantee may agree in writing. Grantee shall be solely responsible for ongoing operation, maintenance, repair, replacement and management of said infrastructures for the enjoyment and benefit of the public.

A. Grantee may close some or all of the Lansing River Walk Riverwalk sited in Easement Areas Group B as it deems appropriate for public safety and prudent trail operation. In that event, Grantee shall post signage and barriers as it deems necessary to restrict access and promote public safety.

B. Grantor and Grantee understand and agree the term "River Walk" is not to be construed as precluding the use of bicycles and various other human-powered vehicles in Grantee's rules for public use of the Lansing River Walk as it passes through Easement Areas Group B. Grantee may use motor vehicles as it deems necessary to service the Lansing River Walk as it passes through Easement Areas Group B.

C. Grantee's rules for public use of the Lansing River Walk shall provide that any pets permitted on the Lansing River Walk as it runs through Easement Areas Group B shall be controlled on a leash.

3. Grantee accepts the Easement subject to all existing easements, permits, licenses, leases and other rights.
4. Grantee must take reasonable precautions to prevent any damage to Grantor's property arising from Grantee's use of the Easement. Grantee must repair, replace, or otherwise fully compensate Grantor (at Grantor's sole discretion) for any damages beyond normal wear and tear to Grantor's property, wherever situated, arising from use of the Easement by Grantee, its employees, agents, visitors, customers and/or contractors. If repairs to Easement Area Group B are to be made by Grantee, the plan, schedule, contractors and materials for those repairs must first be approved by Grantor. Such approval shall not be unreasonably withheld, conditioned or delayed.
5. Grantee and its hired contractors are solely responsible and authorized for operating, repairing and maintaining all of its infrastructures, landscaping and plantings in Easement Area Group B. Grantee is also responsible, at its sole cost, for maintaining said infrastructures in good repair, and in a condition deemed safe and effective for permitted uses, ion, except as superseded by Grantee's responsibility to Grantor for damages beyond normal wear and tear as provided above. Grantee, at its sole expense, must maintain and/or modify all of its "Lansing River Walk" infrastructures in Easement Area Group B as necessary in order for them to comply with all applicable laws, ordinances, and regulations.
6. Grantor shall solely operate, repair and maintain all of Grantor's own infrastructures and landscaping, which also exists in Easement Area Group B and is not associated with the City of Lansing's "Lansing River Walk".
7. Grantor may use Grantor's parcel in any manner that Grantor sees fit, provided Grantor's use and enjoyment does not unreasonably interfere with the permitted purposes of the Easement.
8. In addition to the rights expressly granted herein, Grantor also hereby permits Grantee to use any of Grantor's vacant and unimproved property immediately adjacent to, and within ___ feet of, the paved path of the Lansing River Walk and/or the north line of the Kalamazoo Street right-of-way for incidental local snow plowing and snow detention/removal purposes so as to maintain public access and safety on the Lansing River Walk and along Kalamazoo Street, so long as said snow management activities do no impede Grantor's safe access and practical use of its own property in Grantor's sole determination.
9. The rights granted are not exclusive, and Grantor may grant other rights and easements in Grantor's Parcel, provided that such other rights and easements do not unreasonably interfere with the permitted purposes of the Easement.
10. Grantee and Grantor are each solely responsible for their own liability arising out of their own acts and omissions, or the acts and omissions of their respective employees, contractors, guests and agents in Easement Area Group B.
11. The terms and conditions of the Easement are binding upon the heirs, executors and administrators, personal representatives, successors and assigns of the parties.
12. The Easement is governed by and will be construed in accordance with the laws of the State of Michigan.
13. Grantor must record the Easement with the Ingham County Register of Deeds, contemporaneously with the easement granted by Grantee pursuant to Section 1 and provide Grantee with a copy of the Easement after recording it.
14. Attachment to this Grant of Easement:

Exhibit A: "Descriptions and illustrations of Group A Easement Areas as granted by the City of Lansing to the State of Michigan and the Group B Easement Area as granted reciprocally by the State of Michigan to the City of Lansing (four pages).

Resolution #2026-###

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

Act-3-2026, 300 block East Kalamazoo Street, City of Lansing – State of Michigan Easements

WHEREAS, the City of Lansing Public Service Department has requested an appurtenant easement, along the east property line of 307 East Kalamazoo Street, Parcel Identification Number 33-01-01-16-406-003, for the continued use of the Lansing River Trail on State of Michigan owned property; and

WHEREAS, the State of Michigan Department of Technology, Management & Budget has requested an appurtenant easement of three areas within two pieces of real property owned by the City of Lansing, Parcel Identification Number 33-01-01-16-402-063 and Parcel Identification Number 33-01-01-16-406-004, for the continued use of building and infrastructure improvements crossing over onto City property; and

WHEREAS, the terms of the easements allow the City of Lansing and the State of Michigan to add other infrastructure in their respective easement areas; and

WHEREAS, the City of Lansing and the State of Michigan are solely responsible for ongoing operation, maintenance, repair, replacement and management of infrastructure in their respective easement areas; and

WHEREAS, on February 3, 2026, the Planning Commission reviewed the location, character, and extent of the proposal for the subject easement in accordance with its Act 33 review procedures and voted unanimously (6-0) to recommend approval of Act-3-2026, as proposed; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to grant three appurtenant easement areas to the State of Michigan legally described as:

1. Part of Kalamazoo Street, part of vacated River Street, part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Beginning at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property 102.08 feet to the southeasterly most corner of state of Michigan property; thence South 00 degrees 10 minutes 00 seconds East, 23.00 feet; thence South 89°50'00" West 495.92 feet; thence North 00°00'00" East 3.00 feet to the point of beginning. Contains 0.08 acres of land, more or less.

2. Part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Commencing at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property, 102.08 feet to the southeasterly most corner of state of Michigan property; thence North 40 degrees 53 minutes 29 seconds West, along the easterly line of State of Michigan property, 38.68 feet to the point of beginning; continuing North 40°53'29" West 20.33 feet; thence North 49°06'31" East 17.80 feet; thence South 00°18'38" West 27.03 feet to the point of beginning. Contains 0.004 acres of land, more or less.

3. A part of lots #5 & #6, Block 113, Original Plat of the City of Lansing, Ingham County, Michigan, commencing at the southwest corner of said lot #6; thence N00°00'00"E 95.02 feet, on the west line of said lot #5 & #6 to a point 37.00 feet south of the northwest corner of said lot #5; thence N89°58'38"E 145.00 feet to the point of beginning of this easement; thence N46°24'00"W 6.36 feet; thence N43°33'21"E 9.93 feet; thence S45°00'16" E 44.79 feet; Thence N43°04'59"E 16.00 feet; thence S45°00'16"E 10.01'; thence S43°04'59"W 16.00 feet; thence S45°00'16"E 12.38 feet; thence S00°00'00"W 11.46 feet; thence N46°23'57"W 68.69 feet to the point of beginning. Easement contains 804 square feet or 0.018 acres of land, more or less.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves the request to obtain an appurtenant easement area from the State of Michigan legally described as:

1. Part of vacated Washtenaw Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Commencing at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 00 degrees 00 minutes 00 seconds West 394.69 feet to the northwest corner of State of Michigan property; thence North 89 degrees 50 minutes 00 seconds East, along the northerly line of State of Michigan property, 276.32 feet to the northeast corner of State of Michigan property and the point of beginning; thence South 28 degrees 51 minutes 44 seconds East, along the east line of State of Michigan property, 157.90 feet; thence South 40 degrees 53 minutes 29 seconds East, along the east line of State of Michigan property, 174.58 feet; thence South 46 degrees 22 minutes 53 seconds West 3.18 feet; thence North 43 degrees 36 minutes 41 seconds West 164.53 feet; thence North 35 degrees 35 minutes 01 seconds West, 22.93 feet; thence North 28°53'35" West 112.90 feet; thence South 75°00'45" West 15.60 feet; thence North 58°31'50" West 36.13 feet; thence North 01°05'19" East 20.90 feet to the northerly property line of the State of Michigan; thence North 89 degrees 50 minutes 00 seconds East 38.66 feet to the point of beginning. Contains 0.10 acres of land, more or less.

