



AGENDA
Committee on Development and Planning
Monday, November 6, 2017 @ 4:00 p.m.
10th Floor Conference Room, City Hall
Updated Nov 3, 2017 P.M.

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**

- October 23, 2017

4. Discussion/Action:

- A.) RESOLUTION - SLU- 3-2017; Del Vista, LLC; Vacant Property South of 322 Pere Marquette; Residential Use in a "H" Light Industrial District**
- B.) RESOLUTION – Set the Public Hearing; Brownfield Redevelopment Plan #71; Neogen 1000 Hosmer Redevelopment Project**
- C.) RESOLUTION- Set the Public Hearing; SLU-4-2017; Funk Zone Investors, LLC; 735 E. Hazel Street; Residential Use in a "I" Heavy Industrial District**
- D.) RESOLUTION – Set the Public Hearing; ACT-1-2017; Sale of R. E. Olds Museum; 240 Museum Drive**
- E.) RESOLUTION – Set the Public Hearing; ACT-13-2012; Sale of Waverly Park and Michigan Avenue Park**
- F.) ORDINANCE – Z-1-2015; 930 W. Holmes Road; Rezoning from "F" Commercial to "G-2" Wholesale District**

5) Other

6) Adjourn



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DRAFT



MINUTES

Committee on Development and Planning
Monday, October 23, 2017 @ 5:15 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 5:15 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Elaine Womboldt
Karl Dorshimer, LEAP

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 9, 2017.
MOTION CARRIED 4-0.

DISCUSSION/ACTION

Council Member Brown Clarke recapped that both items had two (2) public hearings due to mailings that needed to be sent certified.

RESOLUTION –IFT-1-17 Certificate; Cameron Tool; 1800 Bassett

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION FOR THE IFT-1-17 FOR 1800 BASSETT. MOTION CARRIED 4-0.

RESOLUTION –Amended OPRA Certificate; 629 W Hillsdale; DED

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION FOR THE OPRA CERTIFICATE FOR 629 HILLSDALE. MOTION CARRIED 4-0.

Adjourn

Adjourn at 5:16 p.m.

Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council

Approved by the Committee on _____

GENERAL INFORMATION

APPLICANT: Michael Markey
1402 Cooper Avenue
Lansing, MI 48910

OWNER: Del Vista, LLC
700 W. Barnes Avenue
Lansing, MI 48912

STATUS OF APPLICANT: Owner's Representative

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

EXISTING LAND USE: Vacant

EXISTING ZONING: "H" Light Industrial District

PROPERTY SIZE & SHAPE: Slightly Irregular – 14,036 square feet – .319 acres

SURROUNDING LAND USE: N: Residential Condominiums
S: Parking Lot
E: Parking Lot
W: Industrial

SURROUNDING ZONING: N: "H" Light Industrial District
S: "H" Light Industrial District
E: "H" Light Industrial District
W: "H" Light Industrial District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for "Downtown Mixed-Use Center: Edge". Pere Marquette is designated as a local road.

APPLICANT'S PROPOSAL:

This is a request by Michael Markey for a special land use permit to allow the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette. Residential use is permitted in the "H" Light Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

Building Safety: No objections.

Development:	Where is the parking? Is that 12 spaces along the west property line? Is there adequate parking on site to meet the zoning requirements of 2 spaces per unit?
Fire Marshal:	
Parks & Recreation:	No comments.
Public Service:	• The greenway on the east side of Pere Marquette is wide (greater than 15 feet) and variable. The first floor concept design appears to be encroaching into the public right-of-way. • There is a public 15" storm sewer that runs along the east edge of the east right-of-way. This will need to be protected during construction. • The development will need to comply with the City's storm water requirements. • There is an 8" sanitary sewer in Pere Marquette. Record drawings indicate that there should be a sanitary lead near the north property line. • Public Service will need to review the sanitary flow calculations to determine if there is capacity in sewer. A sanitary sewer permit will not be issued for the site if there is inadequate sanitary capacity. • Sidewalk will be required for the Pere Marquette right-of-way.
Transportation:	The Transportation and Non-Motorized Section of the Public Service Department has no objections or requirements related to this proposed SLU application.

ANALYSIS

Section 1282.03(f)(1)-(9) 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 subject property is located on the east side of Pere Marquette between E. Shiawassee Street and E. Michigan Avenue. The applicant is seeking a special land use permit to construct a residential apartment building. The site is zoned "H" Light Industrial, which district permits residential use to the density of the "DM-4" Residential districts, if a special land use permit is approved by the City Council following review and recommendation by the Planning Board.

The proposed residential development will be harmonious with the character of the area in which it is located. There is already a residential condominium development directly north of the subject property, which is also zoned "H" Light Industrial. A special land use permit to allow this development was approved by the City in 1999. The other surrounding land uses are primarily parking lots and low impact industrial uses which are relatively quiet and do not generate conditions that would negatively impact the quality of life for the residents of the proposed development.

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

The proposed residential development will not change the essential character of the area since there is already a residential condominium development located directly north of the subject property. In fact, if the site were to be used for one of the industrial uses permitted by right in the "H" Light Industrial district, it would have more of an impact on the essential character of the area and the property to the north in particular, than the residential development being proposed.

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

The proposed residential development will not interfere with the enjoyment of adjacent properties. In fact, the proposed residential development is the use that would be the most compatible with the residential use already in existence to the north. Among the uses that would be permitted by right under the current "H" Light Industrial zoning are storage yards, manufacturing, heavy automobile repair and machine shops. These types of uses have the potential to negatively impact the residences to the north, both from an appearance standpoint and because of their propensity to generate noise, odors, vibrations, dust and heavy traffic. In addition, industrial uses are not consistent with the future land use pattern being advanced in the master plan for this area as described under item 8 below.

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

The proposed development represents a substantial improvement to the use and character of the property and the surrounding area in general. The current site is vacant which detracts, rather than contributes to the vibrancy of the surrounding area. In order to ensure compatibility with the surrounding area, the proposed building must have an urban architectural design consistent with the attached rendering, with the parking located behind or under the building. With those design parameters, the development will represent a significant improvement not only to the subject property, but the surrounding area in general.

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

The proposed residential use will not generate any hazardous conditions. No smoke, fumes, noise, odors or excessive traffic production will result from the proposed development. The transportation system in the area is more than adequate to accommodate the slight increase in traffic that would be generated by the proposed development.

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?**

See comments from Public Service on page 2 of this report. The proposed development, including the specific details of the utility systems and a storm water management plan, will have to be approved through the City's administrative site plan review process prior to issuance of any permits for the project.

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

See comments from Public Service on page 2 of this report. The applicant may have to provide, at his expense, the necessary upgrades to the sewer system in the area if it determined through the site plan review process that the current system is insufficient to accommodate the proposed development,

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

The proposed residential development 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 case, the proposed development meets or exceeds all of the criteria necessary for authorization of the special land use permit.

The Design Lansing Comprehensive Plan designates the subject property for "Downtown Mixed Use Center: Edge". The purpose of this district, as stated in the Plan, is:

"To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods."

The Master Plan lists the following as typical uses for the "Downtown Mixed Use Center: Edge" district:

"Office, institutions, entertainment, live-work and **residential**."

The Master Plan establishes the following placemaking characteristics for the “Downtown Mixed Use Center: Edge” land use category:

“Placemaking characteristics: Buildings should maintain a consistent setback and nearly continuous street facade to frame the street, with a clearly-defined primary entrance oriented to the street. Surface parking should be located on the interior of the block where possible and should be well landscaped and screened in all cases. Parking ratio maximums should be considered. Building base and top should be articulated. Facade articulation into vertical components should be considered. Minimum transparency (windows and doors) requirements should be established. Transitional features requirements (architectural elements and building massing height step backs) to mitigate potential conflicts between higher intensity uses and residential uses should be considered. Historic preservation of valuable existing buildings, and residentially-scaled and detailed new architecture should be encouraged in areas where older residential structures remain and on neighborhood edges.”

The proposed residential use is consistent with the future land use pattern being advanced in the Master Plan. Based on the information provided by the applicant, the proposed development will be consistent with the “Downtown Mixed Use Center: Edge” placemaking characteristics described above. Approval of this request should include conditions to ensure an urban architectural building design and site design consistent with the characteristics described above.

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

Since the site is zoned “H” Light Industrial and is surrounded on all sides by “H” Light Industrial zoning, there are no setback requirements, other than what may be required by the Building Code based on the building design/construction type. The building height limitation in the “H” Light Industrial district is 120 feet which is more than adequate to accommodate the proposed, 4-5 story building.

The allowable number of units is based on the following:

- (a) For each efficiency dwelling unit there shall be 500 square feet of lot area.
- (b) For each one-bedroom dwelling unit there shall be 700 square feet of lot area.
- (c) For each two-bedroom dwelling unit there shall be 950 square feet of lot area.
- (d) For each three-bedroom dwelling unit, or any dwelling with more than three bedrooms, there shall be 1,400 square feet of lot area.

Since the site is 14,036 square feet in area, the proposed building could contain 28 efficiency units, 20 1-bedroom units, 15 2-bedroom units, 10 3+ bedroom units or any combination thereof, based on the above lot area requirements.

The required number of parking spaces is based on the number of units by bedroom count:

- A. Dwelling units with two or more bedrooms, two spaces;
- B. Dwelling units with one bedroom, one and one-half spaces; and
- C. Efficiency dwelling unit, one space.

