



AGENDA
Committee on Development and Planning
Monday, August 7, 2017 @ 4:00 p.m.
10th Floor Conference Room, City Hall

Councilmember Judi Brown Clarke, Chair
Councilmember Jessica Yorko, Vice Chair
Councilmember Tina Houghton, Member
Councilmember Adam Hussain, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- July 17, 2017

4. Discussion/Action:

- A.) RESOLUTION** – Appointment of Stephanie Space; Building Board of Appeals; Term Expire June 30, 2020
- B.) RESOLUTION** – Set the Public Hearing; SLU-2-2017; 3600 N Grand River Ave.; Residential Land Use in the “H” Light Industrial District
- C.) RESOLUTION** – Set the Public Hearing; IFT-1-17 Certificate; Cameron Tool; 1800 Bassett
- D.) RESOLUTION** – Set the Public Hearing; OPRA Certificate; 1101 S. Washington Avenue; Super Fancy Too, LLC
- E.) RESOLUTION** – Set the Public Hearing; OPRA Certificate; 1103 S Washington Avenue; REO Life, LLC
- F.) RESOLUTION** – Set the Public Hearing; An Amended OPRA Certificate; 629 W. Hillsdale; DED Development, LLC
- G.) RESOLUTION** – Introduction and Set Public Hearing; Z-5-2017; 1024 Lake Lansing Road; “B” Residential to “F-1” Commercial
- H.) DISCUSSION** – Request for Extension of NEZ Certification No. 2007-0092; Capitol Properties, LLC
- I.) DISCUSSION** – Developers and Public Input

5) Other

6) Adjourn

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MINUTES

Committee on Development and Planning
Monday, July 17, 2017 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:06 p.m.

PRESENT

Council Member Brown Clarke, Chair
Council Member Yorko, Vice-Chair
Council Member Houghton, Member
Council Member Hussain, Member -excused

OTHERS PRESENT

Sherrie Boak, Council Staff
Brandon Waddell, Assistant City Attorney
Michael Markey
Christopher Jackson
Anita Beavers
June Kenfield
Amy McBain
Jon Miles
Kathy Miles
Michael Morofsky
Kari Ross
Gregg McClintic
DG Frettier
Elaine Womboldt
Nick Tate, Assistant City Attorney

PUBLIC COMMENT

Public Comment was available during each agenda item and at this time. No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE MINUTES FROM JUNE 19, 2017 AS PRESENTED. MOTION CARRIED 3-0.

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DISCUSSION/ACTION

RESOLUTION – ACT-12-2016; Vacate Jerome Street between Pennsylvania and Holmes (Sparrow Hospital)

Council Member Brown Clarke noted that per the request from the Planning and Neighborhood Development Department, the request was requested to be placed as pending/tabled until a future date so they can continue to work with Sparrow Hospital on fine tuning the resolution.

Council Member Yorko confirmed she had conversations confirming the bike access on Jerome will be maintained.

ORDINANCE - Z-8-2016; Rezoning 3001 S Washington Avenue; D-1 Professional Office and J-Parking District to F- Commercial District

Ms. Stachowiak confirmed for the Committee that the required public hearing was held, and the Committee is now considering final action. She also added that currently there is a medical marihuana dispensary on site, illegally. In addition she noted that if it is rezoned there are issues with the required setbacks of that current illegal use from a church and park. The applicant is aware of this but still wants to see the rezoning and if it is approved the dispensary would have to go, and it would be able to be marketed for other F-Commercial uses.

Council Member Brown Clarke asked if the dispensary was currently still in use, and it was confirmed, however Mr. Waddell noted they were sent a letter and had until this Friday, July 21st to respond to the City Attorney Office. If Law determines the dispensary is in violation they will be given a cease and desist letter, and will be given 30 days to close the business. If the illegal activity continues they will go to Circuit Court.

Council Member Yorko stated her approval of the rezoning which she believed fits in the Master Plan, and felt confident in the enforcement if it is found the use is illegal. She concluded that the Committee's role is not to address the legal issues.

Ms. Stachowiak assured the Committee that the staff recommends the approval because it too will not allow medical marihuana due to the required setbacks from other uses, but will allow other options. The property was F-1 Commercial 10 years ago, but the zoning was reduced for a day care at the site.

Council Member Houghton concurred with Council Member Yorko, and Council Member Brown Clarke reiterated that the Committee is charge of the zoning, and the illegal use is the secondary process addressed by Law.

Mr. Morofsky asked for the property location confirmation.

Ms. Womboldt stated she spoke in opposition on behalf of Old Everett Neighborhood after hearing their concerns and oppositions. She also spoke in opposition to the illegal use of the dispensary.

Council Member Brown Clarke reminded the Committee that at the last meeting this item was on the agenda, the owner informed the Committee he would have the tenant leave since it was illegal. Mr. Waddell to provide an update to the Committee on the dispensary by Friday after the deadline has based.

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Council Member Yorko noted to the public that the Committee minutes will reflect to the Old Everett Neighborhood the statements made by Law, Ms. Stachowiak and Committee members on what the zoning does and does not allow. She concluded by reiterating that there will be a new tenant because the dispensary cannot be located in the proximity it is in relation to the Church property.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE ORDINANCE FOR z-8-2016 FOR THE REZONING AT 3001 S WASHINGTON AVENUE. MOTION CARRIED 3-0.

UPDATE - RESOLUTION – Introduction and Set a Public Hearing; Z-4-2017; Victor Avenue; Vacant Parcel (Tax ID# 33-01-01-29-259-1220) "B" Residential to "C" Residential

Ms. Stachowiak recapped the application which was to rezone the property to construct 3 duplexes instead of 5-6 single family homes which he could legally do without approval. The staff researched the neighborhood based on the last meeting, and it appeared there are currently 34 rentals in the 300ft notification area, which comes to about 80%. The issue of rentals is not the topic however; it is the rezoning to allow duplexes. Ms. Stachowiak also confirmed that the owner did meet with Colonial Village neighborhood.

Mr. Frettier asked if the association was notified, and was opposed of the removal of the trees which act as a buffer. Council Member Brown Clarke noted that the duplexes will also have green space, and potentially more than if the owner kept it as is, and built 6 homes in that same area.

Ms. Stachowiak assured the public that the zoning runs with the land, and has no effect on the ownership of the property. The zoning ordinance will tell them how to develop in regards to parking, number of units, setbacks, etc.

Ms. Kenfield with Colonial Village acknowledged the owner for their efforts to meet with them and they had extended an invitation to him to attend their Board meeting. Ms. Kenfield assured the Committee the owner represented Reid Machinery and the project very well. Ms. Kenfield then admitted that over the last couple years they have seen a rise in rentals and are discouraged with the proposed SLU to add duplexes which would add more rentals.

Ms. McBain, as a new resident in the area, asked if the master plan and master use allowed for the SLU proposed use, and then voiced her concern with the removal of the trees on the vacant lot. Council Member Brown Clarke assured her the plan does follow the master plan which calls for single family or duplexes. She added that as of right now the owner could put 6 houses in and cut every tree without Council approval, so the Committee is looking at the best use. She concluded by confirming the granting of the SLU would not be precedence setting, and the task before the Committee at this time is to continue with the due process the applicant is entitled to, and set the public hearing. At that point it will be in front of the whole Council. Ms. Stachowiak also confirmed the master plan calls for higher density single family and two family. Council Member Yorko noted to Ms. McBain that the City Master Plan was on the website under "Design Lansing", and is reviewed every 5 years.

Ms. Miles voiced her concern on additional traffic considering the route is a bus route and ambulance route. Council Member Brown Clarke acknowledged her concern, but reiterated that the task in front of the Committee at this time is not to approve or deny but to schedule the public hearing.

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Mr. Markey, as a resident in the neighborhood for over 40 years, spoke in support of the rezoning, noting that the owner could put in 6 homes, and if homes are built that brings in more taxes, support for the schools and the businesses.

Ms. Beavers supported keeping the existing trees on the lot and opposed the SLU.

Council Member Brown Clarke again stated to the public that as the property currently sits the owner can cut all the trees down, and potentially build single family homes on the 6 lots. The public comment was acknowledged and appreciated by the entire Committee, however it was stated again this meeting was to set the hearing, not make the final decision.

Mr. Miles asked if the approval was granted, what could stop the owner from moving further into the neighborhood with other development. Council Member Brown Clarke noted that the agenda item for discussion, public comment and action is to set the public hearing for this application.

Ms. Womboldt spoke on behalf of Colonial Village whom she stated informed her they wanted it to stay the way it is.

Mr. Morofsky also stated he spoke to the neighborhood and his opinion was they all wanted single family not duplexes.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION TO SET TH PUBLIC HEARING FOR AUGUST 14TH, 2017 FOR Z-4-2017. MOTION CARRIED 3-0.

Ms. Ross asked if the rezoning would allow for apartments, and Council Member Brown Clarke assured her the zoning would only allow for single family or duplexes.

ORDINANCE- Z-1-2015; 930 W Holmes; Rezoning a portion from "F" Commercial District to "G-2" Wholesale District

Council Member Brown Clarke note to the Committee that there are continued outstanding issues, however it was noted the project had already had its required public hearing in April, 2015. Prior to a final vote at Committee in 2015 these outstanding issues were asked to be addressed. The information on the issues of the owner meeting with the neighborhood and outstanding taxes we just presented to the Committee. Therefore the Committee held no discussions and asked for no comments, but set another meeting date of July 24th, 2017 @ 4:45 p.m. to address only this agenda item.

Ms. Womboldt spoke on the property, her understanding of the progress on the site, and spoke in opposition to the rezoning.

Council Member Brown Clarke assured the public that the Committee wants public comment, but want to make sure it is held and done in a supportive process to not be framed by one person or one groups perspective. Mr. Waddell confirmed that the public hearing requirement was met already and not required again, and also that there is not requirement that any applicant meet with the neighborhoods, not a charter requirement.

Council Member Brown Clarke provided Mr. Waddell with an email from Ms. Stachowiak on the request of the owner to move forward along with another email she had received inquiring on the process of the application. Mr. Waddell was asked to meet with the neighborhood representative. Council Member Yorko voiced a concern with the content of the email from Ms.

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Stachowiak, and with the combination of both emails there was concern by all Committee members.

Mr. Tate was introduced as the newest assistant City Attorney.

Adjourn at 5:15 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

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SUBMITTED AT MEETING

Opposing the zoning for 930 W. Holmes at July 17, 2017 Meeting
Development and Planning Committee Meeting

I believe it is important to talk about the history relating to the rezoning of 930 W. Holmes property.

February 3, 2015: I attended the Planning Board meeting. During public comment, I stated the reasons Rejuvenating South Lansing opposed the rezoning of this property.

March 3, 2015: Planning Board meeting, it approved for rezoning but only after the following 3 conditions were completed. This is part of the Conditional Zoning that was to be added to the property.

- 1) No Chain-link, wire, wood or vinyl fence will be constructed on the property,
 - 2) Exclude an area along W. Holmes Rd and front property & Washington Avenue to help with the flooding issue relating to drainage;
 - 3) Plans must be developed to show the landscaping changes in this area..
- These conditions were sent onto the Development and Planning Committee

As of today, July 17, 2017 they have not been completed

On April 13, 2015: The issue of rezoning was brought before City Council. After Rejuvenating South Lansing, several neighborhood representatives and citizens made public comment it was decided to send the rezoning of this property back to Development and Planning where Councilmember Tina Houghton was Chair, Judi Brown Clarke, Vice Chair and Vincent Delgado Member. It was then decided by Mr. Yono to pull the request from rezoning the property.