BE IT FURTHER RESOLVED, that the Mayor and his Administration, on behalf of the City, is hereby authorized to sign and execute all documents necessary to complete this transaction, subject to prior approval as to content and form by the City Attorney.

BE IT FINALLY RESOLVED, that the City Clerk shall record the Easements with the Ingham County Register of Deeds, and provide the State of Michigan with a copy of the Easements after recording them.

Z-1-2026

**500 South Martin Luther King Jr. Boulevard
Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex**

At its January 6, 2026 meeting, the Planning Commission voted 7-0 to recommend approval of Z-1-2026. This is a request to rezone the property at 500 South Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Flex. The purpose of the rezoning is to facilitate the accessory use of a Sheltered Care Facility inside the existing church building.

The Planning Commission held a public hearing at the meeting during which one person spoke in opposition of the request. Two people spoke in support of the request. A special land use permit application, SLU-1-2026, is required to permit the actual sheltered care facility, which is allowed in DT-2, but not DT-1. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT/OWNER: Union Missionary Baptist Church (UMBC)
500 S MLK Jr. Blvd.
Lansing, MI 48915

REQUESTED ACTION: **1.** Rezoning of 500 S. M.L. King Jr. Blvd. from “DT-1”
Downtown Edge to ‘DT-2” Urban Flex
2. Special Land Use Permit for a ‘Sheltered Care Facility’

EXISTING LAND USE: Place of Worship
Temporary occupancy for an overnight shelter

EXISTING ZONING: “DT-1” Downtown Edge

PROPOSED ZONING: “DT-2” Urban Flex

PROPERTY SIZE: 6.64 acres

SURROUNDING LAND USE: N: Residential
S: St. Joseph Street, I-496, parking lot
E: Residential
W: Residential

SURROUNDING ZONING: N: “R-2” Residential
S: “IND-1” Industrial
E: “DT-1” Downtown Edge
W: “R-2” Residential

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Medium Low Density Residential”. S MLK Jr. Boulevard is designated as an ‘arterial corridor’.

APPLICANT’S REQUESTS

Z-1-2026: Request to rezone the property at 500 S. M. L. King from “DT-1” Downtown Urban Core to “DT-2” Downtown Urban Flex.

SLU-1-2026: Special land use permit to allow a sheltered care facility in the existing building at 500 S. M. L. King. A sheltered care facility is not permitted in the “DT-1” zoning district but is permitted by special land use permit in the proposed “DT-2” zoning district. A “sheltered care facility” is defined by the zoning ordinance as:

“A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) adults, in

addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "SHELTERED CARE FACILITY" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A SHELTERED CARE FACILITY does not include any of the following:

1. A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
2. A hospital licensed under Article 17 of Public Act 368; or
3. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of mental health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.”

The Church has been operating the shelter as a temporary use for the past few weeks, primarily if not exclusively for approximately 50 members of its congregation and the City has not received any complaints. The building has been inspected and the temporary permit will be evaluated by the City on a monthly basis to ensure compliance with all codes, while the necessary approvals are being considered to permit the shelter on a permanent basis. If the rezoning and special land use permit are not approved, the Church will not be permitted to continue operating the shelter.

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The applicant is requesting a rezoning of the 6.64 acre property at 500 S. M. L. King from “DT-1” Downtown Edge to “DT-2” Urban Flex and a special land use permit to allow a sheltered care facility within the existing place of worship. The subject property is surrounded by “DT-1” zoning to its east, “R-1” Residential to its west and “IND-1” Industrial zoning to its south. While there are no other properties in the area that are zoned “DT-2”, it is one of the few districts that permits sheltered care facilities. It is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns. In this case, however, the location is appropriate for a sheltered care facility which warrants approval of the rezoning, in spite of creating an inconsistent zoning pattern. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. The subject property is on the fringe of the downtown but is within walking distance thereof and is on a major bus route that provides transportation throughout the City.. The purpose of requiring a special land use permit is so that each proposal can be evaluated to determine if a particular site is appropriate for use as a shelter and will not negatively impact other uses in the surrounding area.

COMPATIBILITY WITH SURROUNDING LAND USES

Union Missionary Baptist Church currently occupies the northern portion of the site with a large parking lot on the southern half of the property. The property is primarily surrounded by low density residential uses with a new multi-family rowhouse development and other multi-family

complexes further to the east. The homeless population in Lansing has grown and there is a need to provide additional shelter space. Shelters can generate a great deal of activity and thus, the potential negative impacts on adjoining and nearby residential areas need to be considered when determining if a particular location is appropriate for such use. In this case, while the property is located in a predominantly residential area, it is bounded by the two opposite direction and very wide, major thoroughfares of S MLK Jr. Blvd. and St. Joseph Highway to the south which provide buffers between the site and the residences in the area, thus reducing any potential impacts generated by the increased usage of the site.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as “Medium Low Density Residential”. Many existing places of worship are designated as residential because of their locations in and within close proximity to residential uses. The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It is difficult to state if existing shelters were thought to be adequate to serve the homeless population during the planning process, or if they were not included due to the nature of their use, and thus, there was no consideration for their inclusion. Since 2012 though, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelter space. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting adjoining and nearby uses. In this case, the subject property is surrounded by wide and heavily traveled thoroughfares which act as buffers from the surrounding residential properties. It is also within walking distance of the downtown and on major bus routes that provide transportation to the site and elsewhere throughout the City.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, have those same needs but need to be located where they are easily accessible by foot and public transportation since the overwhelming majority of the people who utilize shelters do not have private transportation. Public transportation is also very important so that the occupants of the shelter can access places of employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located along major bus routes and is within walking distance of the downtown core, and near many facilities that provide services to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area, but the amount of vehicular traffic will be negligible to the circulation network. There is a substantial surplus of off-street parking. The largest concern will be safe street crossings for pedestrians walking to and from

the church. There are two bus stops directly adjacent to the church building.