SUMMARY

This is a request by Michael Markey for a special land use permit to allow the development of a residential apartment building on the vacant property located immediately south of 322 Pere Marquette. Residential use is permitted in the "H" Light Industrial district, which is the zoning 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 may be adequately served by public services and utilities or upgraded at the sole expense of the developer.
7. Should the proposed Special Land Use place any demands on public services and facilities in excess of current capacities, it will be at the sole expense of the developer to make the upgrades necessary to accommodate the proposed development.
8. The proposed Special Land Use is consistent with the designations of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-3-2017, a special land use permit to permit the construction of a multi-family residential building on the property located immediately south of 322 Pere Marquette, based upon the findings of fact as outlined in this staff report, with the following conditions:

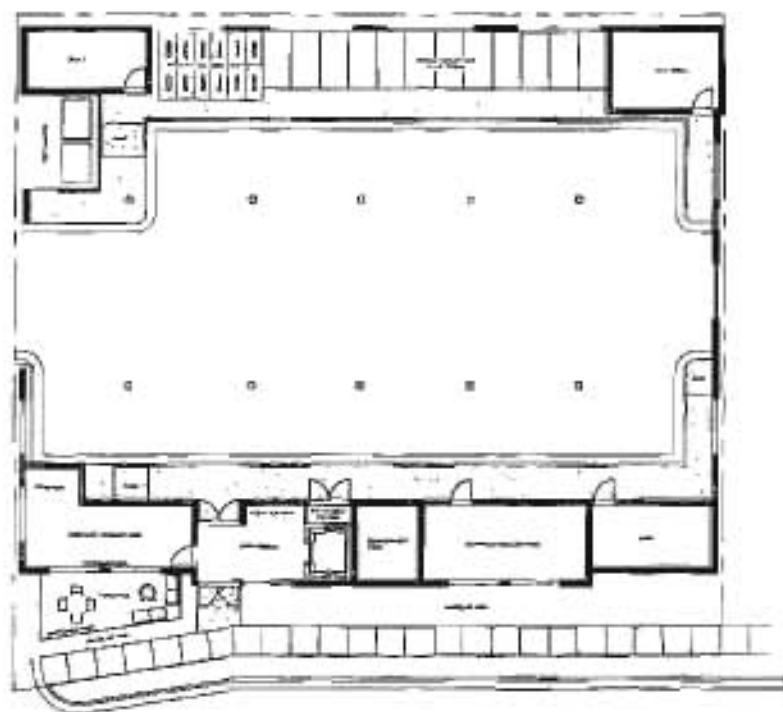
- * The building must be consistent with the urban architectural design provided by the applicant as part of the application for this SLU and with the placemaking characteristics described on page 5 of this staff report; and
- * The site must be designed in accordance with the placemaking characteristics described on page 5 of this staff report which includes prohibiting parking in the front yard.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**







FIRST FLOOR CONCEPTUAL LAYOUT

PÈRE MARQUETTE APARTMENTS



SEE PLAN
PAGE 10

EAST MONROVIA AVENUE

QUANASSIE ST.

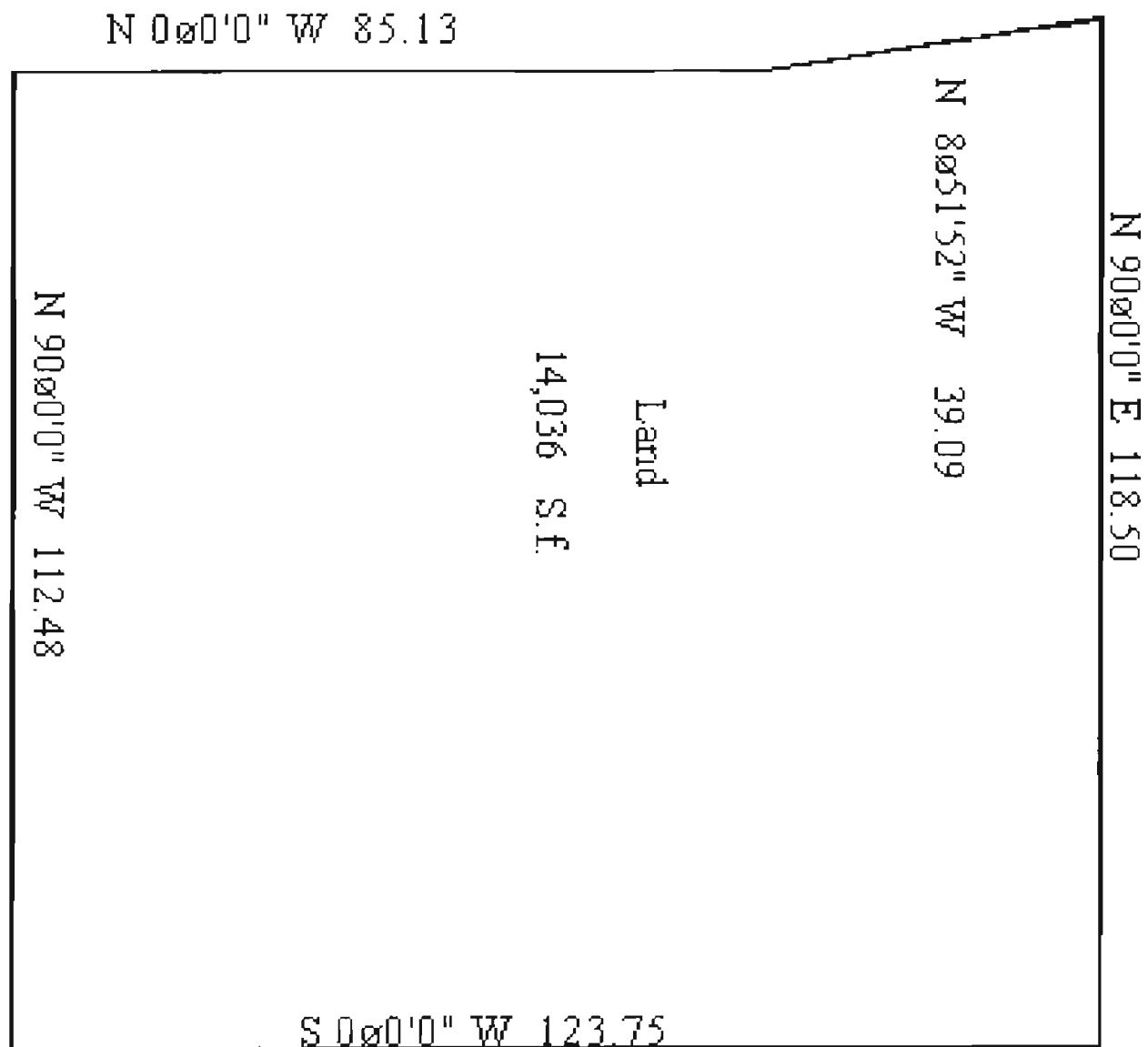
PERE MARQUETTE STREET

LEGEND

- existing curb and gutter
- proposed curb and gutter
- existing sidewalk
- proposed sidewalk
- proposed street centerline

DEPARTMENT OF PUBLIC SERVICE	
STREET RIGHT-OF-WAY	
PROJECT NO. 36232	FILE NO. 4530-A

pere marquette Dr.





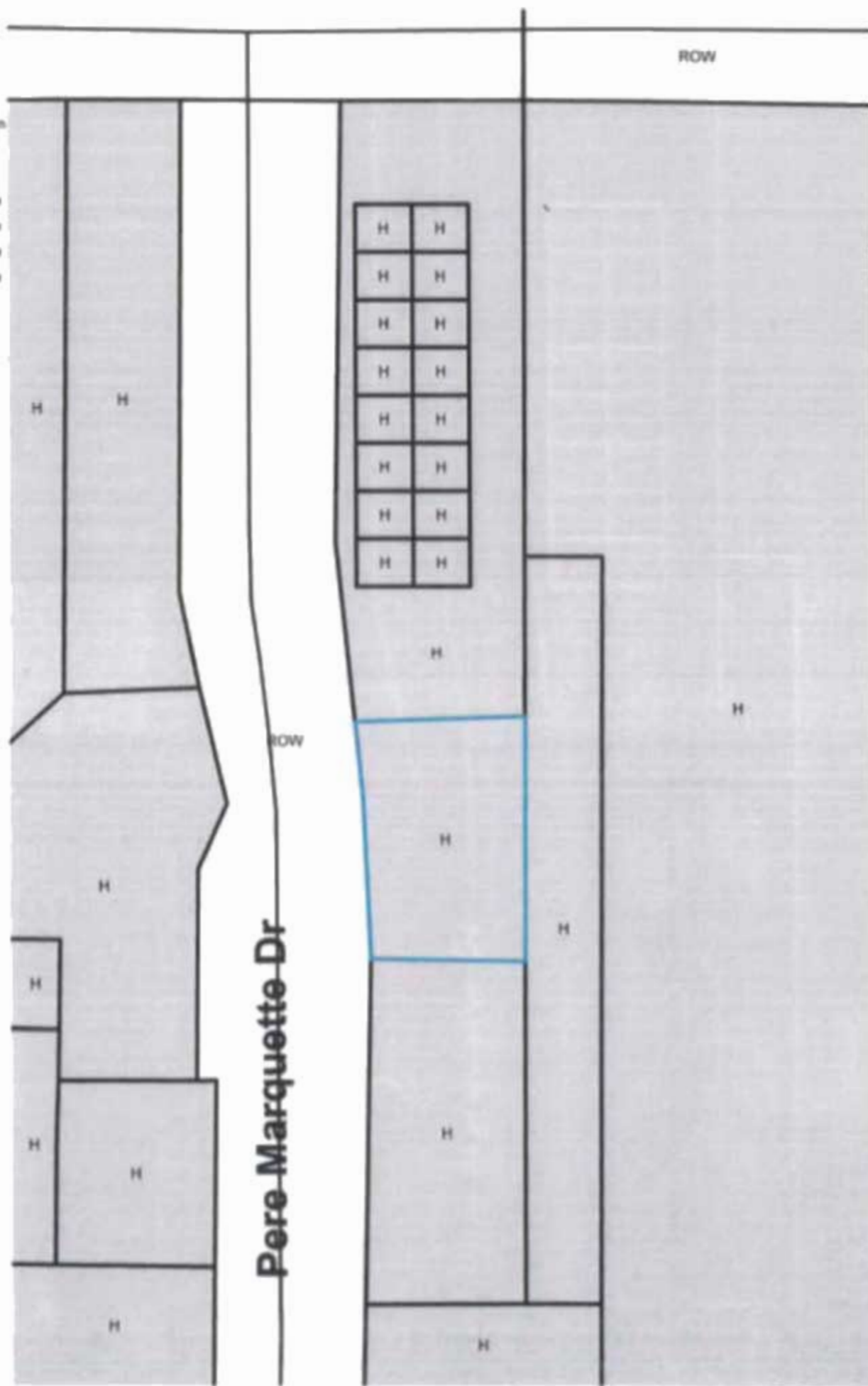


Pete Marquette Dr

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

SLU-3-2017

Residential Use in the "H" Light Industrial District

Vacant property located immediately south of 322 Pere Marquette

WHEREAS, Michael Markey has requested a special land use permit to permit the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette; 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 August 1, 2017, at which the applicant spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its August 1, 2017 meeting, voted (5-0) to recommend approval of SLU-3-2017, a Special Land Use Permit to allow the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette, with the following conditions:

- The building must be consistent with the urban architectural design provided by the applicant as part of the application for this SLU and with the placemaking characteristics described on page 5 of the staff report; and
- The site must be designed in accordance with the placemaking characteristics described on page 5 of the staff report which includes prohibiting parking in the front yard.; and

WHEREAS, the City Council held a public hearing regarding SLU-3-2017 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-3-2017, a Special Land Use Permit to allow the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette, with the following conditions:

- The building must be consistent with the urban architectural design provided by the applicant as part of the application for this SLU and with the placemaking characteristics described on page 5 of the staff report; and
- The site must be designed in accordance with the placemaking characteristics described on page 5 of the staff report which includes prohibiting parking in the front yard.