September 2015: On September 23, 2015. I attended the Development and Planning meeting opposing the rezoning in behalf of Rejuvenating South Lansing stating our reasons and also delivered a letter from Old Everett neighborhood opposing this rezoning. At that meeting, it was decided that all the requirements made by the Planning Board must be fulfilled, taxes must be paid up, the issues with the semi parking was to be corrected, and Mr. Yono was to set up a meeting with area neighborhoods to discuss his plan. **No further action was taken by Mr. Yono and the item was dropped from the agenda.**

As of today, July 17, 2017, this has not been done.

Since the last request in September 2015 Mr. Yono's property has had:

- 27 code issues including a trash notice sent out on July 10, 2017
- Numerous letters sent from Zoning office concerning semi-truck parking on the property
- Behind in back taxes: 2016 Winter \$5,120.36; 2016 Summer \$37,538.99;
- 2015 Winter \$6,549.64; 2015 Summer \$36,750.77. (\$85,959.76) And of course the current summer tax of approximately \$37,000.
- Notice of Forfeiture: Ingham County 3/27/17 \$48,815.64
- Martin Holmes LLC is owned by Salman Dominic Yono, 2458 Harness Dr. West Bloomfield MI
- GRSY Holdings, LLC is owned by Randy Yono, 20 W Adams, Detroit, MI
- There have promises made during this process that were not kept

Mr. Yono has not proven to be a responsible property owner by proof of his previous actions. At the June 19, 2017 Development and Planning meeting, Mr. Yono he stated he will pay his taxes when he

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Page 2 of 2 Opposing the Rezoning of 930 W. Holmes.

gets the rezoning. His statement suggest to me that he is holding the City hostage for the payment of taxes. I believe he must be held accountable just like the rest of us do only on time.

Rejuvenating South Lansing strongly opposes the rezoning of 930 W. Holmes because of the past history of the property owner. I believe the facts support our reasons for opposing the rezoning. Our standards for property owners are the same as we have for residents, be contributors to the community and be responsible for your financial debts to pay for services you receive.

Thank you for your time.

Elaine M. Womboldt, Facilitator
Rejuvenating South Lansing
Where Everyone is a Neighbor



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-24-17
RE: Stephanie Space to Building Board of Appeals

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Randy Hannan, Executive Assistant

Subject: CITY COUNCIL AGENDA ITEM - Stephanie Space to Building Board of Appeals

Date: 7-24-17

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

Date 6/9/2017

First Name Stephanie

Middle Michelle

Last Name Space

Other name(s) by which you have been known, including maiden names *Field not completed.*

Date of Birth

Address 735 N. Francis Ave.

City Lansing

State MI

Zip Code 48912

Email StephanieS@studiointrigue.com

Gender Female

Ward 1

Precinct 045

Best phone number to contact you

Last 4 digits of social security

number

In what year did you move to Lansing?

2012

Additional information regarding experience and credentials

My current position requires understanding and execution of design in accordance with all applicable building codes. Because of this I also am experienced in finding, reading, and understanding sections of the code that may be applicable to unique circumstances.

Occupational Background

I have been working as a Designer at Studio Intrigue Architects, here in Lansing, for the last 5 years since earning my degree.

Educational Background

I have a Bachelors Degree in Interior Design from Michigan State University and have completed one year of Graduate studies there as well.

Please attach a resume if available

Field not completed.

First choice for board to serve on

Building Board of Appeals

Second choice of a board to serve on

Field not completed.

Third choice of a board to serve on

Field not completed.

Fourth choice of a board to serve on

Field not completed.

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific

I feel this will be a excellent opportunity to bolster my full understanding of the building code which we utilize daily in our work, and assure that buildings in our community are compliant and above all, safe. I also look forward to the opportunity to be more involved in

as to your goals and ideas
about how you wish to
contribute to the work of the
board or commission

my community, and work with other qualified individuals with the
same goals in mind.

Qualifications and Eligibility –
At this time, if you do not meet
one or more of the
qualifications or eligibility
requirements listed at the top,
please state here the
requirement to be met and
explain how you will be
qualified or eligible before you
would be sworn in to an
appointed office

Field not completed.

Background Check
Authorization

I agree

Please type your name in this
box to signify that you can
serve on a board or
commission and the
information in this application
is accurate to the best of your
knowledge

Stephanie Space

Date & Time

6/9/2017 1:00 PM

BY THE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Stephanie Space of 735 N. Francis Avenue in Lansing, MI, 48912, to the Building Board of Appeals for a term to expire June 30, 2020; and

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

WHEREAS, the Committee on Development & Planning met on August 7, 2017 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Stephanie Space of 735 N. Francis Avenue in Lansing, MI, 48912, to the Building Board of Appeals for a term to expire June 30, 2020.



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
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(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 6/9/17
RE: SLU-2-2017, Residential Use - 3600 N. Grand River

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
SLU-2-2017, Residential Use - 3600 N. Grand River

Date: June 7, 2017

The Lansing Planning Board, at its regular meeting held on June 6, 2017, voted (4-0) to recommend approval of SLU-2-2017. This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed Special Land Use complies with all of the criteria established by Section 1282.02(f)(1-9) of the Zoning Ordinance for granting special land use permits.

At the Planning Board public hearing held on June 6, 2017, the applicant's representatives spoke in favor of the request and no other comments were received.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

"Equal Opportunity Employer"

BY THE COMMITTEE OF DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-2-2017

**Residential Use in the “H” Light Industrial District
3600 N. Grand River Avenue**

WHEREAS, AIS Construction Equipment Corporation has requested a special land use permit to allow the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the property is zoned “H” Light Industrial District, where residential use is permitted subject to obtaining a Special Land Use permit; 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 Board held a public hearing on June 6, 2017, at which the applicant’s representatives spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 6, 2017 meeting, voted (4-0) to recommend approval of SLU-2-2017 for a Special Land Use to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2017, a Special Land Use permit to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property.

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 boarding house is compatible with the essential character of the surrounding area, as designed.
2. The proposed boarding house will not change the essential character of the surrounding area.
3. The proposed boarding house will not interfere with the general enjoyment of adjacent properties.
4. The proposed boarding house will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed boarding house will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed boarding house can be adequately served by essential public facilities and services.
7. The proposed boarding house will not place any demands on public services and facilities in excess of current capacities.
8. The proposed boarding house is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed boarding house will comply with the requirements of the "H" Light Industrial District.

BY THE COMMITTEE ON DEVELOPMENT & 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, _____, 2017, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-2-2017: Special Land Use Permit, 3600 N. Grand River Avenue, Residential Land Use in the "H" Light Industrial District

GENERAL INFORMATION

APPLICANT/OWNER: AIS Construction Equipment Corporation
3600 N. Grand River Avenue
Lansing, MI 48906

REQUESTED ACTION: Special Land Use Permit to residential use in the "H" Light Industrial District

EXISTING LAND USE: Construction equipment sales and heavy equipment repair/operator classes

EXISTING ZONING: "H" Light Industrial & "A" Residential Districts

PROPOSED ZONING: No change

PROPERTY SIZE & SHAPE: 7 acres

SURROUNDING LAND USE: N: Industrial
S: Residential
E: Office/Storage
W: Office/Industrial/Educational

SURROUNDING ZONING: N: "H" Light Industrial District
S: "A" Residential District
E: "G-2" Wholesale & "I" Heavy Industrial District
W: "H" Light Industrial, "J" Parking & "A" Residential Districts

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for light industrial land use. N. Grand River is designated as a principal arterial and Remy drive is designated as a local road.

SPECIFIC INFORMATION

This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

In addition to selling and repairing heavy construction equipment, AIS operates a technical school on the property, offering courses in heavy equipment repair and operator courses. The purpose of the SLU is to provide housing for the students who are enrolled in the classes from Sunday evening to Friday morning. The maximum number of students that would occupy the house at any given time is 15. A building permit to change the use of the building from offices to housing will be required to ensure that it meets all applicable codes for residential occupancy.

AGENCY RESPONSES:

BWL:

Building Safety: The BSO has no objections.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: Any redevelopment of the site with significant site changes will require a site plan review.

Transportation: The Transportation and Non-Motorized Section of the Public Service Department does not have any comments or requirements

ANALYSIS

Section 1282.03(f)(1)-(2) 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 applicant owns the property at 3600 N. Grand River as well as the adjacent site to its west. The properties are utilized for heavy construction equipment sales/repair and as a vocational school for the repair and operation of heavy construction equipment, all of which are permitted uses in the "H" Light Industrial district. The applicant is proposing to convert the existing office building at the southeast corner of the site to a boarding house for up to 15 students who are enrolled in classes on the subject property. The students will occupy the building from Sunday evening to Friday morning. Residential use in the "H" Light Industrial district required a special land use permit. The boarding house will be considered accessory to the vocational school which is one of the primary uses on the site.

From a physical standpoint, the site will remain exactly the same as no new construction is proposed. The residential use will not draw additional traffic to the site as the students that will occupy it are already visiting the site on a regular basis. The special land use will merely provide a place for them to live while taking classes.

The properties directly adjoining the subject property are all being utilized for industrial or office uses. There is a residential neighborhood on the south side of Grand River which is a major thoroughfare that provides a significant buffer between the neighborhood and the subject property. Given the adjoining industrial/office land uses, the location of the site on a major thoroughfare and the lack of any physical change to the property, the proposed special land use permit will have no negative impacts on the surrounding area.

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

As described above, residential use of one of the buildings to provide housing for students taking classes on the site will not change the essential character of the area. The primary uses of the site (heavy construction equipment sales/repair, vocational school) will remain exactly the same. The proposed boarding house is merely accessory to the primary uses on the site. Furthermore, since the applicant is not proposing any changes to the site in terms of new construction, its layout and appearance will not change. In addition, the proposed boarding house is not anticipated to generate any type of activity that would be disturbing in any way to the surrounding area.

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

Residential use of the site will not interfere with the enjoyment of adjacent properties. The surrounding properties to the east, west and north are all currently zoned either industrial or wholesale. The area to the south is zoned residential but is separated from the site by N. Grand River Avenue. Furthermore, the proposed residential use is far less intensive than many of the industrial uses that could be located in the area of the site containing the building that is the subject of this request which could impact the area neighborhood to the south.

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 changes are proposed for the site (no new parking or new building area). The proposed conversion of a building from office use to residential use 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?

No nuisances are anticipated to result from the proposed residential use of one of the buildings on the site. In fact, residential use typically has much less of an impact on an adjoining area than many of the uses that would be permitted by right in an “H” Light Industrial district.

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?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

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

The proposed conversion of a building from office to residential use will not place demands on any public 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?**

Residential development of the subject property will be consistent with the intent and purpose of both the Zoning Ordinance and the Design Lansing Master Plan. The Zoning Ordinance permits residential land use in the “H” Light Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, residential use of one building on the site will comply with the applicable criteria used for evaluating special land use permits.