IMPACT ON PUBLIC FACILITIES

Although the applicant has not stated how many persons they expect to serve, given the amount of available space, they are not expected to have a significant impact on public facilities such as the electrical, water, and sewer systems. The adequacy of the utilities to serve the shelter will be addressed during the change of use permitting and plan review process. Any upgrades or expansions of the utility systems to accommodate the shelter will be at the sole expense of the applicant.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, the requests will not have impacts on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their operations can be carried out most effectively. Shelters are unique in that they need to be centrally located with convenient access to public transportation, businesses, and human service agencies. There is a significant need for additional shelter space in the City and there are no properties in or near the downtown that are zoned for that use. The subject property is an appropriate location for a shelter as it is located on the edge of, but not in the core downtown, buffered by major thoroughfares and a highway, but still accessible by bus and sidewalks. The proximity to the downtown core gives it access to various civic, institutional, religious, and medical facilities that can help those in need to transition out of homelessness. Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus, will not have any impact on patterns of development in the area.

SPECIAL LAND USE PERMIT

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

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

The Church has been operating the shelter as a temporary use for the past few weeks without incident and without any complaints from the community. This is a strong indication that it is and will continue to be operated properly and with the necessary oversight. The shelter is accommodating approximately 50 people, all or most of whom are church congregants. The maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the permitting process, should the rezoning and special land use permit be approved.

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

The proposed secondary use of a shelter will not change the character of the area. There will be no physical changes to the site or building.

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

It is not anticipated that the shelter will interfere with the normal, everyday enjoyment of adjacent residential properties. The church building is buffered by a busy thoroughfare and bordered by a large parking lot and the I-496 freeway. In addition, the City has not received any complaints or concerns from the neighborhoods surrounding the subject property since it has been in operation as a temporary use for the past few weeks.

During the day, it is expected that the majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies to address the issues that led to their homelessness.

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

The proposed rezoning and special land use permit will allow for increased usage of the church for a shelter that will help to address a significant need that exists in the City. Since there will be no changes to the physical site or building, the requests will have no impact on the natural environment.

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

The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

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

The issue of whether existing utilities serving the subject property is adequate to accommodate the shelter has not yet been determined. This will take more study on behalf of the City engineers and the Board of Water & light and will require additional information from the applicant regarding the existing utilities and the increased demand.

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

The impact on public services will have to be determined during the change of use

permitting and plan review process and it is the applicant’s responsibility to provide the required services to accommodate the use.

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

The zoning code is the primary tool for implementing the future land use component of the City’s Comprehensive and thus, the intent and purpose of the two documents are the same in that regard. A detailed description of this request as it relates to the Plan is provided in the “Compliance with Master Plan” section on pages 2-3 of this report.

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

There are no proposed changes to the existing building or site and no need for any additional parking.

SUMMARY

The applicant is seeking to rezone 500 S Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Flex and a special land use permit to the allow use of the subject property for a sheltered care facility.

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

RECOMMENDATIONS

Staff recommends approval of Z-1-2026 to rezone the property at 500 S Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Edge and SLU-1-2026, for a special land use permit to allow a sheltered care facility in the existing church building.

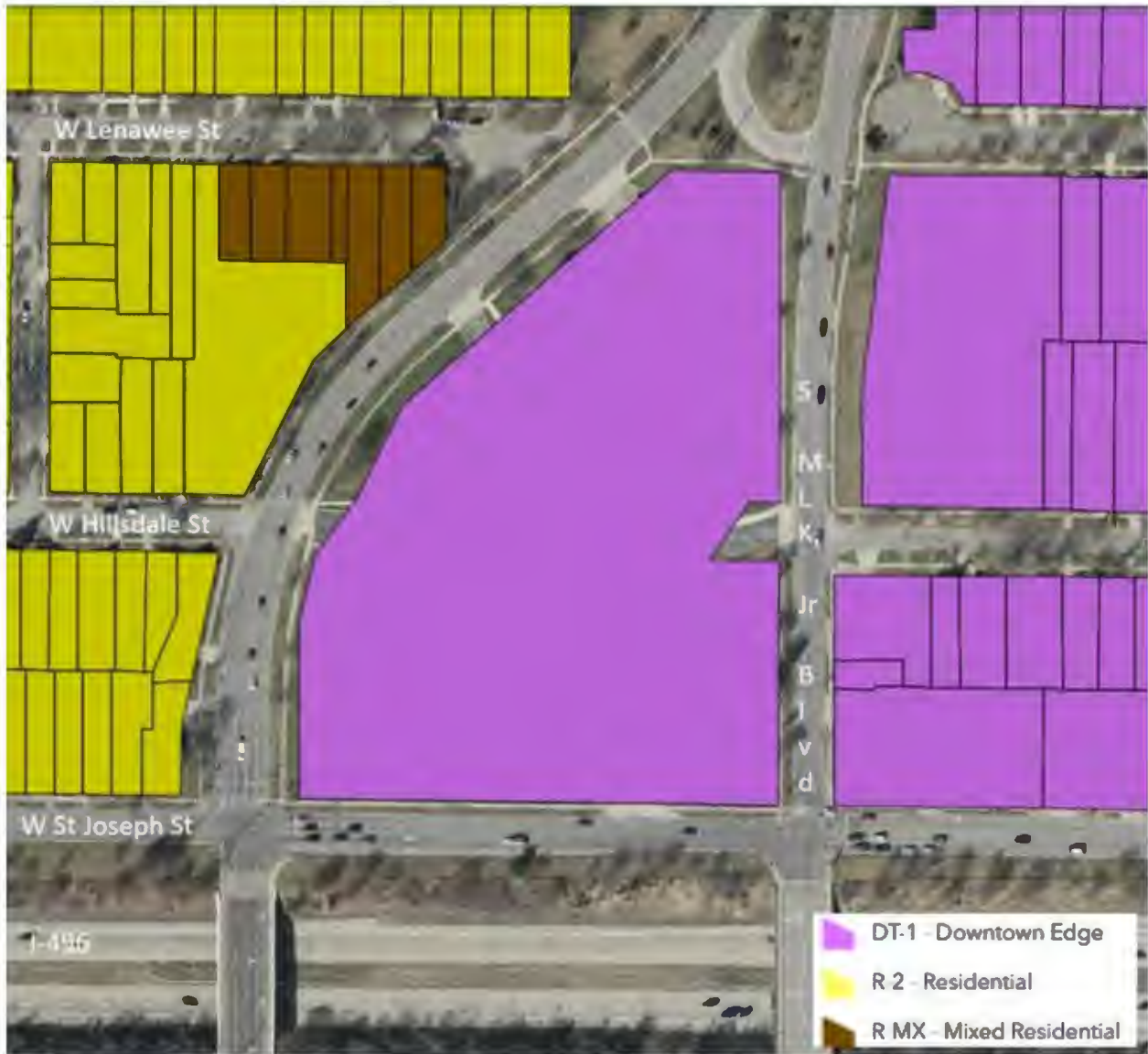
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view:



(Northwest, October 2024)

Ordinance #

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

The City of Lansing ordains:

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

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

Case Number: Z-1-2026
Parcel Number's: 33-01-01-17-455-003
Addresses: 500 South Martin Luther King Jr. Boulevard
Legal Descriptions: THOSE PARTS ASSESSORS PLAT NO 9, ASSESSORS PLAT NO 42 AND MISHLERS SUB WHICH LIE EAST OF THE EASTERLY LINE OF RELOCATED S BOUND M-99, & W OF WESTERLY LINE RELOCATED N BOUND M-99 R/WS, ALSO VAC HILLSDALE ST COM 35 FT W OF SE COR LOT 3 SAID AP 42, TH W TO SW COR LOT 12 AP 42, SW'LY TO NE COR LOT 62 AP 42, E TO POINT 85 FT W OF NE COR LOT 75 AP 42, NE'LY TO BEG; ASSESSORS PLAT NO 42 from "DT-1" Downtown Edge to "DT-2" Urban Flex.