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 residential use is compatible with the essential character of the surrounding area, as designed.
2. The proposed residential use will not change the essential character of the surrounding area.
3. The proposed residential use will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential use will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential use will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed Special Land Use may be adequately served by public services and utilities or upgraded at the sole expense of the developer.
7. Should the proposed Special Land Use place any demands on public services and facilities in excess of current capacities, it will be at the sole expense of the developer to make the upgrades necessary to accommodate the proposed development.
8. The proposed residential use is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential use will comply with the requirements of the "H" Light Industrial District.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #71
NEOGEN 1000 SOUTH HOSMER BUILDING REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 1000 South Hosmer Street located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard;

WHEREAS, maps, plats, and a description of the brownfield plan are available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on **(INSERT DATE)** at 7:00 p.m. on Brownfield Plan #71 – Neogen 1000 South Hosmer Building Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

1000 South Hosmer Street Lansing, MI 48933. Parcel number 33-01-01-22-103-021; N 245 FT LOT 2 ASSESSORS PLAT NO 26 ALSO LOTS 1 TO 8 INCL & VACATE ALLEY EXC THAT PART USED FOR HWY PURPOSES; BLOCK 3 MANUFACTURERS ADD NO 1.

And that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #71 – Neogen 1000 South Hosmer Building Redevelopment Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on **(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, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #71 – Neogen 1000 South Hosmer Building Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 1000 South Hosmer Street located in the City of Lansing, but more particularly described as:

1000 South Hosmer Street Lansing, MI 48933. Parcel number 33-01-01-22-103-021; N 245 FT LOT 2 ASSESSORS PLAT NO 26 ALSO LOTS 1 TO 8 INCL & VACATE ALLEY EXC THAT PART USED FOR HWY PURPOSES; BLOCK 3 MANUFACTURERS ADD NO 1.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Karl Dorshimer – Director of Economic Development, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, (517) 702-3387.

Chris Swope

City Clerk

Lansing Brownfield Redevelopment Authority



**Lansing Brownfield Redevelopment Authority
Neogen 1000 Hosmer Building Redevelopment**

Brownfield Plan #71

1000 S. Hosmer Street
Lansing, Michigan 48912

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 300
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-702-0470

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@purelansing.com
Phone: 517-999-9039

July 31, 2017

Approved by the LBRA on _____

Adopted by the Lansing City Council on _____

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Letter of Functional Obsolescence

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 1000 S. Hosmer Street in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: Neogen 1000 S. Hosmer Building Redevelopment (the “Project”)

Developer: Neogen Properties VIII, LLC
620 Leshar Place, Lansing MI 48912
James A. Houthoofd
517-372-9200 ext. 2254

Property Location: 1000 S. Hosmer Street, Lansing, Michigan 48912 (the “Property”)

Parcel Information: Parcel ID 33-01-01-22-103-021

Type of Eligible Property: “Functionally Obsolete”

Project Description: A rehabilitation of the existing, functionally obsolete building located at 1000 S. Hosmer Street, south of the I-496 east-bound entrance ramp from Cedar Street. The project will result in a total of 39,687 square feet of new office and warehouse distribution space for Neogen’s Ideal Instruments subsidiary.

Brownfield Eligible activities include demolition, site preparation, infrastructure improvements and preparation of the Brownfield Plan.

Total Capital Investment: Property and Building Improvements: Estimated at \$1,300,000 of which \$254,973 is estimated as eligible for Brownfield Reimbursement.

Estimated Job

Creation/Retention: The redevelopment is anticipated to generate 25 new full-time equivalent (FTE) jobs within 2 years of project completion. In addition, this redevelopment will result in the creation/retention of 15 to 20 temporary construction related jobs.

Duration of Plan: 17 years (starting in 2019)

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	\$ 135,000
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	\$ 0
To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	\$ 8,500
To Reimburse Developer for <u>Contingency</u> (15%) on Eligible Activity Costs*	\$ 18,750
To Reimburse Developer for <u>Interest</u> on Eligible Activity Costs	\$ 38,838
Total Reimbursement to Developer and LBRA	\$ 201,088
To LBRA Plan Administration	\$ 11,172
To LBRA Local Brownfield Revolving Fund (LSBRF)	\$ 11,172
To State Revolving Fund (SRF)	\$ 0
TOTAL CAPTURED TAXES	\$ 223,431

* Brownfield Plan preparation activities are excluded from contingency calculation

**Neogen 1000 S. Hosmer Building Redevelopment
Brownfield Plan #71
July 31, 2017**

Use of New Taxes:

Uses	
Lansing Operating	\$ 11,152
Ingham County	\$ 1,878
Ingham County Sum	\$ 3,662
Airport Authority	\$ 401
CATA	\$ 1,725
Capital Area District Library	\$ 895
Potter Park Zoo	\$ 235
Lansing Community College	\$ 2,184
Ingham Inter. School District	\$ 2,694
Lansing School District Operating	\$ 103,258
State Education Tax (6 mills)	\$ 34,419
City Debt	\$ 1,492
School Debt	\$ 26,847
TOTAL NEW TAXES	\$ 190,842

2. Purpose of Brownfield Plan and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or “LBRA”), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381

The Plan will allow the LBRA to use tax increment financing to reimburse **Neogen Properties VIII, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 1000 S. Hosmer Street in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
1000 S. Hosmer Street	33-01-01-22-103-021	Functionally Obsolete

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

The Property consists of a 2.388-acre parcel of land developed with a two-story building, totaling 39,687 square feet. The structure was constructed in 1900, and was used for industrial and commercial purposes for much of the memorable past. Early uses of the building included printing operations followed by steel manufacturing until at least 1972. Between 1990 and 2014 several commercial businesses occupied the Property; however, the building was underutilized and was at least partially vacant during some of that time. Since 2014, the Property has been vacant.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property has

been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381.

On May 23, 2017, the City of Lansing, Assessors Office formally determined the Property is “functionally obsolete” as the term is defined in Section 2(s), of Act 381. The Assessing Office conducted a site inspection and determined the building suffers greater than 50% functional obsolescence. Refer to Attachment B, Letter of Functional Obsolescence.

3. Brownfield Project Description

The Project includes a complete buildout of the existing functionally obsolete building. The redevelopment will result in a total of 39,687 square feet of office and warehouse distribution space for Neogen’s Ideal Instruments subsidiary. Ideal Instruments, Inc. was founded in 1931 and is a manufacturer of precision veterinary drug delivery instruments for the large animal industry. Primary markets include the beef cattle, dairy, swine, poultry and companion animal industries. All of Ideal Instruments’ finished goods are high-tech products shipped to customers and distributors domestically and internationally. This will be a new facility for Ideal Instruments which is currently housed within Neogen’s Lansing Distribution Building at 301 N. Hosmer Street. This Project will allow for future expansion within the existing distribution warehouse.

Total capital investment is estimated at \$1,300,000. Redevelopment activities include demolition of the building interiors, site demolition, site preparation activities and infrastructure improvements.

The Project will result in the revitalization and reuse of one vacant, historically underutilized, functionally obsolete property in the City of Lansing, located immediately south of the I-496 east-bound Cedar Street entrance ramp and east of the Penn Lines Railroad. This Project will result in the creation of 25 new, full time equivalent jobs within 2 years. The Project is also projected to create/leverage 15 to 20 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will be reimbursed with the new local taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and include demolition, site preparation, infrastructure improvements and preparation of the Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with the new local increment tax revenues generated by the Property redevelopment and captured

by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total cost of activities eligible for reimbursement from tax increment revenues is projected to be \$223,431.

ELIGIBLE ACTIVITIES

NON-ENVIRONMENTAL

Demolition	\$100,000.00
Site Preparation Activities	\$10,000.00
Infrastructure Improvements	\$25,000.00
Total Non-Environmental Costs	\$135,000.00
Contingency (15%)*	\$18,750.00
Brownfield Plan & Act 381 Work Plan Preparation	\$8,500.00
Interest (3%, simple)	\$38,838.00
Total Anticipate TIR Available for Reimbursement	\$201,088.00
LBRA Plan Administration	\$11,172.00
LBRA Local Brownfield Revolving Fund	\$11,172.00
State Brownfield Revolving Fund	\$0.00
Total Local TIR Capture	\$223,431.00

* Brownfield Plan preparation activities are excluded from contingency calculation

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the LBRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the City of Lansing City Council.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local only tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2018. Reimbursement of Eligible Activities completed after December 31, 2018 will be evaluated by the LBRA on a case-by-case basis.

The taxable value of the Property at the completion of this Brownfield Plan was \$296,928 which is the initial taxable value for this Plan. The new projected taxable value for 2019 was estimated at \$600,000 upon completion of the Project. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2019 through 2035 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ten percent of the local taxes generated by the increase in taxable value will be returned to the taxing units.

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan. However, the LBRA and the Developer have entered into an agreement under the LBRA's LBRF to finance the costs associated with the preparation of this Brownfield Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

In addition to reimbursement to the LBRA for its costs associated with the Project under the LBRF, the LBRA will be reimbursed for its costs to administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2035, whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
Lansing Operating	\$ 11,152	\$ 100,367	\$ 111,519
Ingham County	\$ 1,878	\$ 16,899	\$ 18,776
Ingham County Sum	\$ 3,662	\$ 32,961	\$ 36,623
Airport Authority	\$ 401	\$ 3,609	\$ 4,010
CATA	\$ 1,725	\$ 15,525	\$ 17,250
Capital Area District Library	\$ 895	\$ 8,054	\$ 8,949
Potter Park Zoo	\$ 235	\$ 2,117	\$ 2,352
Lansing Community College	\$ 2,184	\$ 19,656	\$ 21,840
Ingham Inter. School District	\$ 2,694	\$ 24,243	\$ 26,937
Lansing School District Operating	\$ 103,258	\$ 0	\$ 0
State Education Tax (6 mills)	\$ 34,419	\$ 0	\$ 0
State Education Tax to SBRF**	\$ 0	\$ 0	\$ 0
City Debt	\$ 1,492	\$ 0	\$ 1,492
School Debt	\$ 26,847	\$ 0	\$ 26,847
Total	\$ 190,842	\$ 223,431	\$ 414,273

* Increased by investment, but not captured for TIF reimbursement

** State Brownfield Revolving Fund

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

10. Legal Description & Site Map

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

11. Personal Property

This Brownfield Plan will capture incremental tax revenues resulting from personal property to the extent they are available.