The Design Lansing Comprehensive Plan designates the subject property for “Light Industrial” use. The intent of this designation as stated in the Plan is:

“To provide an environment for commercial services, sales, warehousing/wholesaling, and manufacturing when located within an enclosed structure. No outdoor storage of materials or equipment other than sales displays should be permitted.”

The Master Plan lists the following as typical uses for this designation:

“Office, institutions, entertainment, live-work and residential. Retail and personal services as an accessory use should be located in the same building as a primary use. Automobile-oriented uses and light industrial are permitted with special approval. High rise office and residential towers with large surface parking lots and limited street frontage should *not* be permitted.”

The applicant's proposal is consistent with the intent and purpose of the Master Plan. As noted above, residential use is listed as one of the uses that should be allowed for this district. Furthermore, a trade/vocational school is a permitted use in the "H" Light Industrial district and the proposal is strictly to provide housing for its students during the time that they are attending classes.

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

No new construction is proposed for the subject property. The building that is the subject of this request complies with all dimensional requirements set forth in the Zoning Ordinance. In addition, there is more than adequate parking on the site to accommodate the proposed residential use, both from a code standpoint and from a practical standpoint.

SUMMARY

This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the specific designations of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Based on the findings of fact contained in the staff report, it is recommended that SLU-2-2017 be approved to permit use of the building located at the southeast corner of 3600 N. Grand River Avenue for housing for up to 15 students attending classes on the property, subject to compliance with all applicable building and housing codes for residential occupancy.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**





North West Corner



North Elevation



West Elevation



North Elevation (South end)



South East Corner



South Elevation



South West Corner



West Elevation

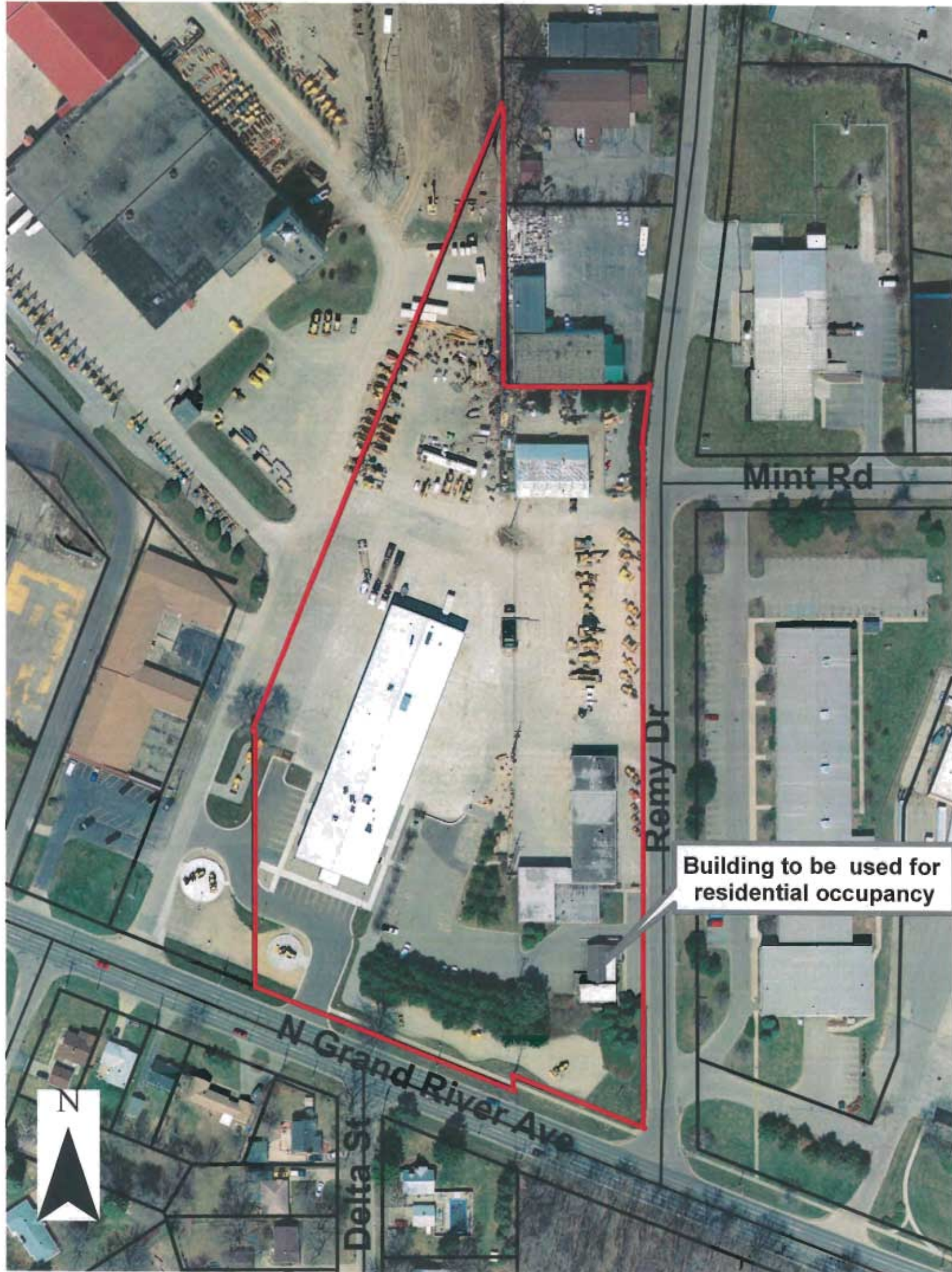


Building to be used for housing



Vocational School Building





Mint Rd

Remy Dr

Building to be used for residential occupancy

N Grand River Ave

Delta St



Legend

- roads_final
- Tax Parcels
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way

City of Lansing Zoning Map



BY THE COMMITTEE OF DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-2-2017

**Residential Use in the “H” Light Industrial District
3600 N. Grand River Avenue**

WHEREAS, AIS Construction Equipment Corporation has requested a special land use permit to allow the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the property is zoned “H” Light Industrial District, where residential use is permitted subject to obtaining a Special Land Use permit; 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 Board held a public hearing on June 6, 2017, at which the applicant’s representatives spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 6, 2017 meeting, voted (4-0) to recommend approval of SLU-2-2017 for a Special Land Use to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2017 on _____ 2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2017, a Special Land Use permit to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property.

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 boarding house is compatible with the essential character of the surrounding area, as designed.
2. The proposed boarding house will not change the essential character of the surrounding area.

3. The proposed boarding house will not interfere with the general enjoyment of adjacent properties.
4. The proposed boarding house will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed boarding house will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed boarding house can be adequately served by essential public facilities and services.
7. The proposed boarding house will not place any demands on public services and facilities in excess of current capacities.
8. The proposed boarding house is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed boarding house will comply with the requirements of the "H" Light Industrial District.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-2-2017, 3600 N. Grand River Avenue

Special Land Use Permit - Residential Use in the "H" Light Industrial District

The Lansing City Council will hold a public hearing on Monday, _____, 2017, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-2-2017. This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

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, _____ 2017 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



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-20-17
RE: Application for a P.A. 198—Cameron Tool

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - Application for a P.A. 198—Cameron Tool

Date: 7-21-17

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-2408.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date received by Local Unit
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) Cameron Tool Corporation		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3544	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1800 Bassett St. Lansing MI 48915		1d. City/Township/Village (indicate which) Lansing	1e. County Ingham
2. Type of Approval Requested ☒ New (Sec. 2(4)) ☐ Transfer (1 copy only) ☐ Speculative Building (Sec. 3(8)) ☐ Rehabilitation (Sec. 3(1)) ☐ Research and Development (Sec. 2(9))		3a. School District where facility is located Lansing	3b. School Code 33020
		4. Amount of years requested for exemption (1-12 Years) 12 years after construction	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

This project is a facilities expansion including new building addition construction to house a 1,500 ton press, three new cranes, and a new die build bay with die build equipment. The project is a new construction addition including structural modifications.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	\$2,500,000.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures. * Attach itemized listing with month, day and year of beginning of installation, plus total	\$1,500,000.00 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	\$4,000,000.00 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	6/20/17	1/3/18	☒ Owned ☐ Leased
Personal Property Improvements	6/20/17	1/3/18	☒ Owned ☐ Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

9. No. of existing jobs at this facility that will be retained as a result of this project. 83	10. No. of new jobs at this facility expected to create within 2 years of completion. 10-15
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	
b. TV of Personal Property (excluding inventory)	
c. Total TV	

12a. Check the type of District the facility is located in: ☒ Industrial Development District ☐ Plant Rehabilitation District	
12b. Date district was established by local government unit (contact local unit)	12c. Is this application for a speculative building (Sec. 3(8))? ☐ Yes ☒ No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Carey Oberlin	13b. Telephone Number (517) 487-3671	13c. Fax Number (517) 487-0731	13d. E-mail Address carey.combs-oberlin@cameron
14a. Name of Contact Person Tracy Selden	14b. Telephone Number (517) 487-3671	14c. Fax Number (517) 487-0731	14d. E-mail Address seldent@camerontool.com
▶ 15a. Name of Company Officer (No Authorized Agents) Tracy Selden			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number (517) 487-0731	15d. Date 6/14/2017
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 1800 Bassett St. Laning MI 48915		15f. Telephone Number (517) 487-3671	15g. E-mail Address seldent@camerontool.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit ☐ Abatement Approved for ____ Yrs Real (1-12), ____ Yrs Pers (1-12) After Completion ☐ Yes ☐ No ☐ Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable ☐ 1. Original Application plus attachments, and one complete copy ☐ 2. Resolution establishing district ☐ 3. Resolution approving/denying application. ☐ 4. Letter of Agreement (Signed by local unit and applicant) ☐ 5. Affidavit of Fees (Signed by local unit and applicant) ☐ 6. Building Permit for reel improvements if project has already begun ☐ 7. Equipment List with dates of beginning of installation ☐ 8. Form 3222 (if applicable) ☐ 9. Speculative building resolution and affidavits (if applicable)	
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable ☐ 1. Notice to the public prior to hearing establishing a district. ☐ 2. Notice to taxing authorities of opportunity for a hearing. ☐ 3. List of taxing authorities notified for district and application action. ☐ 4. Lease Agreement showing applicants tax liability.			
16c. LUCI Code		16d. School Code	
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application	

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing City Council has previously created Lansing Industrial Development District (IDD-01-14) on October 27, 2014, on the property located at 1800 Bassett, Lansing MI; and

WHEREAS, the City of Lansing received and filed an application from Cameron Tool Corporation requesting an Industrial Facilities Exemption Certificate (IFT-01-17) for real property investments pursuant to Public Act 198 of 1974, as amended; and

WHEREAS, a public hearing was held on _____, on the Industrial Facilities Exemption Certificate (IFT-01-17) filed by Cameron Tool Corporation, at which all owners of real and personal property within IDD-01-14 and, other City residents and taxpayers, the assessor and the representatives of the legislative body of each taxing unit that levies ad valorem taxes for the IDD-01-14 had the opportunity to appear and be heard; and

WHEREAS, Cameron Tool Corporation has substantially met all of the requirements for said Exemption Certificate as required by Public Act 198 and by the policies of this Council;

WHEREAS, the SEV of real property exempt from ad valorem taxes within the City of Lansing, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of real property thus exempted, and