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment.

SLU-1-2026

**500 South Martin Luther King Jr. Boulevard
Special Land Use Permit for a 'Sheltered Care Facility'**

At its January 6, 2026 meeting, the Planning Commission voted 4-3 to recommend approval of SLU-1-2026. This is a request to permit a sheltered care facility inside the existing church building at 500 South Martin Luther King Jr. Boulevard, which is allowed in DT-2 as a special land use, subject to review by Planning Commission and approval by City Council.

A rezoning application, Z-1-2026, to rezone the property from "DT-1" Downtown Edge to "DT-2" Urban Flex is required.

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

GENERAL INFORMATION

APPLICANT/OWNER: Union Missionary Baptist Church (UMBC)
500 S MLK Jr. Blvd.
Lansing, MI 48915

REQUESTED ACTION: **1.** Rezoning of 500 S. M.L. King Jr. Blvd. from “DT-1”
Downtown Edge to ‘DT-2” Urban Flex
2. Special Land Use Permit for a ‘Sheltered Care Facility’

EXISTING LAND USE: Place of Worship
Temporary occupancy for an overnight shelter

EXISTING ZONING: “DT-1” Downtown Edge

PROPOSED ZONING: “DT-2” Urban Flex

PROPERTY SIZE: 6.64 acres

SURROUNDING LAND USE: N: Residential
S: St. Joseph Street, I-496, parking lot
E: Residential
W: Residential

SURROUNDING ZONING: N: “R-2” Residential
S: “IND-1” Industrial
E: “DT-1” Downtown Edge
W: “R-2” Residential

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Medium Low Density Residential”. S MLK Jr. Boulevard is designated as an ‘arterial corridor’.

APPLICANT’S REQUESTS

Z-1-2026: Request to rezone the property at 500 S. M. L. King from “DT-1” Downtown Urban Core to “DT-2” Downtown Urban Flex.

SLU-1-2026: Special land use permit to allow a sheltered care facility in the existing building at 500 S. M. L. King. A sheltered care facility is not permitted in the “DT-1” zoning district but is permitted by special land use permit in the proposed “DT-2” zoning district. A “sheltered care facility” is defined by the zoning ordinance as:

“A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) adults, in

addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "SHELTERED CARE FACILITY" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A SHELTERED CARE FACILITY does not include any of the following:

1. A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
2. A hospital licensed under Article 17 of Public Act 368; or
3. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of mental health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.”

The Church has been operating the shelter as a temporary use for the past few weeks, primarily if not exclusively for approximately 50 members of its congregation and the City has not received any complaints. The building has been inspected and the temporary permit will be evaluated by the City on a monthly basis to ensure compliance with all codes, while the necessary approvals are being considered to permit the shelter on a permanent basis. If the rezoning and special land use permit are not approved, the Church will not be permitted to continue operating the shelter.

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The applicant is requesting a rezoning of the 6.64 acre property at 500 S. M. L. King from “DT-1” Downtown Edge to “DT-2” Urban Flex and a special land use permit to allow a sheltered care facility within the existing place of worship. The subject property is surrounded by “DT-1” zoning to its east, “R-1” Residential to its west and “IND-1” Industrial zoning to its south. While there are no other properties in the area that are zoned “DT-2”, it is one of the few districts that permits sheltered care facilities. It is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns. In this case, however, the location is appropriate for a sheltered care facility which warrants approval of the rezoning, in spite of creating an inconsistent zoning pattern. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. The subject property is on the fringe of the downtown but is within walking distance thereof and is on a major bus route that provides transportation throughout the City.. The purpose of requiring a special land use permit is so that each proposal can be evaluated to determine if a particular site is appropriate for use as a shelter and will not negatively impact other uses in the surrounding area.

COMPATIBILITY WITH SURROUNDING LAND USES

Union Missionary Baptist Church currently occupies the northern portion of the site with a large parking lot on the southern half of the property. The property is primarily surrounded by low density residential uses with a new multi-family rowhouse development and other multi-family

complexes further to the east. The homeless population in Lansing has grown and there is a need to provide additional shelter space. Shelters can generate a great deal of activity and thus, the potential negative impacts on adjoining and nearby residential areas need to be considered when determining if a particular location is appropriate for such use. In this case, while the property is located in a predominantly residential area, it is bounded by the two opposite direction and very wide, major thoroughfares of S MLK Jr. Blvd. and St. Joseph Highway to the south which provide buffers between the site and the residences in the area, thus reducing any potential impacts generated by the increased usage of the site.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as “Medium Low Density Residential”. Many existing places of worship are designated as residential because of their locations in and within close proximity to residential uses. The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It is difficult to state if existing shelters were thought to be adequate to serve the homeless population during the planning process, or if they were not included due to the nature of their use, and thus, there was no consideration for their inclusion. Since 2012 though, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelter space. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting adjoining and nearby uses. In this case, the subject property is surrounded by wide and heavily traveled thoroughfares which act as buffers from the surrounding residential properties. It is also within walking distance of the downtown and on major bus routes that provide transportation to the site and elsewhere throughout the City.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, have those same needs but need to be located where they are easily accessible by foot and public transportation since the overwhelming majority of the people who utilize shelters do not have private transportation. Public transportation is also very important so that the occupants of the shelter can access places of employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located along major bus routes and is within walking distance of the downtown core, and near many facilities that provide services to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area, but the amount of vehicular traffic will be negligible to the circulation network. There is a substantial surplus of off-street parking. The largest concern will be safe street crossings for pedestrians walking to and from

the church. There are two bus stops directly adjacent to the church building.

IMPACT ON PUBLIC FACILITIES

Although the applicant has not stated how many persons they expect to serve, given the amount of available space, they are not expected to have a significant impact on public facilities such as the electrical, water, and sewer systems. The adequacy of the utilities to serve the shelter will be addressed during the change of use permitting and plan review process. Any upgrades or expansions of the utility systems to accommodate the shelter will be at the sole expense of the applicant.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, the requests will not have impacts on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their operations can be carried out most effectively. Shelters are unique in that they need to be centrally located with convenient access to public transportation, businesses, and human service agencies. There is a significant need for additional shelter space in the City and there are no properties in or near the downtown that are zoned for that use. The subject property is an appropriate location for a shelter as it is located on the edge of, but not in the core downtown, buffered by major thoroughfares and a highway, but still accessible by bus and sidewalks. The proximity to the downtown core gives it access to various civic, institutional, religious, and medical facilities that can help those in need to transition out of homelessness. Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus, will not have any impact on patterns of development in the area.