12. Displacement of Persons

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

13. LBRA Local Brownfield Revolving Fund

As stated in Section 6, LBRF funds were used to finance the costs associated with the preparation of this Brownfield Plan. Additionally, the LBRA will capture 5% of the new local taxes per year until the Developer's costs have been fully reimbursed for deposit into the LBRF. The LBRA will then capture all available tax increment revenues for up to an additional 5 years for deposit into the LBRF as permitted by Act 381. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Property Boundary Map

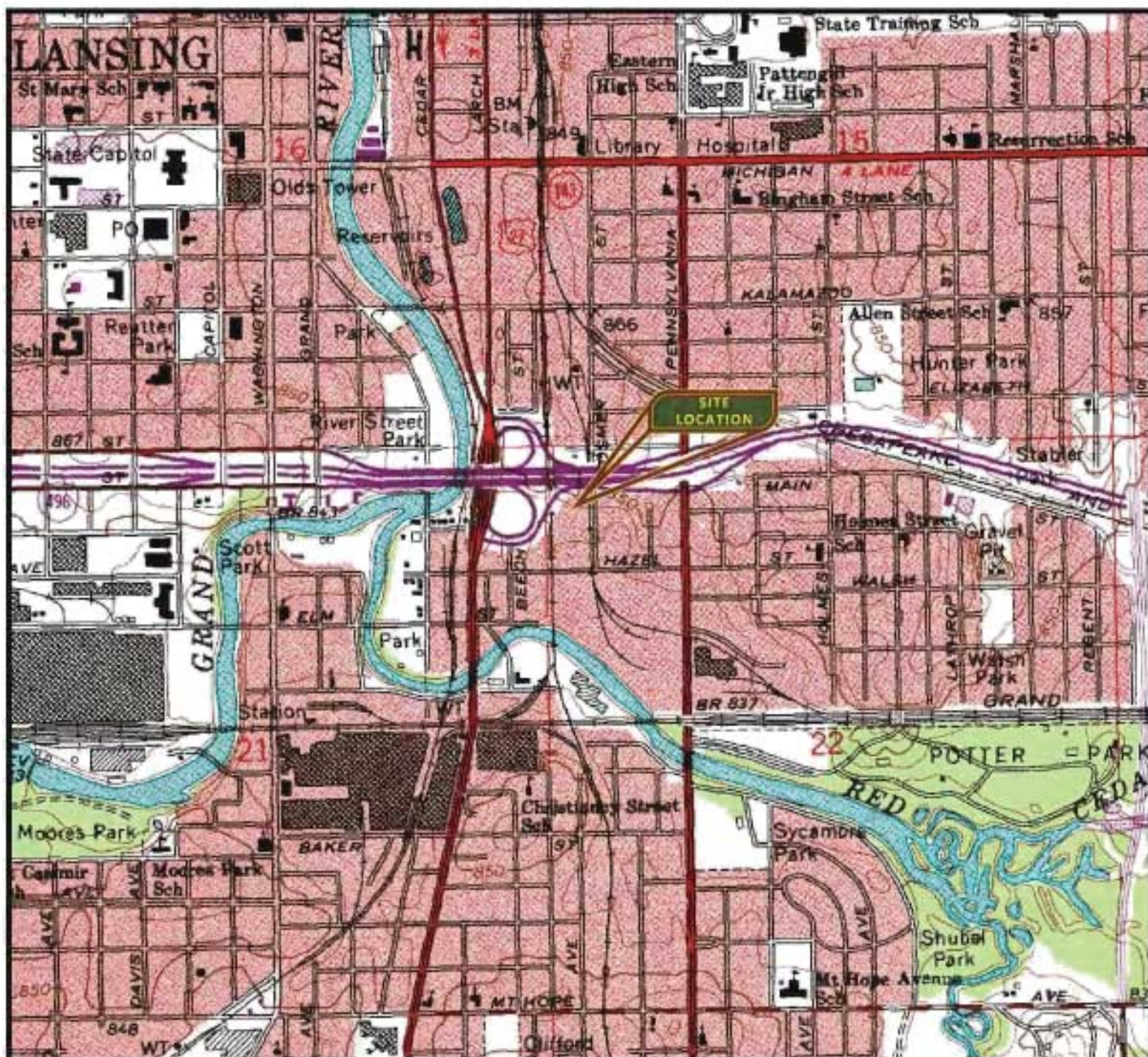


FIGURE 1 PROPERTY LOCATION

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

INGHAM COUNTY
T. 04 N., R 02 W., Section 22

PROJECT NUMBER: 17-1758

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA



1:16,000



I-496 EASTBOUND

PENN LINES RAILROAD

Lansing Building Maintenance
621 E. Hazel Street

33-01-01-22-103-021
1000 S. Hosmer Street

Approximate Property Boundary

Corporate Office Interiors
735 E. Hazel Street

S. HOSMER STREET

Michigan Bell Telephone
815 W. Hazel Street

Aerial Image 7/14/2015



TRIOTERRA

FIGURE 2

Eligible Property Map

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

PROJECT NUMBER: 17-1758

DIAGRAM CREATED BY: KB

DATE: 7/11/2017

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
MSF ELIGIBLE ACTIVITIES							
Demolition							
Subtotal Demolition Activities				\$ 100,000		\$ -	\$ 100,000
Site Preparation							
Subtotal Site Preparation Activities				\$ 10,000		\$ -	\$ 10,000
Infrastructure Improvements							
Subtotal Infrastructure Improvement Activities				\$ 25,000		\$ -	\$ 25,000
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 135,000	\$ -	\$ -	\$ 135,000
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 135,000	\$ -	\$ -	\$ 135,000
Contingency (15%)				\$ 18,750	\$ -	\$ -	\$ 18,750
Brownfield Plan & Act 381 Work Plan Preparation				\$ 8,500		\$ -	\$ 8,500
Interest (3%, simple)				\$ 38,838	\$ -	\$ -	\$ 38,838
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 201,088	\$ -	\$ -	\$ 201,088
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 11,172			
Local Brownfield Revolving Fund (LBRF)				\$ 11,172			
GRAND TOTAL				\$ 223,431			
					0.00%	0.00%	100.00%

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates. Costs for preparation of Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	1	2	3	4	5	6	7	8	9	
Base TV	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928
Estimated New TV	\$ 296,928	\$ 600,000	\$ 606,000	\$ 612,060	\$ 618,181	\$ 624,362	\$ 630,606	\$ 636,912	\$ 643,281	\$ 649,714
Incremental Difference (New TV - Base TV)	\$ -	\$ 303,072	\$ 309,072	\$ 315,132	\$ 321,253	\$ 327,434	\$ 333,678	\$ 339,984	\$ 346,353	\$ 352,786

School Capture	Millage Rate									
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total:	0.0000	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Capture	Millage Rate									
Lansing Operating	19.4400	\$ -	\$ 5,892	\$ 6,008	\$ 6,126	\$ 6,245	\$ 6,365	\$ 6,487	\$ 6,609	\$ 6,733
Ingham County	3.2731	\$ -	\$ 992	\$ 1,012	\$ 1,031	\$ 1,051	\$ 1,072	\$ 1,092	\$ 1,113	\$ 1,134
Ingham County Sum	6.3842	\$ -	\$ 1,935	\$ 1,973	\$ 2,012	\$ 2,051	\$ 2,090	\$ 2,130	\$ 2,171	\$ 2,211
Airport Authority	0.6990	\$ -	\$ 212	\$ 216	\$ 220	\$ 225	\$ 229	\$ 233	\$ 238	\$ 242
CATA	3.0070	\$ -	\$ 911	\$ 929	\$ 948	\$ 966	\$ 985	\$ 1,003	\$ 1,022	\$ 1,041
Capital Area District Library	1.5600	\$ -	\$ 473	\$ 482	\$ 492	\$ 501	\$ 511	\$ 521	\$ 530	\$ 540
Potter Park Zoo	0.4100	\$ -	\$ 124	\$ 127	\$ 129	\$ 132	\$ 134	\$ 137	\$ 139	\$ 142
Lansing Community College	3.8072	\$ -	\$ 1,154	\$ 1,177	\$ 1,200	\$ 1,223	\$ 1,247	\$ 1,270	\$ 1,294	\$ 1,319
Ingham Intermediate School District	4.6956	\$ -	\$ 1,423	\$ 1,451	\$ 1,480	\$ 1,508	\$ 1,538	\$ 1,567	\$ 1,596	\$ 1,626
Local Total:	43.2761	100.00%	\$ 13,116	\$ 13,375	\$ 13,638	\$ 13,903	\$ 14,170	\$ 14,440	\$ 14,713	\$ 14,989
Total Capturable Taxes:	43.2761	100.00%	\$ 13,116	\$ 13,375	\$ 13,638	\$ 13,903	\$ 14,170	\$ 14,440	\$ 14,713	\$ 14,989

Non-Capturable Millages - New Tax Revenue	Millage Rate									
Lansing Debt	0.2600	\$ -	\$ 79	\$ 80	\$ 82	\$ 84	\$ 85	\$ 87	\$ 88	\$ 90
Lansing School Debt	4.6800	\$ -	\$ 1,418	\$ 1,446	\$ 1,475	\$ 1,503	\$ 1,532	\$ 1,562	\$ 1,591	\$ 1,621
Total Non-Capturable Taxes:	4.9400									

Notes:

Table 2
Tax Increment Revenue Capture Estimates
1000 S. Hosmer Street
Lansing, MI

July 31, 2017

Estimated Taxable Value (TV) Increase Rate:

		2028	2029	2030	2031	2032	2033	2034	2035
	Plan Year	10	11	12	13	14	15	16	17
Base TV	\$	296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928
Estimated New TV	\$	656,211	\$ 662,773	\$ 669,401	\$ 676,095	\$ 682,856	\$ 689,685	\$ 696,581	\$ 703,547
Incremental Difference (New TV - Base TV)	\$	359,283	\$ 365,845	\$ 372,473	\$ 379,167	\$ 385,928	\$ 392,757	\$ 399,653	\$ 132,700

School Capture	Millage Rate								
School Operating	0.0000	\$	-	\$	-	\$	-	\$	-
State Education Tax (SET)	0.0000	\$	-	\$	-	\$	-	\$	-
School Total:	0.0000	\$	-	\$	-	\$	-	\$	-

Local Capture	Millage Rate								
Lansing Operating	19.4400	\$	6,984	\$	7,112	\$	7,241	\$	7,371
Ingham County	3.2731	\$	1,176	\$	1,197	\$	1,219	\$	1,241
Ingham County Sum	6.3842	\$	2,294	\$	2,336	\$	2,378	\$	2,421
Airport Authority	0.6990	\$	251	\$	256	\$	260	\$	265
CATA	3.0070	\$	1,080	\$	1,100	\$	1,120	\$	1,140
Capital Area District Library	1.5600	\$	560	\$	571	\$	581	\$	592
Potter Park Zoo	0.4100	\$	147	\$	150	\$	153	\$	155
Lansing Community College	3.8072	\$	1,368	\$	1,393	\$	1,418	\$	1,444
Ingham Intermediate School District	4.6956	\$	1,687	\$	1,718	\$	1,749	\$	1,780
Local Total:	43.2761	\$	15,548	\$	15,832	\$	16,119	\$	16,409
Total Capturable Taxes:	43.2761	\$	15,548	\$	15,832	\$	16,119	\$	16,409

Non-Capturable Millages - New Tax Revenue	Millage Rate								
Lansing Debt	0.2600	\$	93	\$	95	\$	97	\$	99
Lansing School Debt	4.6800	\$	1,681	\$	1,712	\$	1,743	\$	1,775
Total Non-Capturable Taxes:	4.9400								

Table 3
Tax Increment Revenue Reimbursement Allocation Table
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

Developer/LBRA Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -		\$ -
Local	100.0%	\$ -	\$ 201,088	\$ -
TOTAL		\$ -	\$ 201,088	\$ -
DEQ	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total
Years of Plan: 17

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 11,172
Local Brownfield Revolving Fund	\$ 11,172

* During the life of the Plan

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
	1	2	3	4	5	6	7	8	9	10	11		
Available Tax Increment Revenue (TIR)													
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ -	\$ 13,116	\$ 13,375	\$ 13,638	\$ 13,903	\$ 14,170	\$ 14,440	\$ 14,713	\$ 14,989	\$ 15,267	\$ 15,548	\$ 15,832	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 1,312	\$ 1,338	\$ 1,364	\$ 1,390	\$ 1,417	\$ 1,444	\$ 1,471	\$ 1,499	\$ 1,527	\$ 1,555	\$ 1,583	
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ -	\$ 590	\$ 602	\$ 614	\$ 626	\$ 638	\$ 650	\$ 662	\$ 674	\$ 687	\$ 700	\$ 712	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 590	\$ 602	\$ 614	\$ 626	\$ 638	\$ 650	\$ 662	\$ 674	\$ 687	\$ 700	\$ 712	
Local TIR Available for Reimbursement to Developer	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594	\$ 12,824	
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594	\$ 12,824	
DEVELOPER and LBRA	Beginning Balance												
	\$ 201,088	\$ 201,088	\$ 190,464	\$ 179,630	\$ 168,584	\$ 157,323	\$ 145,845	\$ 134,148	\$ 122,230	\$ 110,090	\$ 97,723	\$ 85,129	\$ 72,305
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL-ONLY Activities	\$ 201,088	\$ 201,088	\$ 190,464	\$ 179,630	\$ 168,584	\$ 157,323	\$ 145,845	\$ 134,148	\$ 122,230	\$ 110,090	\$ 97,723	\$ 85,129	\$ 72,305
Local-Only Tax Reimbursement	\$ 201,088	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594	\$ 12,824
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594	\$ 12,824	

Table 3
Tax Increment Revenue Reimbursement Allocation Table
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

	2030	2031	2032	2033	2034	2035	
	12	13	14	15	16	17	TOTALS
Available Tax Increment Revenue (TIR)							
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ 16,119	\$ 16,409	\$ 16,701	\$ 16,997	\$ 17,295	\$ 5,743	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 1,612	\$ 1,641	\$ 1,670	\$ 1,700	\$ 1,730	\$ 574	\$ 24,826
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ 725	\$ 738	\$ 752	\$ 765	\$ 778	\$ 258	\$ 11,172
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 725	\$ 738	\$ 752	\$ 765	\$ 778	\$ 258	\$ 11,172
Local TIR Available for Reimbursement to Developer	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	
Total State & Local TIR Available for Reimbursement to Developer	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	
DEVELOPER and LBRA							
	\$ 59,248	\$ 45,957	\$ 32,429	\$ 18,661	\$ 4,652	\$ 0	
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ 59,248	\$ 45,957	\$ 32,429	\$ 18,661	\$ 4,652	\$ 0	
Local-Only Tax Reimbursement	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	\$ 201,088
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	

Attachment A

Legal Description of the Property

ATTACHMENT A

**Legal Description of the Property
1000 S. Hosmer Street
Lansing, MI**

<u>Tax ID</u>	<u>Property Address</u>	<u>Legal Description</u>
33-01-01-22-103-021	1000 S. Hosmer Street	Located in the City of Lansing, County of Ingham, State of Michigan, and is described as follows: All of Block No. 3 except Outlot B, Plat of the Manufacturer's Addition No. 1, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 4, page(s) 1, Ingham County Records and Lot No. 2, except for the south 10 feet thereof, of Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, page(s) 31, Ingham County Records. Commonly known as 1000 S. Hosmer Street, Lansing, Michigan 48917.

Attachment B

Letter of Functional Obsolescence



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: 1000 S Hosmer St.

Parcel No.: 33-01-01-16-157-081

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 warehouse building that has different years of construction. The ceiling heights are different for each addition. The exterior is brick, block and metal siding.

The heating and electrical systems are out of date and need modernization.
The original structure is supported by wooden beams that may not be adequate.

The second floor stage area is accessed by stairs only. The stairs would be considered somewhat narrow for commercial use. One set of stairs is placed in the middle of the building, reducing work area.

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: 5/23/17

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #71
NEOGEN 1000 SOUTH HOSMER BUILDING REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #71 – Neogen 1000 South Hosmer Building Redevelopment Project (the 'Plan'); and

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

WHEREAS, the Lansing City Council, before and during its public hearing on **(INSERT DATE)** reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$1,300,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on August 4, 2017, unanimously recommended approval of the Plan, for this Project;

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

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in

Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #71 – Neogen 1000 South Hosmer Building Redevelopment Project'.

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

Resolution Recommending Approval of Plan #71
Neogen 1000 Hosmer Building Redevelopment Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) Lansing, Michigan, held on the 4th day of August, 2017, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members: James Butler III, Pierre LaVoie, Mayor Virg Bernero,
Shelley Davis, Calvin Jones

ABSENT: Members: Andrea Ragan, Blake Johnson, Baldomero Garcia,
Kimberly Coleman

The following preamble and resolution was offered by;

Member: Davis, and supported by;

Member: Mayor Virg Bernero

WHEREAS, The LBRA staff has worked closely with Neogen Properties VIII, LLC (Developer) to draft Brownfield Plan #71 (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of the Act and meets the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the cost of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, The LBRA staff recommends approval of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Brownfield Plan described as Brownfield Plan #71 – Neogen 1000 Hosmer Building Redevelopment Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for

consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS: Five (5)

NAYS: Zero (0)

ABSTENTIONS: Zero (0)

ABSENT: Four (4)

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 4th day of August, 2017, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

A handwritten signature in dark ink, appearing to read "Pierre LaVoie", written in a cursive style.

Pierre LaVoie, Secretary

**ECONOMIC DEVELOPMENT CORPORATION
LANSING CITY TREASURER APPROVAL FORM
BUSINESS**

Business Name: Neogen Corporation
Business Contact Person: Mr. Steven J. Quinlan
Phone Number: 517-372-9200

Project Location: 1000 South Hosmer Street

Type of EDC Service: Brownfield Redevelopment Plan

EDC Contact Person Name: Eric Pratt

Email: eric@purelansing.com Phone Number: 517-643-1564

Due Date: As soon as possible

Approval:

Cheryl Fox
City Treasurer
↓
Deputy



OFFICE OF MAYOR VIRG BERNERO
124 W. MICHIGAN AVENUE – NINTH FLOOR
LANSING, MI 48933

AGREEMENT IN CONSIDERATION OF DEVELOPMENT INCENTIVES

THIS AGREEMENT in Consideration of Development Incentives ("Agreement") is made and entered this 16th day of August, 2017, by and between the City of Lansing, Michigan, a Michigan municipal corporation ("City"), and **NEOGEN PROPERTIES VIII, LLC**, a Michigan Limited Liability Corporation ("Applicant"), (collectively the "Parties");

I. STATEMENT OF PURPOSE:

The City of Lansing welcomes new investment and the creation of new jobs. To achieve these goals, the City offers a variety of economic incentives that are designed to facilitate the expansion of existing businesses and the location of new businesses within the City, as well as the rehabilitation of obsolete structures and the reuse of environmentally contaminated sites.

Economic incentives typically do not provide City funds to developers or businesses, but rather encourage new investment and job creation in the City that would not have occurred without the incentive. The purpose of this Agreement is to establish performance expectations, reporting requirements and preferences for Lansing-based firms, resident employees and union employees in hiring, contracting, subcontracting and procurement related to the acceptance of economic incentives by the Applicant.

Economic incentives are beneficial to both the City and the Applicant. The approval of incentives must be a transparent and public process that produces a clear agreement between the Parties regarding the responsibilities of both the City and the Applicant. This public process does not end with the approval of the incentive, but continues until the commitments made by the Applicant under this Agreement are met.