WHEREAS, the Industrial Facilities Exemption Certificate, when issued, shall be and remain in force for a period of twelve (12) years after completion of the facility.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council finds and determines that the granting of this Industrial Facilities Exemption Certificate for real property under Public Act 198, shall not have the effect of substantially impeding the operation of the City of Lansing, nor impairing the financial soundness of any taxing unit which levies ad valorem taxes in the City of Lansing.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the application of Cameron Tool Corporation for an Industrial Facilities Exemption Certificate (IFT-01-17), for real property investments in the areas of IDD-01-14 legally described as:

N 3 FT LOT 2 SHIRLEY PARK, ALSO LOTS 1 THRU 9 INCL, OUTLOTS A & B, ALL VAC SHIRANN ST SHIRANN SUB, ALSO PARTS LOTS 27 THRU 34 ASSESSORS PLAT NO 11 COM N LINE BASSETT ST 163 FT W OF E LINE LOT 30, TH N 231 FT TO N LINE LOT 31, W 1.5 FT, N 165 FT, W 167.76 FT, S 66 FT, W 169.65 FT, S 197.64 FT, E 85.66 FT TO POINT 90.34 FT W OF NE COR LOT 29, S 14.91 FT, E 80.99 FT, S 117.34 FT TO N LINE BASSETT ST, E 172.3 FT TO BEG; ASSESSORS PLAT NO 11 Tax ID 33-01-01-08-126-004, and

PARTS LOTS 31, 33 & 34 COM SW COR LOT 31, TH E 125 FT, N TO S LINE LOT 34, E 169.65 FT, N 66 FT, W 283.88 FT TO E LINE LMRR, S'LY 264.03 FT ALONG R/W TO BEG; ASSESSORS PLAT NO 11 Tax ID 33-01-01-08-126-093, and

LOTS 27, 28 & W 25.7 FT LOT 29, EXC COM 9.3 FT W OF NE COR LOT 29, TH S 14.66 FT, W 80.99 FT, N 14.91 FT, E 81.04 FT TO BEG, EXC PARTS ABOVE LOTS USED AS BASSETT ST R/W ASSESSORS PLAT NO 11, Tax ID 33-01-01-08-126-082,

for a period of 12 years, after project completion, provided that this resolution shall be effective upon the execution of a written Industrial Facilities Exemption Certificate Agreement between Cameron Tool Corporation and the City of Lansing, in the form as filed with the City Clerk.

BE IT FINALLY RESOLVED that the Mayor, on behalf of the City, is authorized to execute the afore stated agreement, subject to prior approval thereof as to form by the City Attorney.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing received and filed an application from Cameron Tool Corporation requesting an Industrial Facilities Exemption Certificate (IFT-1-17) pursuant to Public Act 198 of 1974, as amended; and

WHEREAS, prior to acting upon this request, it is necessary to hold a public hearing on Cameron Tool Corporation's application for an Industrial Facilities Exemption Certificate (IFT-3-14), to allow for any resident or taxpayer or ad valorem taxing unit the right to appear and be heard;

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on the _____ at 7:00 p.m., on the Cameron Tool Corporation application for an Industrial Facilities Exemption Certificate (IFT-1-17) located at 1800 Bassett, Lansing, MI within the boundary more particularly described as:

N 3 FT LOT 2 SHIRLEY PARK, ALSO LOTS 1 THRU 9 INCL, OUTLOTS A & B, ALL VAC SHIRANN ST SHIRANN SUB, ALSO PARTS LOTS 27 THRU 34 ASSESSORS PLAT NO 11 COM N LINE BASSETT ST 163 FT W OF E LINE LOT 30, TH N 231 FT TO N LINE LOT 31, W 1.5 FT, N 165 FT, W 167.76 FT, S 66 FT, W 169.65 FT, S 197.64 FT, E 85.66 FT TO POINT 90.34 FT W OF NE COR LOT 29, S 14.91 FT, E 80.99 FT, S 117.34 FT TO N LINE BASSETT ST, E 172.3 FT TO BEG; ASSESSORS PLAT NO 11 Tax ID 33-01-01-08-126-004, and

PARTS LOTS 31, 33 & 34 COM SW COR LOT 31, TH E 125 FT, N TO S LINE LOT 34, E 169.65 FT, N 66 FT, W 283.88 FT TO E LINE LMRR, S'LY 264.03 FT ALONG R/W TO BEG; ASSESSORS PLAT NO 11 Tax ID 33-01-01-08-126-093, and

LOTS 27, 28 & W 25.7 FT LOT 29, EXC COM 9.3 FT W OF NE COR LOT 29, TH S 14.66 FT, W 80.99 FT, N 14.91 FT, E 81.04 FT TO BEG, EXC PARTS ABOVE LOTS USED AS BASSETT ST R/W ASSESSORS PLAT NO 11, Tax ID 33-01-01-08-126-082,

and that the City Clerk cause the legislative body of each taxing unit levying ad valorem taxes on this property, as well as the owners of real property located within the stated boundary, be notified of this application and the scheduled public hearing.



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-20-17
RE: Application for an OPRA Certificate for Super Fancy Too

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - Application for an OPRA Certificate for Super Fancy Too

Date: 7-20-17

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

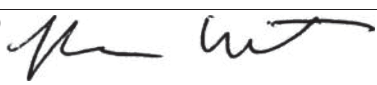
Applicant (Company) Name (applicant must be the OWNER of the facility) Super Fancy Too, LLC								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 222 E Elm St, Lansing, MI 48910								
Location of obsolete facility (No. and street, City, State, ZIP Code) 1101 S Washington Avenue, Lansing, MI 48910								
City, Township, Village (indicate which) City of Lansing		County Ingham						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 03/01/2017	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/01/2017	School District where facility is located (include school code) Lansing, 33020						
Estimated Cost of Rehabilitation \$100,000	Number of years exemption requested 10	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td>☒ Increase Commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>12</u>			☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☐								

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Ryan Wert	Telephone Number 517-487-1910	Fax Number
Mailing Address 222 E Elm St		Email Address ryan@lansingrecording.com
Signature of Company Officer (no authorized agents) 		Title Member

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
☐ Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.
--	---

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value		State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence	

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature		Date	
Clerk's Mailing Address	City	State	ZIP Code	
	Telephone Number	Fax Number	Email Address	

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.



Virg Bernero, Mayor

CITY ASSESSORS OFFICE
Sharon L. Frischman, Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 1101 and 1103 S Washington Ave.

Parcel No.: 33-01-01-21-257-002

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two story building that was originally built as two separate buildings. There is an opening on the first floor only.

The heating and electrical systems are out of date and need modernization. An old fuel oil tank is in the basement and may be difficult to remove.

There are some single pane windows that have been painted and concealed under paneling or drywall.

The second level of 1101 is a former dentist office with very small office areas and a waiting room area. The air /gas/electrical lines for the dentistry equipment are still there under the floor. There is no elevator to access the second floor. The bathrooms are not handicap assessable.

The roof of 1103 has a large leak. Part of the ceiling is improvised plastic which is filled with debris from the leak. The second level was formally used as a living area, which is not habitable at this time.

I have determined that this (these) buildings suffer from more than 50% functional obsolescence both together and separately.

Sharon L Frischman, MMAO (4), MCPPE, MCGA

Date: 1/30/17

July 6, 2017

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

**Re: Obsolete Property Rehabilitation Act District Application 1101 S Washington Avenue,
Lansing, MI 48910**

General Project Description

The undersigned applicant, with the written permission of the owner of the above property, hereby requests the establishment of an OPRA District covering those properties. The property has been inspected by the City of Lansing assessor who determined that it suffers from obsolescence. The applicant intends to rehabilitate the building into a mixed use commercial building. The first floor will be the future home of Sleepwalker Spirits and Ale, a local craft beer brewery and restaurant previously located in the Allen Market Place kitchen incubator. The second floor (previously a dentist's office) will remain office space but will undergo significant cosmetic renovation.

District Establishment Purpose

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of this project work.

Community Benefits

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a vacant building into a thriving and alive property.

Basis of Eligibility

The property must be an "Obsolete property" which means commercial property or commercial housing property that is 1 or more of the following:

(i) A "Facility" as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. This can be determined by an environmental firm.

(ii) Functionally Obsolete. If the project is on property that is functionally obsolete, the applicant shall include, with the application, an affidavit signed by a level 3 or level 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion.

Project Costs and Phasing

The OPRA tax abatement is a significant component of this project. The petitioner has estimated the renovation costs at approximately \$100,000. Renovations are scheduled to be completed by September 1st, 2017. The renovation estimate includes:

Demolition: \$5,000
HVAC: \$25,000
Roof: \$15,000
Electrical: \$10,000
Plumbing: \$10,000
Architectural Fees: \$10,000
General Contractor: \$15,000
Cosmetic Improvements: \$10,000

Property Taxable Value and Legal Description

The property is 1101 S Washington Avenue, Lansing, MI 48910, Parcel #33-01-01-21-257-002. Specifics on this property are as follows:

Owner's Name: Super Fancy Too, LLC
Sq Feet of Building: Approximately 3,300
Tax ID Number:
Tax Value Land: \$12,800 (2016)
Tax Value Building: \$79,200 (2016)
SEV Value Total: \$92,000 (2016)
Legal Description: See Attached

Thank you in advance for your assistance and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Wert", with a stylized flourish at the end.

Ryan Wert

Super Fancy Too, LLC
222 E Elm St
Lansing, MI 48910
ryan@lansingrecording.com

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
At 1101 South Washington Avenue

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Super Fancy Too, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1101 South Washington Avenue, Lansing, Michigan (Obsolete Property); and

WHEREAS, Super Fancy Too, LLC (the Developer) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted April 10, 2017, after a public hearing was held on March 27, 2017, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on _____ in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, Super Fancy Too, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 10 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Super Fancy Too, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2018; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize an urban area, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 1101 South Washington Avenue legally described as W 80 FT LOT 40 SPARROWS SUB OF BLOCK 200, Ingham County, Michigan -- Parcel Number: 33-01-01-21-257-002.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

BY THE DEVELOPMENT AND PLANNING COMMITTEE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
At 1101 South Washington Avenue

WHEREAS, Super Fancy Too, LLC, owner of the property located at 1101 South Washington Avenue in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

W 80 FT LOT 40 SPARROWS SUB OF BLOCK 200, Ingham County, Michigan -- Parcel Number: 33-01-01-21-257-002, and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, _____ at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-20-17
RE: OPRA Certificate for REO Life, LLC

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - OPRA Certificate for REO Life, LLC

Date: 7-21-17

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

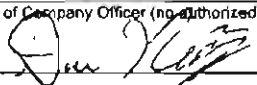
Applicant (Company) Name (applicant must be the OWNER of the facility) REO Life, LLC								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 1858 Cahill Drive, East Lansing, MI 48823								
Location of obsolete facility (No. and street, City, State, ZIP Code) 1103 S. Washington Ave., Lansing, MI 48823								
City, Township, Village (indicate which) City of Lansing		County Ingham						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 05/01/2017	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 11/30/2018	School District where facility is located (include school code) Lansing 33020						
Estimated Cost of Rehabilitation \$250,000.00	Number of years exemption requested 10	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td>☒ Increase Commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>12</u>			☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☐								

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Daniel Nunez	Telephone Number (517) 712-9013	Fax Number
Mailing Address 1858 Cahill Drive, East Lansing, MI 48823		Email Address nunezdan@gmail.com
Signature of Company Officer (no authorized agents) 		Title Proprietor

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code



Virg Bernero, Mayor

CITY ASSESSORS OFFICE
Sharon L Frischman, Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 1101 and 1103 S Washington Ave.