SPECIAL LAND USE PERMIT

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

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

The Church has been operating the shelter as a temporary use for the past few weeks without incident and without any complaints from the community. This is a strong indication that it is and will continue to be operated properly and with the necessary oversight. The shelter is accommodating approximately 50 people, all or most of whom are church congregants. The maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the permitting process, should the rezoning and special land use permit be approved.

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

The proposed secondary use of a shelter will not change the character of the area. There will be no physical changes to the site or building.

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

It is not anticipated that the shelter will interfere with the normal, everyday enjoyment of adjacent residential properties. The church building is buffered by a busy thoroughfare and bordered by a large parking lot and the I-496 freeway. In addition, the City has not received any complaints or concerns from the neighborhoods surrounding the subject property since it has been in operation as a temporary use for the past few weeks.

During the day, it is expected that the majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies to address the issues that led to their homelessness.

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

The proposed rezoning and special land use permit will allow for increased usage of the church for a shelter that will help to address a significant need that exists in the City. Since there will be no changes to the physical site or building, the requests will have no impact on the natural environment.

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

The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

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

The issue of whether existing utilities serving the subject property is adequate to accommodate the shelter has not yet been determined. This will take more study on behalf of the City engineers and the Board of Water & light and will require additional information from the applicant regarding the existing utilities and the increased demand.

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

The impact on public services will have to be determined during the change of use

permitting and plan review process and it is the applicant’s responsibility to provide the required services to accommodate the use.

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

The zoning code is the primary tool for implementing the future land use component of the City’s Comprehensive and thus, the intent and purpose of the two documents are the same in that regard. A detailed description of this request as it relates to the Plan is provided in the “Compliance with Master Plan” section on pages 2-3 of this report.

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

There are no proposed changes to the existing building or site and no need for any additional parking.

SUMMARY

The applicant is seeking to rezone 500 S Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Flex and a special land use permit to the allow use of the subject property for a sheltered care facility.

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

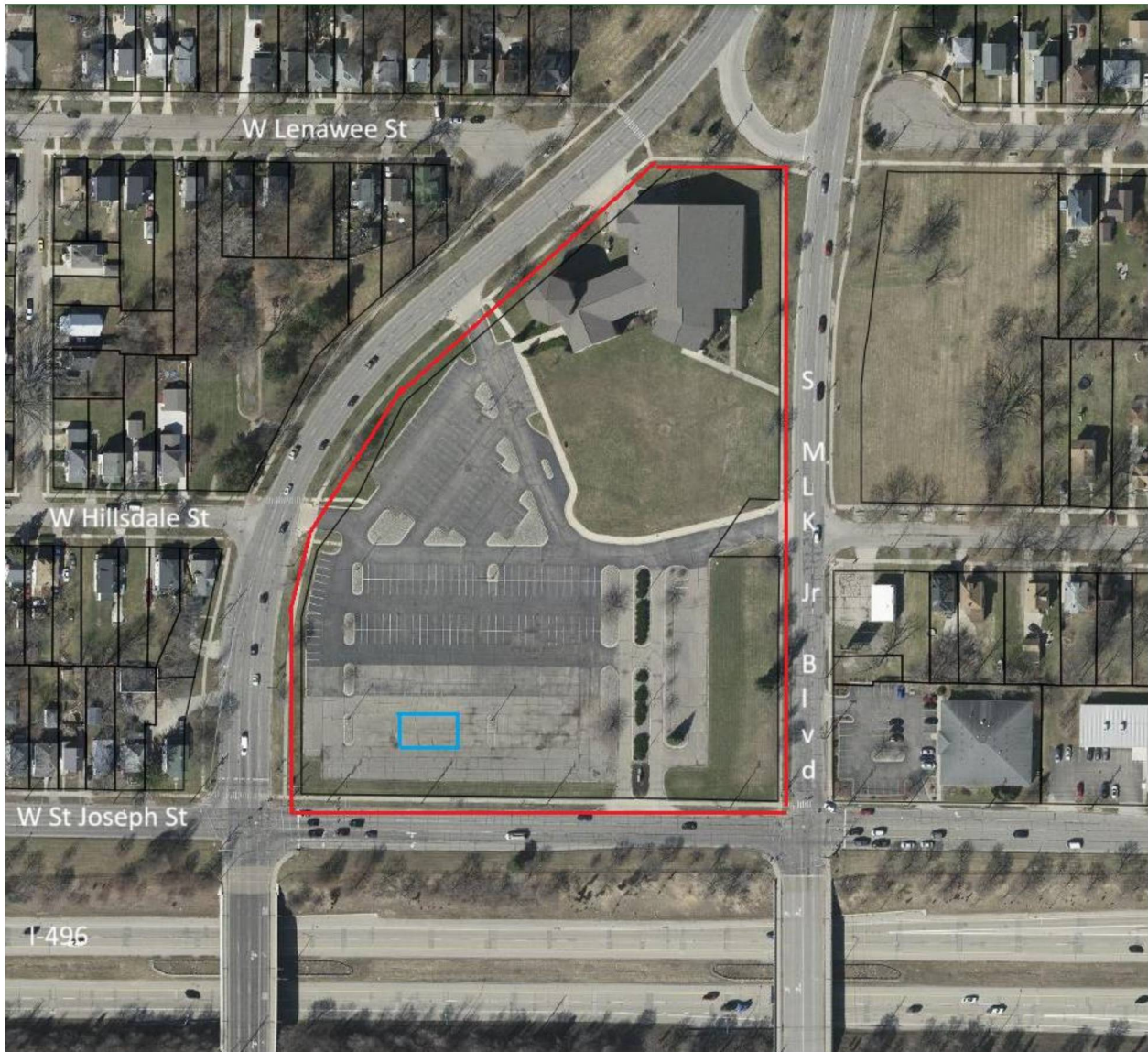
RECOMMENDATIONS

Staff recommends approval of Z-1-2026 to rezone the property at 500 S Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Edge and SLU-1-2026, for a special land use permit to allow a sheltered care facility in the existing church building.