II. DEFINITIONS

As used in this Agreement, the definitions herein shall be the mutually understood meaning of the following terms:

"*Incentive*" means a reduction in City taxes levied on real or personal property, or other financial benefit to Applicant, for a limited number of years as specified in this Agreement, and which may include, but is not limited to, those tax reductions or other financial benefits authorized by the Obsolete Property Rehabilitation Act (Public Act 146 of 2000, as amended), Neighborhood Enterprise Zone Act (Public Act 147 of 1992, as amended), Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended), Plant Rehabilitation and Industrial Development Districts (Public Act 198 of 1974, as amended) and the New Personal Property Tax Exemption authorized by Public Act 328 of 1998.

"*Lansing-based firm*" means an incorporated business entity that owns or leases an office, warehouse, distribution center, or wholesale or retail store located within the corporate limits of the City of Lansing.

"*Full-time Equivalent Employees (FTE)*" means a combination of full-time and part-time employees that represents all employees as a comparable number of full-time employees.

III. RECITALS:

A. APPLICANT/PROJECT INFORMATION

Name of Project: Neogen 1000 Hosmer Building Redevelopment

Location of Project (provide attached map):

Business Name of Applicant (if applicable): Neogen Properties VIII, LLC

Name of Parent Company (if applicable): Neogen Corporation

List Managing Partner and all other Partners, including percentage ownership interest of each partner: (Please confirm)

<u>Neogen Corporation</u>	<u>100</u> %
<u></u>	<u></u> %
<u></u>	<u></u> %
<u></u>	<u></u> %

Project description:

A rehabilitation of the existing, functionally obsolete building located at 1000 S. Hosmer Street, south of the I-496 east-bound entrance ramp from Cedar Street. The project will result in a total of 39,687 square feet of new office and warehouse distribution space for Neogen's Ideal Instruments subsidiary. Ideal Instruments, Inc. was founded in 1931 and is a manufacturer of precision veterinary drug delivery instruments for the large animal industry. Primary markets include the beef cattle, dairy, swine, poultry and companion animal industries. All of Ideal Instruments' finished goods are high-tech products shipped to customers and distributors domestically and internationally. This will be a new facility for Ideal Instruments which is currently housed within Neogen's Lansing Distribution Building at 301 N. Hosmer Street. This Project will allow for future expansion within the existing distribution warehouse.

List all past projects started in the city of Lansing by any of the partners listed above:

728 E. Shiawassee – Neogen has developed this property for laboratories and office space. This created 25 new jobs and is now complete.

List City incentive(s) and number of years requested for each:

Brownfield Tax Increment Financing (Local Only)	17	Years
		Years
		Years
		Years

List all Federal, State or other incentives and their estimated value that may be part of this project:

None

Name of Financial Institution(s) funding the Project (if unavailable upon execution of this Agreement, Applicant agrees to furnish commitment letter(s) from lending institution(s) to the LEDC when available): (Please insert the name of your lender here)

This Project is Self-Funded

Estimated total investment in real and personal property, including acquisition and construction costs, upon Project Completion:

\$1,300,000

Estimated average hourly wage or annual salary of new, permanent employees *(if applicable)*:

\$ 35,000 / yr.

**B. APPLICANT ACCEPTANCE OF NOTICE AND REPORTING REQUIREMENTS
AND LOCAL PREFERENCES IN HIRING, PROCUREMENT OF GOODS AND
SERVICES, CONTRACTING AND SUBCONTRACTING**

(initial spaces below to indicate acceptance)

SJQ

Applicant agrees to notify the LEDC and City Assessor of any and all partnership changes during the term of any incentives approved for the Project.

SJQ

Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to consider and hire as many Lansing residents and Lansing-based firms, including but not limited to consultants, suppliers, contractors and sub-contractors, as reasonably possible.

SJQ

Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to make good faith efforts to hire contractors and sub-contractors that employ union labor when economically feasible.

SJQ

Applicant agrees that all employees, contractors and sub-contractors related to this Project will pay all City individual income tax.

SJQ

Applicant agrees to report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

SJQ

Applicant agrees that all contractors and sub-contractors will report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

C. LEDC STAFF/ADMINISTRATION RECOMMENDATION

Name of Lead Staff Person: Eric Pratt

Revenue currently paid to the City by the site or project: \$ TBA

Estimated total revenue to the City upon Project Completion: \$ TBA

Estimated total value of City Incentive(s): \$ TBA

Estimated total new net revenue to the City: \$ TBA

Staff Comments (*indicate reasons for providing Incentive and describe any additional value to the City as a result of approval*):

The Developer is taking a completely vacant historic building and spending over \$1,300,000 to renovate a local landmark and encourage the full utilization of the building.

Project Timeline: The project will commence with the approval of Lansing Economic Development Corporation Business Financing Assistance Program Loan by the City Council and be completed by December 31, 2018

Have all appropriate City Incentive fees been received? YES NO

Staff Recommendation: APPROVE DENY MODIFY

(if DENY or MODIFY please explain in space provided below)

Administration Recommendation: APPROVE DENY MODIFY

(if DENY or MODIFY please explain in space provided below)

D. ADDITIONS:

1. Applicant, in seeking local legislative approval, has made certain representations to the City as more fully set forth herein.
2. The Applicant has applied for Incentive for the purpose of [insert project description] ("Project"). The Project is expected to hire at least 25 new or retain at least _____ full-time equivalent employees (FTE) and requiring a total investment in real property of at least \$1,300,000 and personal property of at least \$500,000 (Please provide an estimate of the value of new personal property) when completed.
3. The Applicant has supplied to the LEDC all application and supporting documentation, including a list of all partners of the Applicant with an ownership interest in the Project, which in turn has been forwarded to the City prior to the approval of the Incentive.
4. The Applicant has provided to the LEDC detailed information including wage and benefit information for the Project and new, permanent full-time equivalent employees (FTE) expected to be hired or retained as a result of the Project, which in turn has been forwarded to the City prior to approval of the Incentive.
5. The Applicant and the City desire to enter into an agreement whereby the Applicant and City specify and agree on the Project performance measures under which the Incentive is granted, and some of the conditions under which such Incentive can be modified or revoked by the City and/or State of Michigan. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.
6. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any property taxes owed to the City for all properties in which the applicant owns a twenty-five percent (25%) or more interest.
7. The Lansing City Treasurer has verified in writing the Applicant, if an employer in the City, is in compliance with all required City wage withholding and income reporting requirements for all of their employees.
8. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any corporate or other business income taxes owed the City, if any.
9. The LEDC has verified that all application fees due have been paid in full by the Applicant.

IV. AGREEMENT:

NOW, THEREFORE, in consideration of the recitals and mutual covenants and agreements herein contained and pursuant to MCL Public Act 146 of 2000 (the "Act"), as amended, the Parties agree as follows:

A. Reliance on Recitals

The Parties acknowledge Applicant has made representations contained within its application, and the recitals and additions above, with the purpose and intent of City's reliance thereon, as well as for compliance with the Act, as amended, and the City relies upon these representations in its determination that the Incentive should be approved.

B. Project Area

The location of the Project is commonly known as 1000 South Hosmer Street ("Project Area") (If the parcels has a new property address and / or legal description, then please provide) and legally described as follows:

LOCATED IN THE CITY OF LANSING, COUNTY OF INGHAM, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

ALL OF BLOCK NO. 3 EXCEPT OUTLOT 8, PLAT OF THE MANUFACTURER'S ADDITION NO. 1, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 4, PAGE(S) 1, INGHAM COUNTY RECORDS AND LOT NO. 2, EXCEPT FOR THE SOUTH 10 FEET THEREOF, OF ASSESSOR'S PLAT NO. 26, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE(S) 31, INGHAM COUNTY RECORDS.

COMMONLY KNOWN AS 1000 S. HOSMER STREET, LANSING, MICHIGAN 48917.

C. Project Timeframe.

The Applicant and City agree the City's approval of the Incentive is based upon completion of the Project within a specific time period ("Project Timeframe"). The Project Timeframe starts August 1, 2017 and ends December 31, 2018.

D. Project Completion

The Applicant and the City agree that for the Project to be considered complete, the Applicant must perform all of the following in the Project Area within the Project Timeframe ("Project Completion"):

1. Hire at least 25 new, permanent full-time equivalent employees (FTE) and/or retain at least 25 full-time equivalent employees (FTE).

2. Purchase and/or locate within the Project Area, personal property with a fair market value of at least \$500,000 __. (Please provide an estimate) This personal property may not be moved to the Project Area from another location within the City of Lansing.
3. Make at least \$1,300,000 of improvements to the real property. Improvements include only hard costs, and exclude architectural and engineering costs.
4. Obtain all necessary building permits and site plan approvals, including payment of all required fees, plus final inspections including a Certificate of Occupancy from the City of Lansing and all other appropriate authorities and agencies.
5. Upon Project Completion, the applicant will provide to the LEDC, upon request, any and all appropriate financial records that are referenced as part of this Agreement.
6. Project Completion must be performed by December 31, 2018.

E. Project Completion Progress Reports

The Applicant shall file an annual report with the LEDC on the Applicant's progress toward achieving Project Completion. Reports shall be submitted in compliance with all LEDC reporting requirements (on-line, not of a proprietary nature but based on information contained in this agreement). Applicant understands and agrees that the information submitted to the LEDC will be available for public viewing, unless prior approval is requested and granted for specific confidential business information that is not subject to disclosure under the Freedom of Information Act (Public Act 442 of 1976, being MCL 15.23) et. seq., as amended). Non-compliance with reporting requirements may result in the modification or revocation of the Incentive.

Lack of performance and compliance with this agreement, may be considered as relevant information in consideration of the approval of all future incentive applications to the LEDC or City by the Applicant or any person or entity with (25%) or more ownership in the Project.

F. Verification of Project Completion

No later than thirty (30) days after the end of the Project Timeframe, the Applicant shall provide in writing to the LEDC a Final Project Completion Report ("Final Report on-line") with proof of Project Completion. Acceptable forms of proof may include, as directed by LEDC, proof of employment, proof of paid invoices, executed and filed tax documentation, final financing documents and similar material which confirm original financial data, engineering and architectural "as-built" drawings, photographs, and other like evidence of completion of the Project in the Project Area. If at any time during the Project Timeframe the Applicant completes the Project as agreed upon in Section (4), the Applicant may submit the Final Project Completion Report to the LEDC on line.