Parcel No.: 33-01-01-21-257-002

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two story building that was originally built as two separate buildings. There is an opening on the first floor only.

The heating and electrical systems are out of date and need modernization. An old fuel oil tank is in the basement and may be difficult to remove.

There are some single pane windows that have been painted and concealed under paneling or drywall.

The second level of 1101 is a former dentist office with very small office areas and a waiting room area. The air /gas/electrical lines for the dentistry equipment are still there under the floor. There is no elevator to access the second floor. The bathrooms are not handicap assessable.

The roof of 1103 has a large leak. Part of the ceiling is improvised plastic which is filled with debris from the leak. The second level was formally used as a living area, which is not habitable at this time.

I have determined that this (these) buildings suffer from more than 50% functional obsolescence both together and separately.

Sharon L Frischman, MMAO (4), MCPPE, MCGA

Date: 1/30/17

July 6, 2017

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

**Re: Obsolete Property Rehabilitation Act District Application for Property
1103 S Washington Avenue, Lansing, MI 48910 (after Parcel split from 33-01-01-21-257-002)**

General Project Description

The undersigned applicant, with the written permission of the owner of the above property, hereby requests the establishment of an OPRA District covering those properties. The property has been inspected by the City of Lansing assessor who determined that it suffers from obsolescence. The applicant intends to rehabilitate the building into a mixed use commercial building. The first floor will be the future home of Wheel House pottery studio, an instructional art studio run by local artist and teacher Daniel Nunez. After significant structural and cosmetic renovation, the second floor will become two apartments. One of these apartments will be occupied by Daniel Nunez.

District Establishment Purpose

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing a complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferral benefit is vital to making the economics of this project work.

Community Benefits

For years this property has sat vacant, incurring water damage from a leaky roof and depreciating in value. Redevelopment of the property would provide numerous benefits to the City, creating part time jobs during the renovation, new housing and a new business in REO town. The entire area will benefit from the transformation of a vacant building into a thriving and alive property. Furthermore, ceramic vessels created at Wheel House will be used to begin mug clubs at the brewery next door, the REO Town Pub up the street, and Blue Owl Coffee. This studio will also thrive alongside the Robin Theatre, as they will collaborate to put on monthly community events.

Basis of Eligibility

The property must be an "Obsolete property" which means commercial property or commercial housing property that is 1 or more of the following:

- (i) A "Facility" as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. This can be determined by an environmental firm.
- (ii) Functionally Obsolete. If the project is on property that is functionally obsolete, the applicant shall include, with the application, an affidavit signed by a level 3 or level 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion.

Project Costs and Phasing

The OPRA tax abatement is a significant component of this project. The petitioner has estimated the renovation costs at approximately \$372,000.00. Projected costs are listed below. Renovations are scheduled to be completed by March 31st, 2018.

Actual and projected costs for the renovation of 1103 S. Washington Ave. After Parcel #33-01-01-21-257-002 is split separating 1103 from 1101 S. Washington.

Purchase Price (56% of total purchase)	\$ 145,600.00
Closing costs	\$ 3,000.00
Insurance 3 mths.	\$ 1,527.80
Attorney	\$ 2,673.00
Rental License for 1103 ½	\$ 400.00
Rental Inspection 1103 1/2	\$ 215.00
Separation Costs	\$ 1,500.00
OPRA	\$ 3,000.00
Architect	\$ 9,000.00
Contractor	\$ 30,000.00
Dumpster rental	\$ 2,000.00
Mold Remediation	\$ 15,000.00
Roof with 4 skylights	\$ 26,000.00
HVAC	\$ 35,000.00
Electrical	\$ 17,000.00
Plumbing	\$ 15,000.00
2 Water Meters BWL	\$ 940.00
1 Gas Meter	\$ 500.00
1 Electric Meter	\$ 500.00
Flooring	\$ 15,000.00
Roof Access ladder Installed Ladder	\$ 2,000.00
External Doors & Windows	\$ 10,000.00
Cosmetics	\$ 15,000.00
Telecommunication/website	\$ 4,000.00

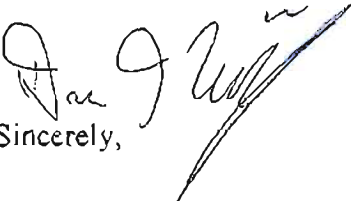
Ceramics Equipment	\$ 18,000.00
2 Kilns, 10 Wheels, slab table, extruder, tools	
Developer's Projected Investment	\$ 372,855.80

Property Taxable Value and Legal Description

The property is 1103 S Washington Avenue, Lansing, MI 48910, Parcel # to be determined after Parcel split from 33-01-01-21-257-002. Current specifics on this property are as follows:

Owner's Name: REO Life, LLC
Sq Feet of Building: Approximately 3,300
Tax ID Number:
Tax Value Land: \$12,800 (2016)
Tax Value Building: \$79,200 (2016)
SEV Value Total: \$92,000 (2016)
Legal Description: See Attached

Thank you in advance for your assistance and consideration in this matter.


Sincerely,

Daniel Nunez
REO Life LLC
1858 Cahill Dr.
E. Lansing, MI 48823
nunezdan@gmail.com

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
At 1103 South Washington Avenue

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), REO Life, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1103 South Washington Avenue, Lansing, Michigan (Obsolete Property); and

WHEREAS, REO Life, LLC (the Developer) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted April 10, 2017, after a public hearing was held on March 27, 2017, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on **(INSERT DATE)** in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, REO Life, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 10 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant REO Life, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2018; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

[32503:2:20170721:123545]

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize an urban area, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 1101 South Washington Avenue legally described as W 80 FT LOT 40 SPARROWS SUB OF BLOCK 200, Ingham County, Michigan -- Parcel Number: 33-01-01-21-257-002.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

BY THE DEVELOPMENT AND PLANNING COMMITTEE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
At 1103 South Washington Avenue

WHEREAS, REO Life, LLC, owner of the property located at 1103 South Washington Avenue in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1, Ingham County, Michigan --
Parcel Number: 33-01-01-16-360-002, and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, _____ at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - OPRA Certificate Application for DED
Development 629 W. Hillsdale St

Date: 7-24-17

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

"Equal Opportunity Employer"



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Patricia Spitzley and Councilmembers

FROM: Mayor Virg Bernero

DATE: 7-24-17

RE: OPRA Certificate Application for DED Development 629 W. Hillsdale St

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



RECEIVED
2017 JUL -3 PM 3:50
LANSING CITY CLERK

JARED T. BELKA
ATTORNEY
616.752.2447
FAX 616.222.2447
jbelka@wnj.com

June 29, 2017

Mr. Chris Swope
Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, Michigan 48933

Re: **Amended Obsolete Property Rehabilitation Act (OPRA) Application for
DED Development, LLC**

Dear Mr. Swope:

I am writing on behalf of my client, DED Development, LLC, a Michigan limited liability company, to request approval consideration for an amended Obsolete Property Rehabilitation Act Application (three copies of the Application are enclosed) for the property located at 629 W. Hillsdale Street, Lansing, Michigan. The amended application seeks approval of the additional reduction of half the school operating and state education taxes. The original application included this request but the package submitted to Treasury removed the checked box and Treasury was not able to consider this request.

Thank you for your time and consideration of this request. If I can provide any additional information or be of assistance, please do not hesitate to contact me directly at (616) 752-2447.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Belka", written over a horizontal line.

Jared T. Belka

JTB/ckm

Enclosure
c: Derek Dalling via e-mail

15446130

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

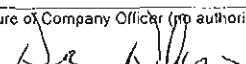
Applicant (Company) Name (applicant must be the OWNER of the facility) DED Development, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 1000 W. St. Joseph, Suite 200, Lansing, Michigan 48915		
Location of obsolete facility (No. and street, City, State, ZIP Code) 629 W. Hillsdale Street, Lansing, MI 48933		
City, Township, Village (indicate which) City of Lansing		County Ingham County
Date of Commencement of Rehabilitation (mm/dd/yyyy) 03/01/2017	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2017	School District where facility is located (include school code) 33020- Lansing Public Schools
Estimated Cost of Rehabilitation \$570,000.00	Number of years exemption requested 7	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply): ☒ Increase Commercial activity ☒ Retain employment ☒ Revitalize urban areas ☐ Create employment ☐ Prevent a loss of employment ☐ Increase number of residents in the community in which the facility is situated Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>11</u>		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☒		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000 as amended, of the Michigan Compiled Laws, and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Derek Dalling	Telephone Number (517) 485-7711	Fax Number
Mailing Address 1000 W. St. Joseph, Suite 200, Lansing, Michigan 48915		Email Address derek@kdafirm.com
Signature of Company Officer (no authorized agents) 		Title Manager

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCL Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
☐ Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.
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PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value		State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence	

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

Legal Description of Obsolete Property

Fire Station #3 and 629 W. Hillsdale, Lansing, MI (Parcel Identification No. 33-01-01-16-360-002), more particularly described on as follows ("Property"):

Lot 1, Capitol Commons Urban Renewal Plan No.1, part of the Southwest ¼ of Section 16, T4N, R2W, City of Lansing, Ingham County, MI.

Supplemental Information for OPRA Application

A. General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage)

The proposed property is located at 629 W. Hillsdale Street, Lansing. The 2 story, 6,527sf building was built in 1953 and historically used as a fire station until it was shuttered in July, 2010.

B. General description of the proposed use of the rehabilitated facility

DED Development, LLC is proposing to rehabilitate and repurpose the building to serve as the permanent headquarters for Kindsvatter Dalling & Associates ("KD&A"). The Project will include space for daily work activities and also provide space for meetings, receptions and training.

C. Description of the general nature and extent of the rehabilitation to be undertaken

Rehabilitation will include a new roof, new garage doors, new windows, brick repair, furnace, AC, and duct work, as well as other rehabilitation needed to convert the building from a fire station into an office setting. Site improvements will also be made for the repair of the existing surface parking lot.

D. A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility

It is expected that the following equipment will be replaced or repaired as a result of the proposed rehabilitation:

- Plumbing	\$25,000
- Electrical	\$25,000
- HVAC System, Exposed Duct Work	\$78,000

E. A time schedule for undertaking and completing the rehabilitation of the facility

KD&A hopes to begin upgrades to the building in early 2017 and rehabilitation should be completed by late 2017.

F. A statement of the economic advantages expected from the exemption

Rehabilitation of the current functionally obsolete building will generate long term property taxes from a building not currently on tax rolls as well as income taxes from the jobs created.

G. Legal Description of Property

See Attached

Property Legal Description

Address: 629 W. Hillsdale Street
Lansing, MI 48933

Legal:

Fire Station #3 and 629 W. Hillsdale, Lansing, MI (Parcel Identification No. 33-01-01-16-360-002), more particularly described on as follows ("Property"):

Lot 1, Capitol Commons Urban Renewal Plan No. 1, part of the Southwest ¼ of Section 16, T4N, R2W, City of Lansing, Ingham County, MI.