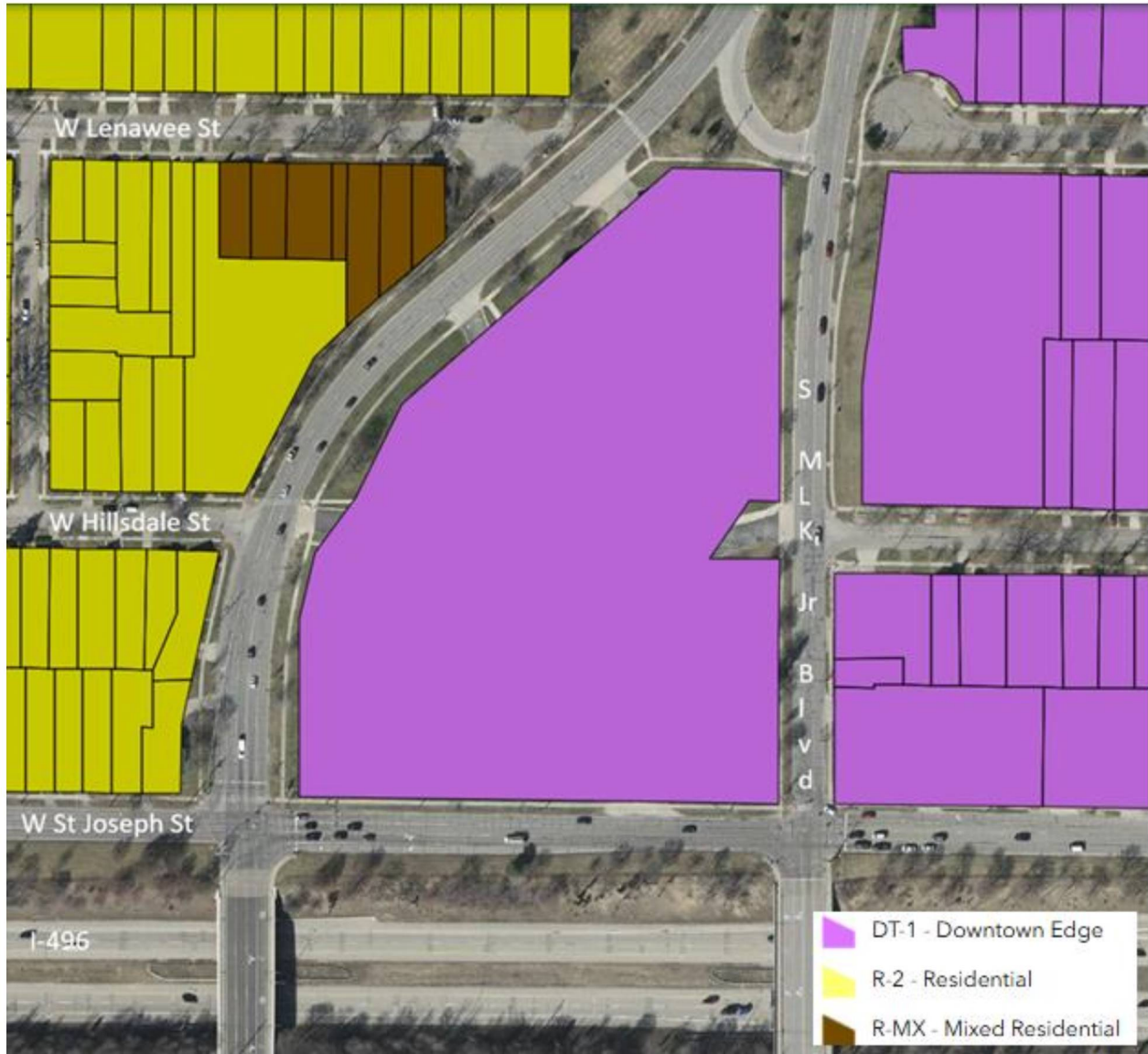
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view:



(Northwest, October 2024)

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

SLU-1-2026, 500 South Martin Luther King Jr. Boulevard, Sheltered Care Facility

WHEREAS, the Union Missionary Baptist Church has requested a special land use permit for a Sheltered Care Facility at 500 South Martin Luther King Jr. Boulevard; and

WHEREAS, a review was completed by staff evaluating the character, location, and impact of the proposal on the surrounding area, the environment, and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on January 6, 2026 at which the applicant's representatives and two other persons spoke in favor of the request and one person spoke in opposition to the request; and

WHEREAS, the Planning Commission, at its January 6, 2026, meeting, voted 4-3 to recommend approval of SLU-1-2026 for a special land use permit for the sheltered care facility; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2026 on Monday, February 23, 2026; and

WHEREAS, the Committee of the Whole has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2026 for a special land use permit for a sheltered care facility at 500 South Martin Luther King Jr. Boulevard.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed shelter is anticipated to be harmonious with the character of adjacent properties and surrounding uses;
2. The proposed shelter will not change the essential character of the area;
3. There is no evidence that the proposed shelter will interfere with the enjoyment of adjacent properties;
4. The proposed shelter will not generate any nuisances or hazardous conditions;

5. The proposed shelter can be adequately served by public services and utilities, although some upgrades to the utility systems may be required to accommodate the increased usage generated by the proposed shelter;
6. Whether the proposed shelter will place demands on public services and facilities in excess of current capacities, resulting in the need for expansions/upgrades thereto, will be determined during the site plan review process;
7. The proposed shelter is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans; and
8. There are no dimensional requirements that apply to this request.

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



Andy Schor, Mayor

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

SLU-3-2026, Special Land Use Permit – Place of Worship 5200 S Cedar Street

SLU-3-2026 is a request by the Islamic Society of Greater Lansing for a Special Land Use permit to utilize an existing suite in the rear of the existing building at 5200 S Cedar St. for a place of worship.

No comments were received at the public hearing held by the Planning Commission at its February 3, 2026, meeting. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-3-2026 based upon compliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

GENERAL INFORMATION

APPLICANT:	Islamic Society of Greater Lansing 920 S Harrison Rd. East Lansing, MI 48823
OWNER:	Global Plaza LLC 5132 S Cedar St. Lansing, MI 48911
REQUESTED ACTION:	Special Land Use Permit for a place of worship
EXISTING LAND USE:	Shopping plaza suite (vacant)
EXISTING ZONING:	“MX-2” Mixed Use Community Center
PROPERTY SIZE:	Suite: 4,838 square feet. Site: 4.76 acres.
SURROUNDING LAND USE:	N: Commercial, S: Commercial E: Motor vehicle sales, Ingham Co. Health Dept. W: Commercial
SURROUNDING ZONING:	N: “MX-2” Mixed Use Community Center S: “MX-2” Mixed Use Community Center E: “MX-2” Mixed Use Community Center, “INST-1” Institutional W: “MX-2” Mixed Use Community Center
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property as “Mixed-Use Community Center”. This section of S. Cedar Street is designated as an “Suburban Corridor”.

APPLICANT’S REQUEST

This is a request for a special land use permit to allow a place of worship (church) to occupy unit 5206 of the multi-tenant building at 5200 S. Cedar Street. The suite is located and accessed at the rear/west wall of the building. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

SPECIAL LAND USE PERMIT

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

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

The proposed church will be harmonious with the commercial area in which it is located. The suite for the church is located and accessed at the rear of the building and the congregants will utilize the parking in that area as well. The use will not generate noise, fumes, light glare or other nuisances that would be disruptive to the surrounding area or the other tenants in the building in which it will be located. Church services will be held multiple times on a daily basis, bringing many people to the site that may increase the customer base for the commercial businesses in the area.

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

The proposed church will not change the essential character of the area as it will merely be occupying one suite in an existing multi-tenant commercial building. The primary concern with churches in commercial areas is that they typically generate very little traffic on a daily basis. Most of the time the sites that are occupied solely by churches are holes of little activity with empty parking lots which detract, rather than contribute to the vibrancy of commercial districts. In this case, however, the commercial uses in the building will continue to exist as is and thus, the use of a rear suite for a church will have no impact on the surrounding commercial area and will not change the commercial nature of the site.

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

The only potential concern in this regard is that City Ordinance 830.03 (b) (2) prohibits the issuance of liquor licenses if the proposed establishment is within 500 feet of a church, measured from entranceway to entranceway. This could negatively impact the surrounding commercial area as it would prevent new bars and restaurants in locations that are appropriate for such uses.