G. Consideration of Applicant's Compliance with the Agreement.

Within 60 days of receiving the Final Report, or 90 days after the end of the Project Timeframe, the LEDC shall make a preliminary determination if the Applicant has achieved Project Completion. In the event the preliminary determination concludes the Project was completed per this Agreement, written notification of such finding shall be sent from the LEDC to the Applicant and the City of Lansing Finance Director. In the event the LEDC makes the determination the Applicant did not complete the project per this Agreement, the LEDC will forward in writing its findings and a recommended course of action to the Applicant and the City of Lansing Finance Director. Prior to any action that might lead to the modification or revocation of all or part of the Incentive, the City shall offer the Applicant the reasonable opportunity to appear before the Council and be heard. In the event of the revocation of all or part of the Applicant's Incentive, the City may consider the breach of contract when contemplating the approval of all future Incentive applications to the City by the Applicant or any partners listed as required in the Recitals.

II. Failure of Applicant to Pay Tax Applicable to Personal Property

If any property tax applicable to the personal property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may seize and sell the personal property to pay the tax, expenses of sale, and interest on the tax, or may commence civil litigation to recover the amount of tax an interest thereon, in accordance with Michigan law.

I. Failure of Applicant to Pay Tax Applicable to Real Property

If any property tax applicable to the real property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may place a lien on the real property. The City may enforce the lien in the same manner as provided by law for the foreclosure in the circuit courts of mortgage liens upon real property, in accordance with Michigan law.

J. City's Rights under Act

Nothing in this Agreement shall supersede the City's ability to request the State Tax Commission to revoke the Incentive as otherwise provided, or as may hereafter be provided, under the Act, as amended. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.

K. Ambiguity

If this Agreement or any of its terms and conditions is determined to be ambiguous, this Agreement and all its terms and conditions shall be considered as if drafted by both parties.

L. Rights and Remedies Cumulative

The Parties shall have all the rights and remedies available at law, in equity or in this Agreement to enforce the rights and obligations under this Agreement. All remedies shall be cumulative and none will be exclusive of any other. The exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any

other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver made by either such party with respect to the performance, or manner or time thereof, or any obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

M. Right In Third Parties

This Agreement is not intended nor shall it create any rights, expectations or benefit to any third parties, including any creditor of the parties.

N. Severability

The invalidity of any portion of this Agreement shall not affect the validity of the remainder thereof.

O. Subsequent Waivers

One or more waivers of any provision, covenant, or condition of this Agreement shall not be construed as a waiver of a subsequent breach of the same provision, covenant, or condition, or as a waiver of a subsequent breach of other provisions, covenants, or conditions. The consent or approval to or for any act shall not be deemed to render unnecessary the consent or approval to or for any subsequent similar act.

P. Termination

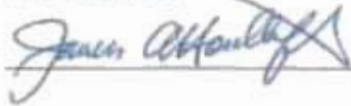
This Agreement terminates upon the end of the life of the incentive.

Q. Authority

The Applicant's execution, delivery and performance of this Agreement have been duly authorized. The Applicant's representative executing this Agreement does so with requisite authority to fully and completely bind the Applicant.

IN WITNESS WHEREOF, the undersigned Parties hereto execute this Agreement as of the day and year first above written.

WITNESSES:

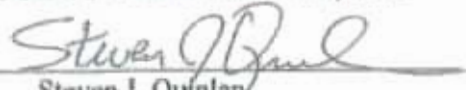


Approved as to form:

Brandon Waddell

City Attorney

NEOGEN PROPERTIES VIII, LLC

By: 
Steven J. Quinlan

Its: Vice President and Chief
Financial Officer

CITY OF LANSING:

By: _____
Virg Bernero

Its: Mayor

**LANSING ECONOMIC
DEVELOPMENT CORPORATION:**

By: _____
Karl R. Dorshimer

Its: Authorized Representative

I hereby certify that funds are available
in Account No.: _____

City
Controller

GENERAL INFORMATION

APPLICANT:	Brent Forsberg Funk Zone Investors, LLC 2422 Jolly Road, Suite 200 Okemos, MI 48864
STATUS OF APPLICANT:	Owner
REQUESTED ACTION:	Special Land Use permit to allow residential use in the "I" Heavy Industrial District at 735 E. Hazel Street
EXISTING LAND USE:	Vacant building
EXISTING ZONING:	"I" Heavy Industrial District
PROPERTY SIZE & SHAPE:	rectangular lot – 130,515 square feet – 3.218 acres
SURROUNDING LAND USE:	N: Industrial S: Utility E: Utility W: Industrial
SURROUNDING ZONING:	N: "I" Heavy Industrial District S: "I" Heavy Industrial District E: "H" Light Industrial District W: "H" Light Industrial District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for "Light Industrial Use. Hazel Street is designated as a local road.

APPLICANT'S PROPOSAL:

This is a request by Funk Zone Investors, LLC for a special land use permit to permit the conversion of the building at 735 E. Hazel Street into residential apartments (maximum of 160 units). Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a special land use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

Building Safety: No objections.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service:

Transportation: The Transportation and Non-Motorized Section of the Public Service Department has no objections or requirements related to this proposed SLU application.

ANALYSIS

Section 1282.03(f)(1)-(9) 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 subject property is located in an area that is zoned industrial and predominantly used for industrial purposes. The applicant is seeking a special land use permit to renovate the existing building at 735 E. Hazel Street for up to 160 residential apartment units. The applicant has stated that he may have some commercial or offices uses in the building as well, both of which would be permitted by right. The site is zoned "I" Heavy Industrial, which district permits residential use to the density of the "DM-4" Residential districts, if a special land use permit is approved by the City Council following review and recommendation by the Planning Board.

The proposed residential use will be harmonious with and bring a renewed sense of vitality to the area in which it will be located. The proposed residential apartments will not generate conditions that would negatively impact any of the surrounding use. Correspondingly, the industrial businesses that already exist in the area are relatively low impact uses and should not have any negative impacts on the quality of life for the future residents of the building. There are residential homes currently located one block to both the east and west of the subject property and staff is not aware of any concerns from the residents with respect to the surrounding industrial uses.

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

The proposed special land use will change the essential character of the area to the extent that it would place a residential use on a property that is surrounded on all 4 sides by industrial uses. There are, however, other residential uses in the area. The properties along Beech Street, located one block to the west, are zoned "H" Light Industrial and are being used for single and 2-family residential dwellings. The properties along Raider Street, located one block to the east are zoned "C" Residential and are also being used for single and 2-family dwellings. The proposed 160 residential units will introduce a new level of activity to the area but that should have a positive impact as the area right now is relatively devoid of much activity outside of what is minimally generated by the industrial uses.

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

The proposed residential use will not interfere with the enjoyment of adjacent properties, all of which are zoned and being used for industrial purposes. There are several uses that would be permitted by right on the subject property, given its 'I' Heavy Industrial zoning, that would have the propensity to generate noise, odors, vibrations, dust, heavy traffic and unsightly conditions which could impact the area and the nearby residences in particular. The proposed residential use, by contrast, will be quiet and will not generate heavy truck traffic or any other conditions that may be hazardous, unsightly or disturbing to the surrounding area.

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

The proposed development represents a substantial improvement to the use and character of the property and the surrounding area in general. The site currently contains a vacant building that is in need of significant rehabilitation which detracts, rather than contributes to the surrounding area.

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

The proposed residential use will not generate any hazardous conditions. No smoke, fumes, noise, odors or excessive traffic production will result from conversion of the building to residential use. In fact, unlike the proposed residential use, many of the uses that would be permitted by right under the "I" Heavy Industrial district, such as industrial scrap processing, industrial waste treatment facilities, drop forges, heavy manufacturing, and junk yards would have a strong propensity to generate noise, odors, smoke fumes and heavy truck traffic.

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

The transportation system in the area is more than adequate to accommodate the traffic that would be generated by the proposed use. All necessary utilities are available to the site and any upgrades necessary to accommodate the proposed use would be determined during the permitting phase of the project. Such upgrades would be at the sole expense of the developer.

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

See response to item 6 above.

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

The proposed residential development 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 & “I” Heavy Industrial districts, 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 case, the proposed development meets or exceeds all of the criteria necessary for authorization of the special land use permit.

The Design Lansing Comprehensive Plan designates the subject property for “Light Industrial” use. There has been numerous special land use permits issued over the past several years to permit new residential construction on industrially zoned properties and the conversion of existing industrial buildings to residential apartments/condominiums. These developments have all had positive outcomes. Furthermore, the special land use permits have allowed for adaptive reuse of buildings that may have otherwise remained vacant and continued to deteriorate. Reuse of the building that is the subject of this request would be difficult for anything other than warehousing, storage or as a grow facility, given its age and layout. The special land use allows for a higher and better use of the subject property but would not preclude reuse of the building for any other use permitted under the “I” Heavy Industrial district such as those previously mentioned.

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

Since the site is zoned “I” Heavy Industrial and is surrounded on all sides by industrial zoning, there are no setback requirements, other than what may be required by the Building Code based on the building design/construction type.

The allowable number of units is based on the following:

- (a) For each efficiency dwelling unit there shall be 500 square feet of lot area.
- (b) For each one-bedroom dwelling unit there shall be 700 square feet of lot area.
- (c) For each two-bedroom dwelling unit there shall be 950 square feet of lot area.
- (d) For each three-bedroom dwelling unit, or any dwelling with more than three bedrooms, there shall be 1,400 square feet of lot area.

The site is 130,515 square feet in area, the proposed building could contain 261 efficiency units, 186 1-bedroom units, 137 2-bedroom units, 93 3+ bedroom units or any combination thereof, based on the above lot area requirements. The applicant is proposing a maximum of 160 units but has not provided a breakdown of the number of units by bedroom count.

The required number of parking spaces is based on the number of units by bedroom count:

- A. Dwelling units with two or more bedrooms, two spaces;
- B. Dwelling units with one bedroom, one and one-half spaces; and
- C. Efficiency dwelling unit, one space.