Project Costs And Phasing

New Asphalt Pad Front Parking Lot	\$33,825
--	-----------------

Interior and Exterior Masonry Repair	\$85,000
---	-----------------

-Exterior: Repoint defective joints; cut out cracked/deteriorated bricks and reconstruct; replace, prime and paint lintels; clean building with detergent.
Interior: Remove masonry for door openings and install load bearing girder; repoint interior cracks as needed.

New Roof for Entire Building	\$34,000
-------------------------------------	-----------------

- Remove roofing materials down to the decking; install tapered foam roof panels; drains; install new 60 mil EPDM membrane; flash all drains; parapet walls; ect with EPDM; counter flash with metal; 15 year warranty.

New Interior and Exterior doors	\$7,000
--	----------------

- Steel exterior doors to replace existing steel doors; new aluminum/glass entry door; patio door to the roof.
Interior doors solid core wood commercial door.

Garage Doors (2)	\$13,000
-------------------------	-----------------

- 10' X 12' Mil aluminum finish frame; full view glass door panels with operators installed.

Replace Broken Windows	\$6,000
-------------------------------	----------------

- Atrium Low-E vinyl windows similar to existing; remove broken windows (4), install new.

Finished Flooring, First and Second Level

\$65,000

- Garage area to be made flat; concrete with epoxy type decorative coating; LVT throughout the entry, conference room and kitchenettes; ceramic tiles for the bathrooms; terazzo reconstruction.

Kitchenette, First and Second Level

\$19,000

- Cabinetry; solid surface tops; double bowl sinks; LVT flooring

Bathrooms

\$20,000

- (4) New baths; ADA compliant main floor; porcelain fixtures; ceramic tile flooring; stainless grab rails; solid core wood doors.

Plumbing

\$25,000

- His and hers bathroom on both the first floor and second floor; all porcelain fixtures, stainless grabrails; ADA compliant; mop sink in mechanical room, drinking fountain in open office area; double bowl sinks in kitchenettes; Pex water supply and PVC drains; allowance for concrete boring; 40 gallon water heater; permit.

Electrical

\$25,000

- All wiring as needed; sleeves for data; occupancy sensors; emergency egress lights; decorative lighting installed; permit.

HVAC System, Exposed Duct Work

\$78,000

- Three roof top units; smoke detectors; bath exhaust fans; gas piping permit; thermostats and air balance.

Demolition, Cleaning and Disposal

\$19,000

- Create spaces; remove partition walls; supply means of disposal; job site clean up; final cleaning before occupancy.

Carpentry and Drywall

\$28,000

- Construct walls and spaces as needed; shoring, alterations, drywall ceilings and walls; reconstruct plaster areas.

Stairway To Roof Patio Area With Railing On Parapet

\$11,000

- New mil finish aluminum/glass storefront door; black iron landing and stair railing; black iron rail on parapet for code height.

Lead and Asbestos Remediation

\$63,175

Remove all hazardous materials

Furniture Purchase

\$90,000

- New Conference table(s) and chairs; cubicle work stations; roof furniture; custom built desk and cabinetry and display hutch.

Contingency

\$28,000

Building Purchase

\$125,000

Total

\$775,000



Virg Bernero, Mayor

CITY ASSESSORS OFFICE
Sharon L Frischman, MMAO, Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 629 W Hillsdale St.

Parcel No.: 33-01-01-16-360-002

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two story brick building that was built specifically as a municipal fire station.

The design of this special use property is obsolete for any other purpose. The building is 6500 square feet with a basement. The large garage area, sleeping quarters, kitchen and eating facilities with office area would have to be redesigned for any other commercial use. Single family residential use is unlikely due to the location and large size of the building. It is my opinion that this property suffers more than 50% functional obsolescence due primarily to the design of the building .

Sharon L Frischman, MMAO (4), MCPPE, MCGA

A handwritten signature in blue ink, which appears to read "Sharon L Frischman", is written over a horizontal line.

Date: 1/10/2017

BY THE DEVELOPMENT AND PLANNING COMMITTEE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Set a Public Hearing Regarding an Amendment to the
Obsolete Property Rehabilitation Act Certificate Application
At 629 West Hillsdale Street

WHEREAS, DED Development, LLC, owner of the property located at 629 West Hillsdale Street in the City of Lansing, Michigan (the "Property") has filed a request with the City of Lansing for the City to approve an amendment to the Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate") application, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1, Ingham County, Michigan --
Parcel Number: 33-01-01-16-360-002, and

WHEREAS, the Act requires that before approving an amendment, the Lansing City Council shall hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, _____ at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, **(INSERT DATE)** at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the request to amend the application for an Obsolete Property Rehabilitation Certificate (the "Certificate"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 629 West Hillsdale Street, Lansing, Michigan, but more particularly described as follows:

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1, Ingham County, Michigan -- Parcel Number: 33-01-01-16-360-002, and

Approval of this Certificate will provide the owner or potentially the developer of property an abatement of certain property taxes for the improvements to the property noted above. Further information regarding this issue may be obtained from Karl Dorshimer, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

Chris Swope

City Clerk



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-27-17
RE: Z-5-2017, 1024 Lake Lansing Road

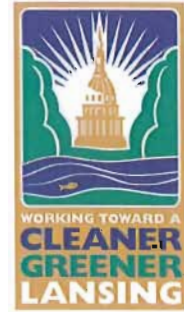
The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM - Z-5-2017, 1024 Lake Lansing Road

Date: July 18, 2017

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

GENERAL INFORMATION

APPLICANT/OWNER: Mandeep Singh
1020 Lake Lansing Road
Lansing, MI 48906

REQUESTED ACTIONS: Rezone 1024 Lake Lansing Road from "B" Residential District to "F-1" Commercial District

EXISTING LAND USE: Vacant Commercial Building (Former Babe's Party Store)

EXISTING ZONING: "B" Residential District

PROPOSED ZONING: "F-1" Commercial District

PROPERTY SIZE: 3,025 square feet - .069 acres

SURROUNDING LAND USE: N: Residential
S: Residential
E: Plumbing & Heating Co./Residential
W: Residential

SURROUNDING ZONING: N: "B" Residential District
S: "B" Residential District
E: "B" Residential District
W: "C" Residential District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for "Medium-Low Density Residential" land use. Lake Lansing Road is designated as a collector road. New York Avenue is designated as a local road.

DESCRIPTION:

Z-5-2017. This is a request by Mendeep Singh to rezone the property at 1024 Lake Lansing Road from "B" Residential District to "F-1" Commercial District. The purpose of the rezoning is to permit a medical marijuana dispensary in the building at this location.

AGENCY RESPONSES

Building Safety: The BSO has no objections to the rezoning.

Development Office:

Parks & Recreation:	No comments.
Forestry:	There is one existing right-of-way tree on the New York side of this property. It is in fair to good condition. I did not find any request to remove it or to expand the existing drive approach. Therefore, I have no issues with the rezoning.
Public Service:	No comments regarding this zoning change.
Traffic Engineer:	

Background Information

The subject property contains a 1,894 square foot commercial building that was constructed in 1937 and has continuously been used as a neighborhood convenience store until very recently. In the early to middle part of the 20th century it was very common to have neighborhood stores so that residents had convenient access to basic goods such as milk, bread and eggs since most families at that time did not have more than one vehicle. While the area is primarily characterized by residential land uses, there is a commercial building, also constructed in 1937, to the east that is being used as a plumbing and heating business. Both of these sites are zoned "B" Residential. The first Zoning Ordinance in the City of Lansing was adopted in 1941 which is why these two buildings were able to be constructed despite the residential zoning designation.

The primary reason the applicant is requesting the rezoning is to permit a medical marijuana dispensary in the existing building at 1024 Lake Lansing Road. There are 2 drafts of an ordinance regulating medical marijuana dispensaries being considered by the City Council at this time. While it is acknowledged that the City is still in the process of developing an ordinance to regulate such facilities, the subject property is not within 1000 feet of any churches, schools, parks, child care centers or any other uses that may disqualify it from being used as a dispensary based on the ordinance drafts that have been considered thus far.

The other reason why the applicant is requesting the rezoning is to bring the commercial building on the subject property into compliance with the Zoning Ordinance. As a commercial building in a residential zoning district, it is considered nonconforming which means that:

- * If the building is damaged beyond 50% of its pre-catastrophic value, it could not be rebuilt except in conformance with the current zoning designation (single family residential).
- * The applicant is limited to 35% of the value of the building that can be put into it for repairs, improvements, etc.

The rezoning would bring the building into compliance with the Zoning Ordinance so that the applicant's investment is protected and the building can be improved without any monetary restrictions.

COMPATIBILITY WITH SURROUNDING LAND USE:

The property itself at 1024 Lake Lansing Road will remain exactly the same (no new construction) and will continue to be used for retail purposes. Under the proposed medical marijuana ordinance, the site would qualify for use as a medical marijuana dispensary and thus, the rezoning will not change the essential character of the area. It must be noted that the proposed ordinance is a work in progress and is subject to changes which may affect the applicant's ability to use the property for a medical marijuana dispensary, even if the rezoning were to be approved.

While the applicant is requesting the rezoning, in part, to permit a medical marijuana dispensary in the building at 1024 Lake Lansing Road, a rezoning should be considered based on any of the uses that would be permitted under the proposed zoning designation. The "F-1" Commercial district permits general retail uses, offices, restaurants, gas stations and a variety of other commercial uses. Since the subject property is very small and only contains enough parking to accommodate 4 vehicles, the allowable uses for the site will be limited.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for "Medium-Low Density Residential" land use. While rezoning the subject property to "F-1" Commercial is not consistent with the specific land use designation being advanced in the Master Plan, it is consistent with some of its primary goals. These include concentrating commercial land uses along corridors, such as Lake Lansing Road, that are designed to carry a relatively high volume of traffic and providing walkable access to goods and services so that residents of the area can be less dependent on automobiles.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

It is not anticipated that the proposed rezoning will negatively impact vehicular or pedestrian traffic in the area. The subject property is located on Lake Lansing Road which is a collector road designed to carry a fairly high volume of traffic. The vast majority of the convenience store customers walk, rather than drive to the site. In fact, aside from a few employee parking spaces behind the building, there is no off-street parking on the property. Given the lack of parking, even if a medical marijuana dispensary were to be located in the building, it would not likely generate much additional vehicular traffic as it would primarily be intended to serve medical marijuana patients in the surrounding area.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no environmental impacts as the site is already developed and no new construction is proposed.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Approval of the requested rezoning is not anticipated to have any negative impacts on future patterns of development in the area. With the exception of the commercial property to the east, there would be no basis for rezoning any of the other properties in the immediate surrounding area as they are all zoned and being used for residential purposes. The only basis for rezoning the subject property is that it is already a commercial building and the rezoning will merely bring it into compliance with the Zoning Ordinance.