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

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site as it will fill a vacant suite in the building. Vacant buildings and suites located therein have a negative impact on the appearance and vibrancy of commercial corridors.

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

The proposed church will generate a fairly significant amount of traffic but not generate smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding area. The transportation systems in the area are designed to accommodate the highest volumes of traffic.

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

The site is adequately served by all necessary public facilities and utilities.

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

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

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

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

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

Since this request does not involve any new construction, the only dimensional requirement that applies is the required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires one parking space for each three seats or six linear feet of pew/bench in the main sanctuary. According to the applicant, the suite has a maximum allowable occupancy of 300 people unless a lower number is established by the City Fire Marshal. The overall site is expected to easily accommodate the increased parking needs, particularly since visitors to the church will park behind the building where there is a large, underutilized parking lot.

SUMMARY

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

RECOMMENDATION

Staff recommends approval of SLU-3-2026, for a special land use permit to allow a church to occupy unit 5206 of the multi-tenant building at 5200 S. Cedar Street.

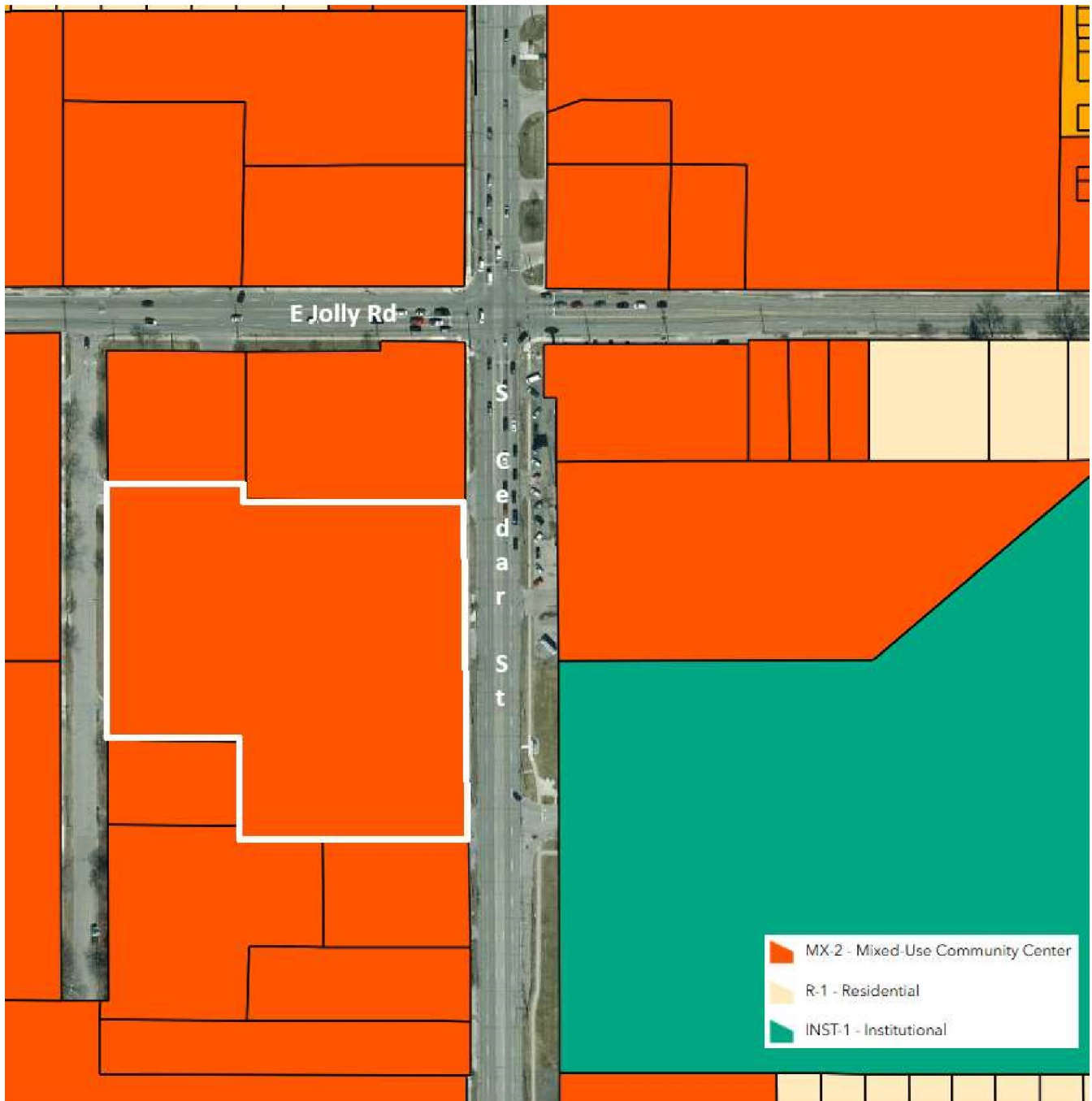
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Aerial:



Zoning:



Street view:



PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form



Andy Schor, Mayor

FILE NUMBER: _____

DATE SUBMITTED: 1/13/2026

To the Honorable Mayor and City Council:

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

5206 S Cedar, Lansing MI 48911

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

Legal description:

The Islamic Society of Greater Lansing has entered into an agreement with Global Plaza, LLC, to lease the unit, 5206 S Cedar for the purposes of serving the spiritual, social and welfare needs of the Muslim Community in the South Lansing area.

Applicant: **Thasin Sardar, on behalf of The Islamic Society of Greater Lansing**

Address (including zip code): **920 S Harrison Rd, E Lansing, MI 48823**

Phone number(s): **517.351.4309 (office) | 517.944.5056 (cell)**

Name of owner(s): **Hashmat S Ibrahimi, Global Plaza, LLC**

Owner address (including zip code): **5200 S Cedar, Lansing, MI 48911**

Owner phone number(s): **5177559021**

Interest in property (please check one):

- Option to buy
- Lessee
- Owner
- Represent owner

Other (please specify): **Lessee (per agreement with the owner)**

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

Proposed Special Land Use: **House of Worship and Community Service Center**

- Child Care (13 or more)
- Residential Care Facility (7 or more)

Zoning of the property: **Commercial**

Size of Parcel:

Width: **48' 5.75"** ft. Length: **98' 7.875"** ft. Area: **4838** Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

Please describe your proposal:

The Society intends to operate it as an Islamic Center to offer worship services and serve the needs of the community (mentor youth, refugees, new arrival families and assist underprivileged families, single mothers and women)

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

Submit the following:

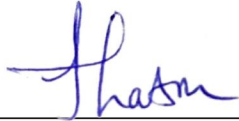
- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
-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

FEES:

Consolidated Rate: \$1,100.00

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

Signature of applicant:



Name:

Thasin Sardar

For assistance, please contact:

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



ISLAMIC
CENTER
OF GREATER LANSING

ISLAMIC SOCIETY OF GREATER LANSING

We have been serving the spiritual and social needs of the Muslim community in the Greater Lansing area since 1979.