SUMMARY

This is a request by Mendeep Singh to rezone the property at 1024 Lake Lansing Road from “B” Residential District to “F-1” Commercial District. The purpose of the rezoning is to permit a medical marijuana dispensary in the building at this location.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing land use pattern in the area and with the goals of the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATION

Pursuant to the findings described above, the following recommendation is offered for the Planning Board’s consideration:

Z-5-2017 be approved to rezone the property at 1024 Lake Lansing Road from “B” Residential District to “F-1” Commercial District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

June 21, 2017

City of Lansing Planning Office, Dept. of Planning & Neighborhood Development
Suite D-1, 316 N. Capital Ave
Lansing, Michigan 48933

Attn: 1024 Lake Lansing Rd/ rezoning/ medical marijuana dispensary

To whom this may concern:

My family and I have been long time residents of this neighborhood for over 30 years! A couple weeks before your post card arrived to residents in the area, about the information of rezoning 1024 Lake Lansing road. We had been aware that the owner Mendeep Singh at 1024 Lake Lansing rd had already started the transition of turning his party store into a medical marijuana dispensary. This was alarming to our fellow neighbors due to the fact that approval was not authorized by the City of Lansing. When Mr. Singh has already cleared, closed his doors, and started construction.

During my 30 years in the neighborhood I have witnessed people come and go, owners of the party store sell from person to person. The party store has been a hot spot for illegal activity for decades. As a neighborhood watch advisor, our local L.P.D has been notified by myself and other residents over the years of the drug activity and crime in that specific area. During Mr. Singh taking over of the party store, his teenage son has brought in illegal activity from dealings of drug sales inside the store, to purchasing stolen goods from drug addicts that frequent the area.

This party store has been a meeting grounds for Illegal drug sales. I have called the police a handful of times within the last several years, due to drive by shootings, and or young kids/guys running down the road with guns shooting at people.

- Last summer there were two incidents where a drug deal went bad, and a vehicle was shot up. I was able to witness this, and called for help. The suspects were never found.
- Another occasion, a man walked past our home with a "Assault rifle" headed down to the store and shot up a home located behind the store.
- Another vivid incident happened to one of our local neighborhood kids, Alex Torrez. He was brutally beaten at the footsteps of the corner store by some thugs, and put into a coma. When the owners Mr. Singh were questioned by police of Mr. Torrez beating, they refused to corporate and claimed their surveillance videos were fakes.
- Then there are the neighborhood addicts who walk down to the corner store to score their drugs. This occurs all day long, and consistently gets worse in the summer months. With a list of names provided to the L.P.D, there was never anything done to combat this issue either.

Since the closing a couple weeks ago of Mr. Singh store, our neighborhood has noticed positive change! The vehicle traffic has reduced tremendously, it is actually peaceful in the area, and the walking traffic from the neighborhood alcoholics and addicts has diminished dramatically. Most importantly there has been **NO CRIME** coming from the store.

Now the question at hand is why does the City of Lansing feel the importance to bring in crime to the neighborhoods? Knowing that research has proven, that drugs are linked to crime. Knowing that a Marijuana dispensary in the heart of a low poverty areas, is going to not bring in only Marijuana, but Heroin, crack, and other illegal drugs. Throughout the city of Lansing Marijuana dispensaries are being pushed into low-income, minority areas, and less affluent neighborhoods. Does the city of Lansing truly believe any other high prominent neighborhood such as Groesbeck or Delta River drive is going to allow for dispensaries to come into their neighborhoods? NO! What makes low-income areas, more vulnerable? We also pay our taxes, and fight for safe neighborhoods; we don't want dispensaries popping up on every corner, near play grounds, elementary schools, or near our homes.

Drugs and crime are complex, it has been proven that drugs and crime are directly and highly correlated. Serious drug use can amplify and perpetuate criminal activity. Drugs are linked to violent offences, driving offences, gangs, B&E, and stealing. Our neighborhoods are also at risk of federal officials conducting raids on the business, do our children, families, and elderly need to witness this? NO! We are also at risk for break- ins of the dispensary, house break-ins, violent assaults, etc.

Since 2015 local dispensaries have been robbed frequently, and federal agency has raided multiple dispensaries throughout the City of Lansing. According to our local crime mapping from L.P.D <https://www.crimemapping.com/map/agency/197>, there were 229 reported crimes within a 2 mile radius of Mr. Singh store. This is not something to take lightly given the small 2 mile radius area.

It's evident there is a crime issue, linked to drugs. WLNS announced on 06/21/2017 that the City of Lansing is 1-12 cities that is granted Justice Department aid to fight crime in our city? <http://wlms.com/2017/06/20/lansing-11-other-cities-to-receive-justice-department-aid-to-fight-crime/>

Another solution at hand is the number of local dispensaries in commercial areas close by. It is only a **10 minute walk, exactly 0.5 mile**, not even a full mile to one of many dispensaries located on North Larch street. I can drive up Larch Street a few miles and count more than a hand full of dispensaries.

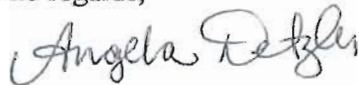
According to weedmaps <https://weedmaps.com/listings/in/lansing-north>, in North Lansing there are 25 local dispensaries in a 2-3 mile radius, not including in home cultivation locations. If someone is **Truly** interested in purchasing their drugs, they can walk a very short distance or drive, a ½ mile to be exact, up the road to more than a dozen dispensaries!

I am all for medical marijuana, and the right for patients to get the medication they need. There is a time and a place for these things. A residential neighborhood is **NOT** the place for a dispensary. The City lining their pockets to promote Marijuana dispensaries in residential neighborhoods to gain more tax revenue is uncalled for. I can vouch for all the elderly and disabled neighbors that might not be able to attend this meeting set for July 5, 2017 that it's not wanted in the area. Many people are unable to voice their opinions on this situation. I hope I am able to bring some light to the situation, and speak for all my fellow neighbors.

Cons of a dispensary in a residential neighborhood

- Cripples real-estate market, lower values on homes
- Fuels supply for under-age youth
- Accounts for drug trafficking
- Crime rates increase
- Gang activity becomes more relevant
- Federal laws are being broken, sets a bad precedent for our neighborhood
- Poverty and low income neighborhoods are at risk for inviting Dispensaries into the area, instead of keeping it commercial as it should be
- Fuels other illegal, dangerous drug activity such as heroin, crack, etc.
- And the list can go on.....

Kind regards,



Angela Detzler- A.A/ B.A in Juvenile Justice & Criminal Justice

1111 David Street
Lansing, Michigan 48906
detzlerangela@yahoo.com

CC: Lansing Police Department

2-5-2017

7-5-17

To Whom it may concern:

On behalf of Wiegman Company , 1100 Lake Lansing Road, Lansing, Michigan, we welcome the opening of a marijuana dispensary in the area. It avoids a building being vacant and run down while adding the addition of a new establishment. Hopefully, it may bring in new clientele for existing businesses in the area as well that may not have been available prior to now.

Sincerely,

W. Paul Wiegman



W. Paul Wiegman

STEVEN J SARDER
1016 Lake Lansing Rd
Lansing, mi. 48906

517-404-8839

JULY 4, 2017

TO WHOM THIS MAY CONCERN;

I AM THE OWNER OF THE PROPERTY
LOCATED AT 1016 LAKE LANSING
ROAD IN LANSING. RECENTLY, I
RECEIVED A LETTER FROM THE CITY
REGARDING REZONING.

I HAVE NO OBJECTION TO REZONING
FROM B TO F-1 IN THE MATTER OF 2-5-2017
1024 LAKE LANSING ROAD. I UNDER-
STAND THAT THE PURPOSE OF THE
REZONING IS TO PERMIT A MEDICAL
MARIHUANA PROVISIONING CENTER.

SINCERELY,



STEVEN J SARDER

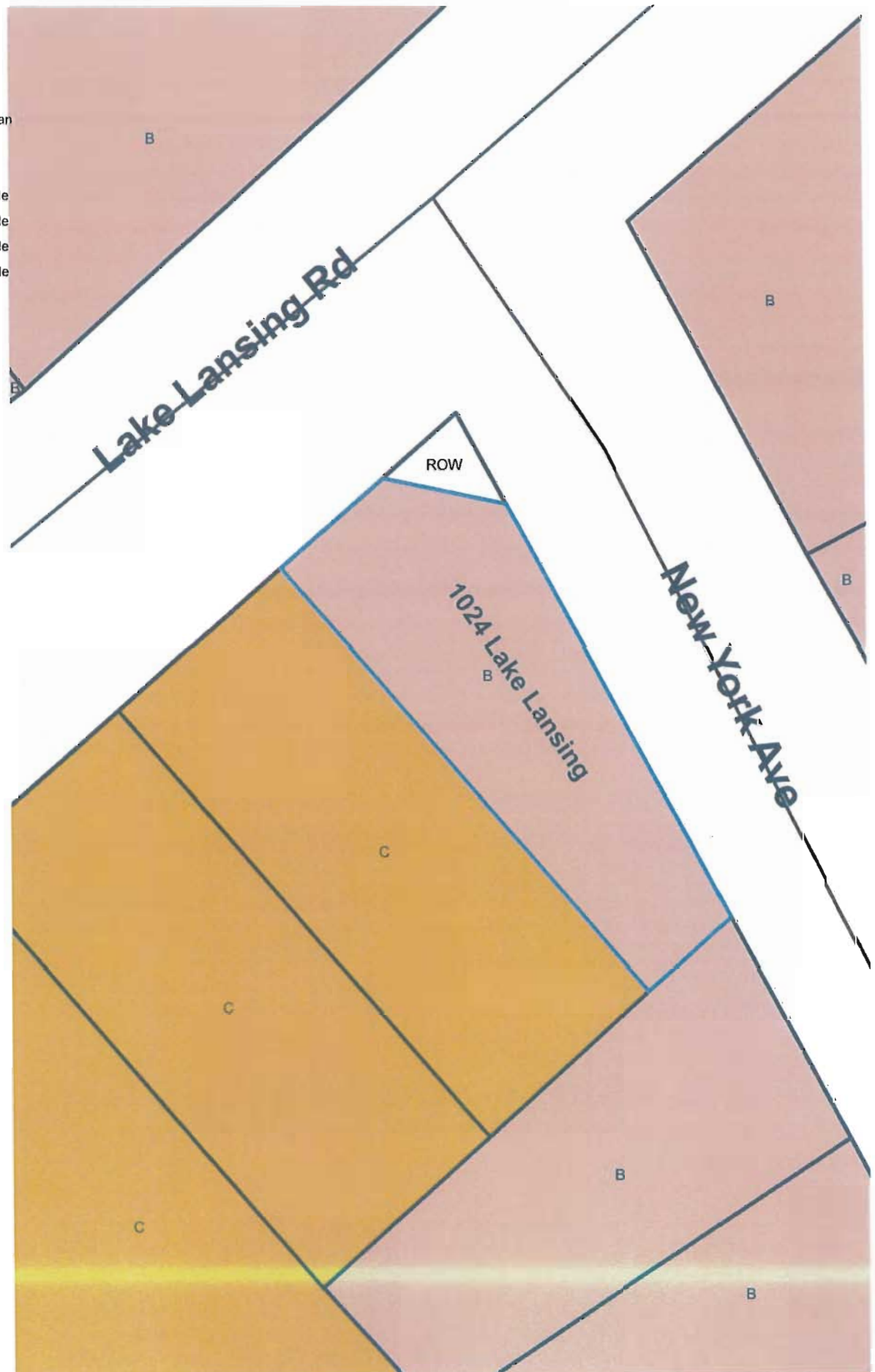
4 JULY 2017



Legend

-  roads_final
-  Tax Parcels
-  A Residential-Single
-  B Residential-Single
-  C Residential-2 Unit
-  NONE
-  CUP Community Unit Plan
-  D-1 Professional Office
-  D-2 Residential/Office
-  DM-1 Residential-Multiple
-  DM-2 Residential-Multiple
-  DM-3 Residential-Multiple
-  DM-4 Residential-Multiple
-  E-1 Apartment Shop
-  E-2 Local Shopping
-  F Commercial
-  F-1 Commercial
-  G-1 Business
-  G-2 Wholesale
-  H Light Industrial
-  I Heavy Industrial
-  J Parking
-  ROW Right of Way

City of Lansing Zoning Map





ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 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-5-2017

Parcel Number: 33-01-01-03-379-002

Legal Descriptions: Lot 6, except parts used for street purposes; Blackwood Subdivision, City of Lansing, Ingham County, MI, from "B" Residential district to "F-1" Commercial district

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 _____, 2017, 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 upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-5-2017, 1024 Lake Lansing Road

Rezoning from “B” Residential District to “F-1” Commercial District

The Lansing City Council will hold a public hearing on Monday, , 2017 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-5-2017. This is a request by Mendeep Singh to rezone the property at 1024 Lake Lansing Road from “B” Residential District to “F-1” Commercial District. The purpose of the rezoning is to permit a medical marijuana dispensary on the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, , 2017 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

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-5-2017: 1024 Lake Lansing Road, Rezoning from “B” Residential District
to “F-1” Commercial District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

**Request to adopt resolution of CAPITOL
PROPERTIES L.L.C. to extend NEZ
CERTIFICATE No. 2007-0092**

CAPITOL PROPERTIES LLC

222 SOUTH WASHINGTON SQ.

LANSING, MICHIGAN

MICHAEL BROGAN 517-528-4203

RESOLUTION _____

**Resolution to Approve an Amendment for Neighborhood Enterprise Zone
Certificate No. N2007-0092, PA 147 of 1992, as amended**

WHEREAS, the residential property owner **CAPITAL PROPERTIES GROUP LLC**, was granted a Neighborhood Enterprise Zone Exemption Certificate for property located at **222 S. Washington Sq. Unit 3 City of Lansing**, on August 15, 2007; and

WHEREAS, this Neighborhood Enterprise Zone Exemption Certificate is effective December 31, 2006, and ending December 30, 2018; and

WHEREAS, PA 147 of 1992 was amended effective January 3, 2006, allowing for an extension of Neighborhood Enterprise Zones for a duration of 15 years from the effective date, for all certificates granted after December 31, 2005; and

WHEREAS, the Lansing City Council established a Neighborhood Enterprise Zone for this property on August 15, 2007 as required under PA 147 of 1992 after a public hearing held on _____; and

WHEREAS, in 2016 the property owner **CAPITAL PROPERTIES GROUP LLC** paid property taxes for property located at **222 S. Washington Sq. Unit 3 City of Lansing** in the amount of 5/8 mills, as described in 207.779 Sec. 9(6) of PA 147 of 1992; and

WHEREAS, in years 2017, 2018 and 2019 the assessed valuation for property located at **222 S. Washington Sq. Unit 3 City of Lansing** shall be and **remain frozen** as that established in the original **CERTIFICATE**; and

WHEREAS, property owner **CAPITAL PROPERTIES GROUP LLC** will resume tax assessments as described in 207.779 Sec. 9(7) and (8) of PA 147 of 1992 beginning in 2020; and

WHEREAS, the applicant **CAPITAL PROPERTIES GROUP LLC** is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the Lansing City Council hereby approves amending the Neighborhood Enterprise Zone Exemption Certificate No. _____ granted to **CAPITAL PROPERTIES GROUP LLC** for the residential property located at **222 S. Washington Sq. Unit 3 City of Lansing**, from a period of 12 years to a period of 15 years from effective date, beginning December 31, 2006, and ending December 31, 2021, pursuant to the provisions of PA 147 of 1992, as amended.

Request to adopt resolution of CAPITOL
PROPERTIES L.L.C. to extend NEZ
CERTIFICATE No. 2007-0093

CAPITOL PROPERTIES LLC

222 SOUTH WASHINGTON SQ.

LANSING, MICHIGAN

MICHAEL BROGAN 517-528-4203

RESOLUTION _____

Resolution to Approve an Amendment to Neighborhood Enterprise Zone Certificate No. 12007-0043, PA 147 of 1992, as amended

WHEREAS, the residential property owner **CAPITAL PROPERTIES GROUP LLC**, was granted a Neighborhood Enterprise Zone Exemption Certificate for property located at **222 S. Washington Sq. Unit 4 City of Lansing**, on August 15, 2007; and

WHEREAS, this Neighborhood Enterprise Zone Exemption Certificate is effective December 31, 2006, and ending December 30, 2018; and

WHEREAS, PA 147 of 1992 was amended effective January 3, 2006, allowing for an extension of Neighborhood Enterprise Zones for a duration of 15 years from the effective date, for all certificates granted after December 31, 2005; and

WHEREAS, the Lansing City Council established a Neighborhood Enterprise Zone for this property on August 15, 2007 as required under PA 147 of 1992 after a public hearing held on _____; and

WHEREAS, in 2016 the property owner **CAPITAL PROPERTIES GROUP LCC** paid property taxes for property located at **222 S. Washington Sq. Unit 4 City of Lansing** in the amount of 5/8 mills, as described in 207.779 Sec. 9(6) of PA 147 of 1992; and

WHEREAS, in years **2017, 2018 and 2019** the assessed valuation for property located at **222 S. Washington Sq. Unit 4 City of Lansing** shall be and remain frozen as that established in the original **CERTIFICATE**; and

WHEREAS, property owner **CAPITAL PROPERTIES GROUP LLC** will resume tax assessments as described in 207.779 Sec. 9(7) and (8) of PA 147 of 1992 beginning in 2020; and

WHEREAS, the applicant **CAPITAL PROPERTIES GROUP LLC** is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the Lansing City Council hereby approves amending the Neighborhood Enterprise Zone Exemption Certificate No. _____ granted to **CAPITAL PROPERTIES GROUP LCC** for the residential property located at **222 S. Washington Sq. Unit 4 City of Lansing**, from a period of 12 years to a period of 15 years from effective date, beginning December 31, 2006, and ending December 31, 2021, pursuant to the provisions of PA 147 of 1992, as amended.

Request to adopt resolution of CAPITOL
PROPERTIES L.L.C. to extend NEZ
CERTIFICATE No. 2007 - 0094

CAPITOL PROPERTIES LLC

222 SOUTH WASHINGTON SQ.

LANSING, MICHIGAN

MICHAEL BROGAN 517-528-4203

RESOLUTION _____

**Resolution to Approve an Amendment for Neighborhood Enterprise Zone
Certificate No. ~~N-2007-0094~~, PA 147 of 1992, as amended**

WHEREAS, the residential property owner **CAPITAL PROPERTIES GROUP LLC**, was granted a Neighborhood Enterprise Zone Exemption Certificate for property located at **222 S. Washington Sq. Unit 5 City of Lansing**, on August 15, 2007; and

WHEREAS, this Neighborhood Enterprise Zone Exemption Certificate is effective December 31, 2006, and ending December 30, 2018; and

WHEREAS, PA 147 of 1992 was amended effective January 3, 2006, allowing for an extension of Neighborhood Enterprise Zones for a duration of 15 years from the effective date, for all certificates granted after December 31, 2005; and

WHEREAS, the Lansing City Council established a Neighborhood Enterprise Zone for this property on August 15, 2007 as required under PA 147 of 1992 after a public hearing held on _____; and

WHEREAS, in 2016 the property owner **CAPITAL PROPERTIES GROUP LCC** paid property taxes for property located at **222 S. Washington Sq. Unit 5 City of Lansing** in the amount of 5/8 mills, as described in 207.779 Sec. 9(6) of PA 147 of 1992; and

WHEREAS, in years 2017, 2018 and 2019 the assessed valuation for property located at **222 S. Washington Sq. Unit 5 City of Lansing** shall be and remain frozen as that established in the original **CERTIFICATE**; and

WHEREAS, property owner **CAPITAL PROPERTIES GROUP LLC** will resume tax assessments as described in 207.779 Sec. 9(7) and (8) of PA 147 of 1992 beginning in 2020; and

WHEREAS, the applicant **CAPITAL PROPERTIES GROUP LLC** is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the Lansing City Council hereby approves amending the Neighborhood Enterprise Zone Exemption Certificate No. _____ granted to **CAPITAL PROPERTIES GROUP LCC** for the residential property located at **222 S. Washington Sq. Unit 5 City of Lansing**, from a period of 12 years to a period of 15 years from effective date, beginning December 31, 2006, and ending December 31, 2021, pursuant to the provisions of PA 147 of 1992, as amended.

Request to adopt resolution of CAPITOL
PROPERTIES L.L.C. to extend NEZ
CERTIFICATE No. 2007-0095

CAPITOL PROPERTIES LLC

222 SOUTH WASHINGTON SQ.

LANSING, MICHIGAN

MICHAEL BROGAN 517-528-4203

RESOLUTION _____

Resolution to Approve an Amendment for Neighborhood Enterprise Zone Certificate No. N/2007-0095, PA 147 of 1992, as amended

WHEREAS, the residential property owner **CAPITAL PROPERTIES GROUP LLC**, was granted a Neighborhood Enterprise Zone Exemption Certificate for property located at **222 S. Washington Sq. Unit 6 City of Lansing**, on August 15, 2007; and

WHEREAS, this Neighborhood Enterprise Zone Exemption Certificate is effective December 31, 2006, and ending December 30, 2018; and

WHEREAS, PA 147 of 1992 was amended effective January 3, 2006, allowing for an extension of Neighborhood Enterprise Zones for a duration of 15 years from the effective date, for all certificates granted after December 31, 2005; and

WHEREAS, the Lansing City Council established a Neighborhood Enterprise Zone for this property on August 15, 2007 as required under PA 147 of 1992 after a public hearing held on _____; and

WHEREAS, in 2016 the property owner **CAPITAL PROPERTIES GROUP LLC** paid property taxes for property located at **222 S. Washington Sq. Unit 6 City of Lansing** in the amount of 5/8 mills, as described in 207.779 Sec. 9(6) of PA 147 of 1992; and

WHEREAS, in years **2017, 2018 and 2019** the assessed valuation for property located at **222 S. Washington Sq. Unit 6 City of Lansing** shall be and **remain frozen** as that established in the original **CERTIFICATE**; and

WHEREAS, property owner **CAPITAL PROPERTIES GROUP LLC** will resume tax assessments as described in 207.779 Sec. 9(7) and (8) of PA 147 of 1992 beginning in 2020; and

WHEREAS, the applicant **CAPITAL PROPERTIES GROUP LLC** is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the Lansing City Council hereby approves amending the Neighborhood Enterprise Zone Exemption Certificate No. _____ granted to **CAPITAL PROPERTIES GROUP LLC** for the residential property located at **222 S. Washington Sq. Unit 6 City of Lansing**, from a period of 12 years to a period of 15 years from effective date, beginning December 31, 2006, and ending December 31, 2021, pursuant to the provisions of PA 147 of 1992, as amended.

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