ISLAMIC
CENTER
OF SOUTH LANSING

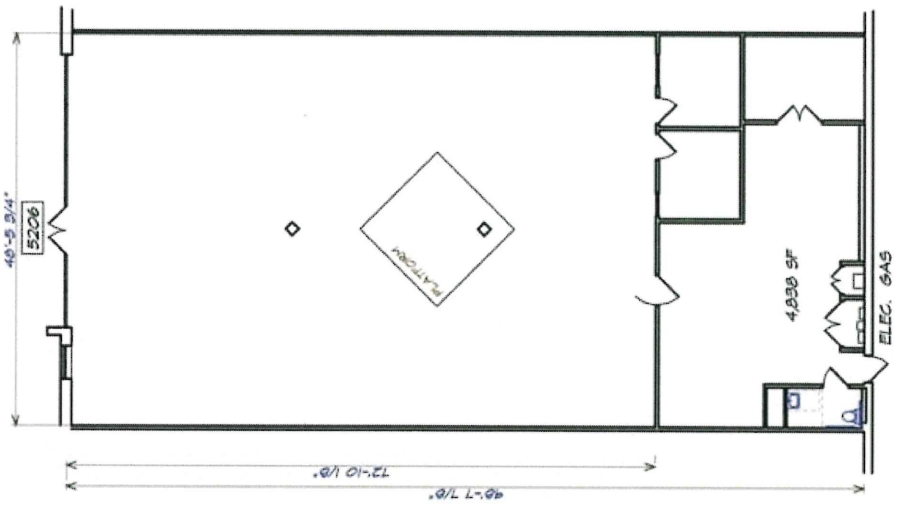
Whom we are trying to serve

- Over six to seven thousand Muslims live in the Greater Lansing area.
- Several new arrivals to Michigan are settled in the South Lansing area. This includes:
 - Recent Afghan arrivals
 - Some refugees and economic migrants
- Several Professionals work in the Lansing area, particularly in the health care sector
- Some have launched businesses in the Lansing area



How will the new facility be used – prayer and fellowship

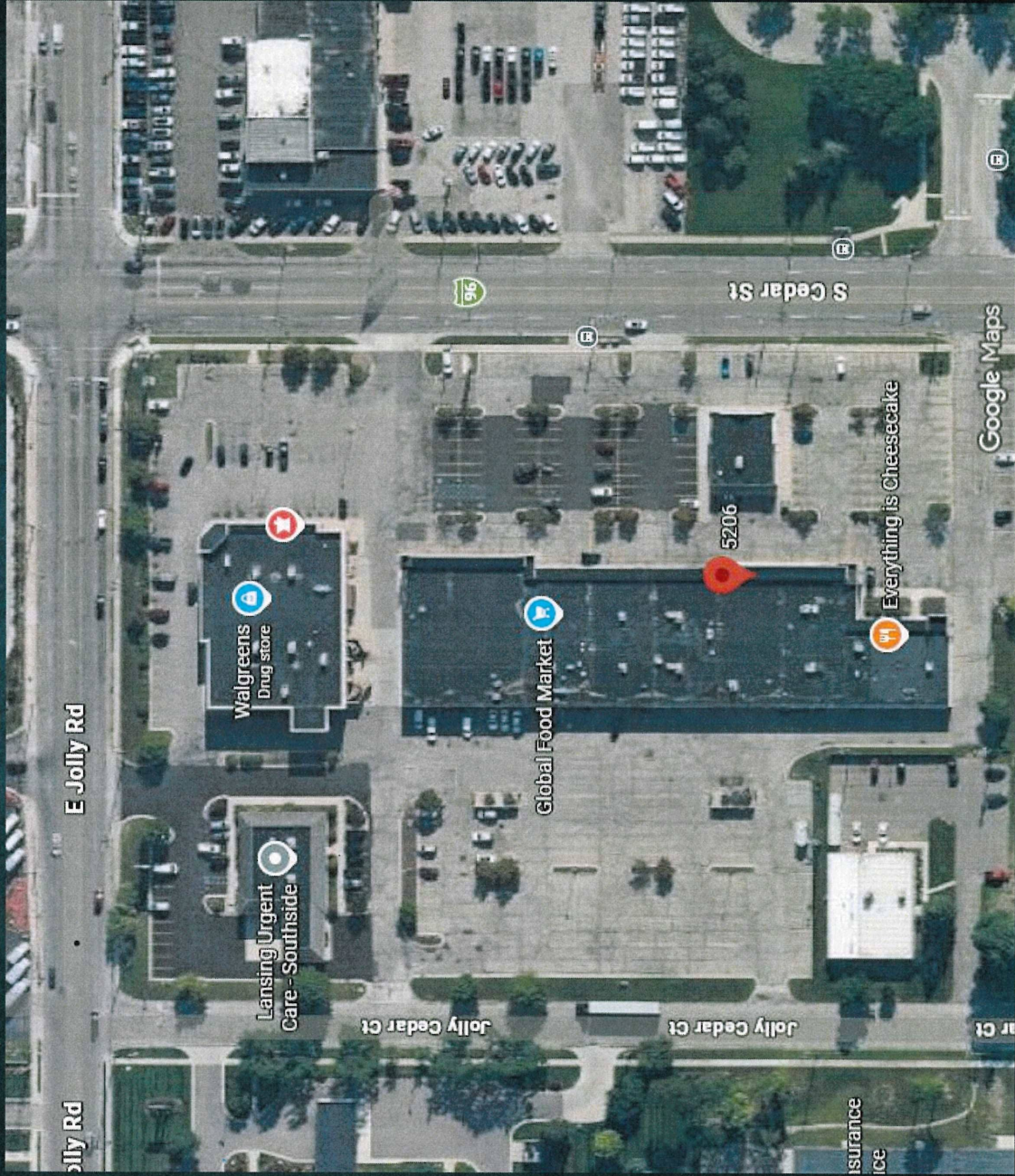
- To offer daily worship services and Friday afternoon congregational prayer services
- To serve the community
 - Youth Mentoring programs
 - Women care services
 - Health fairs and other welfare programs
 - Assist those in hardship
- Collaborate with other organizations in the area to serve the larger community



Area
4838 sq ft

5206 S. CEDAR STREET
JOLLY-CEDAR PLAZA
LANSING, MICHIGAN







ISLAMIC
CENTER
OF PARKERSBURG,
WEST VIRGINIA

About the facility

- Businesses in this strip mall will get the benefit of commerce activity from our parishioners.
- Business parking will be unaffected as our primary parking area in the back of the building.
- We intend to use the door on the West side of the building as the entrance.
- The East side door (the front door facing S Cedar) will serve an emergency exit.
- Area businesses will benefit from new customers resulting in a more vibrant place.
- We plan to upgrade the front façade of the facility thus enhancing curb appeal of the front the facility.
- The prior lessee used to promote it as an event center to host 300

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**5200 S Cedar Street
Special Land Use Permit – Place of Worship**

The Lansing City Council will hold a public hearing on Monday, April 6, 2026, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request for a special land use permit to permit a place of worship in the rear suite at 5200 S. Cedar Street. Places of worship are permitted in zoning districts, subject to approval of a special land use permit/

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, April 6, 2026, at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

Resolution #2026-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, April 6, 2026, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

SLU-3-2026, 5200 South Cedar Street, Special Land Use Permit for a Place of Worship