SUMMARY

This is a request by Funk Zone Investors, LLC for a special land use permit to permit the conversion of the building at 735 E. Hazel Street into residential apartments (maximum of 160 units). Residential use is permitted in the "I" Heavy Industrial district, which is the zoning 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 may be adequately served by public services and utilities or upgraded at the sole expense of the developer.
7. Should the proposed Special Land Use place any demands on public services and facilities in excess of current capacities, it will be at the sole expense of the developer to make the upgrades necessary to accommodate the proposed development.
8. The proposed Special Land Use is consistent with the designations of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-4-2017, a special land use permit to permit the conversion of the building at 735 E. Hazel Street to multiple family residential apartments, based upon the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

735 HAZEL ST. - THE WING

DESIGN PACKAGE 01



AB design studio, inc.
architects | interior design | urban planning

AB design studio, inc.
400 4400 HAZEL STREET | SANTA BARBARA, CA 93101
P. 805.883.2300 E. INFO@DESIGNSTUDIOINC.COM
WWW.ABDESIGNSTUDIOINC.COM
DESIGNER: AB DESIGN STUDIO, INC. 100%
OWNER: 735 HAZEL STREET, LLC 100%
PROJECT NO. 735 HAZEL STREET, LLC 100%

DATE: 02/10/2017 PROJECT # 10123-01
PROJECT NAME: 735 HAZEL ST. - THE WING
NOTES:

SHEET
1/8



Image/Sketch for Parcel: 33-01-01-22-105-001



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735 E. Hazel

E Hazel St

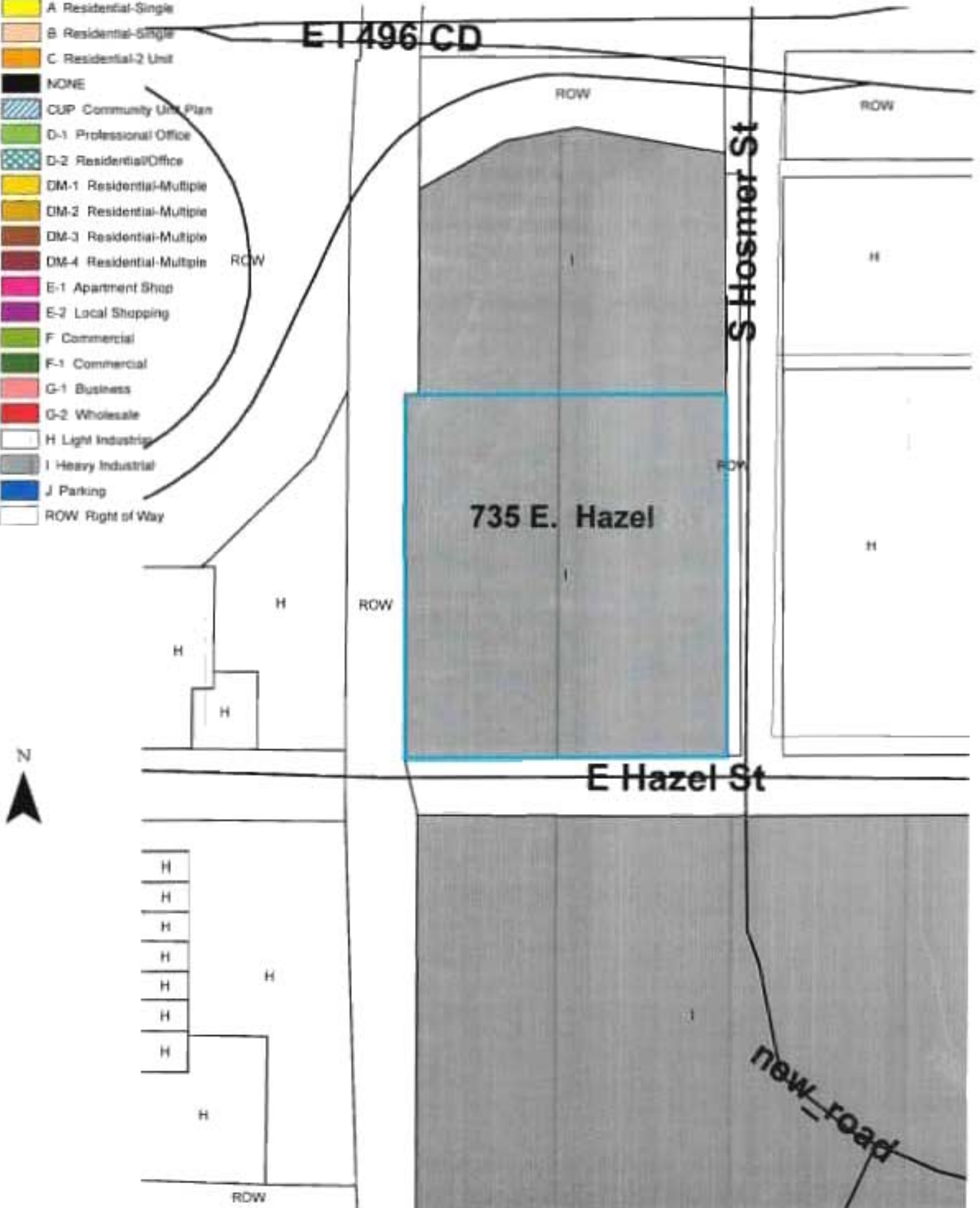
new road



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 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-4-2017: Special Land Use Permit, 735 E. Hazel Street - Residential land use in the
“I” Heavy Industrial district

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

SLU-4-2017

Residential Use in the “I” Heavy Industrial District

735 E. Hazel Street

WHEREAS, Funk Zone Investors, LLC has requested a special land use permit to permit the conversion of the building at 735 E. Hazel Street into residential apartments, up to 160 units; and

WHEREAS, the property is zoned “I” Heavy 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 October 3, 2017, at which the applicant’s representative and three area residents spoke in favor of the request; and

WHEREAS, the Planning Board, at its October 3, 2017 meeting, voted (5-0) to recommend approval of SLU-4-2017, a special land use permit to allow the conversion of the building at 735 E. Hazel Street into residential apartments (maximum of 160 units); and

WHEREAS, the City Council held a public hearing regarding SLU-4-2017 on _____ 2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-4-2017, a special land use permit to allow the conversion of the building at 735 E. Hazel Street into residential apartments (maximum of 160 units).

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

3. The proposed residential use will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential use will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential use will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed Special Land Use may be adequately served by public services and utilities or upgraded at the sole expense of the developer.
7. Should the proposed Special Land Use place any demands on public services and facilities in excess of current capacities, it will be at the sole expense of the developer to make the upgrades necessary to accommodate the proposed development.
8. The proposed residential use is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential use will comply with the requirements of the “I” Heavy Industrial District.

STAFF REPORT

APPLICANT/OWNER: City of Lansing
124 W. Michigan Ave.
Lansing, MI 48933

REQUESTED ACTION:

Authorization requested to Convey the property to the R.E. Olds Transportation Museum, which has been operating in that building since the opening of the Museum in May, 1981.

EXISTING LAND USE: RE Olds Transportation Museum

EXISTING ZONING: "H" Light industrial

SIZE & SHAPE: Roughly triangular in shape, approx. 1.43 acres

SURROUNDING LAND USE: N: Impression 5 Museum
S: Rivertrail, Grand River
E: Museum Drive (A.K.A. Mill Street), LBWL Dye
Water Conditioning Plant
W: Rivertrail, Grand River.

SURROUNDING ZONING: N and W: "G-1" Business District
E: "H" Light Industrial District.
W and S: Grand River (Unzoned)

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the area as Downtown Mixed-Use Center-Core.

AGENCY RESPONSES:

Board of Water and Light: The BWL has no comment.

Building Safety Office: No response received.

City Attorney: No response received.

Fire Marshall:

The Fire Marshal Office has no issue with the conveyance of this property. The new owner/occupant is required to submit to the Office of Building Safety and the Fire Marshal any plans pertaining to its change of use and occupancy.

Parks and Recreation:

This project is not located on parkland. The proposal reserves City control of the Grand River frontage.

Public Service – Engineering:

Public Service - Engineering has reviewed Act 1-2017 240 Museum Drive and has the following comments.

1. Mill Street/Museum Drive right-of-way is on the east side of the property. The right-of-way has not been vacated. A significant portion of the right-of-way is no longer being used for road purposes. However, there is no Council resolution closing the right-of-way for road purposes. It is being used for utility and for recreation purposes. Since the right-of-way is along the Grand River, a water of the State of Michigan, the right-of-way cannot be vacated by Council. Any vacation of the right-of-way along or to the Grand River will need to be through circuit court.
2. Since the Mill Street right-of-way is still considered public right-of-way, it is recommended it be decertified for highway purposes. This will eliminate potential development on a “paper” street.
3. RE Olds Transportation Museum uses the area south of the building for loading/unloading of exhibits, trash collection, and overflow parking. To reach this area from Museum Drive, the Museum utilizes the River Trail stub. The mixing of vehicles and River Trail users is problematic and needs to be addressed.
4. The east face of the building is constructed on the west right-of-way line of the Mill Street/Museum Drive right-of-way. Some of the historic sewer maps indicate that the building is encroaching into the right-of-way. Michigan Building Code Chapter 32 does allow some leeway with building encroachments. It is recommended that the sale of the building does not grant more rights to the public right-of-way than what is allowed in the Building Code.
5. The building’s AC unit encroaches into the public right-of-way. This will either need to be removed or be granted a license to use the right-of-way.
6. In order to reduce storm runoff from the roof drains, which formerly discharged to the ground, an 8 inch diameter storm sewer was constructed for the building’s east side roof drains to discharge into. This storm drain was constructed in the public right-of-way. If the building is sold, this 8-inch storm sewer should be a public storm sewer.
7. The River Trail is constructed on the west side of the property along the Grand River. Public Service does not have an easement for the River Trail in its records, and it likely that none exist, since the city owns the property. It is recommended that an easement or property be retained for the River Trail.
8. At the south end of the property, a sanitary sewer siphon on the City’s Central Interceptor crosses the Grand River. An easement should be retained for siphon and for the necessary area maintenance and construction staging. If an easement is retained for the River Trail, this should be adequate to provide access and staging for the siphon.
9. Also located at the south part of the property is a 12” storm sewer. This storm sewer

- provides drainage to the Mill Street/Museum Drive right-of-way. A 30-foot wide easement centered on the storm sewer would be adequate to protect the storm sewer.
10. Under the south portion of the RE Olds Transportation Museum building is an 18" storm sewer. This storm sewer provides drainage for the Mill Street/Museum Drive right-of-way. It also provides an outlet for the roof drains for the building. A 20-foot easement will be needed to protect the storm sewer.
 11. At the north end of the property, a 36" storm sewer runs under the parking lot. This storm sewer services Museum Drive, Cedar Street, Larch Street and Prospect Street. The north 20 feet of the property should be reserved as a storm sewer easement. Since the BWL has a power line on the north property line, there may be an existing utility easement.
 12. Please note – some or all of the recommended easements may exist. It is that there are no easements for these sewers located in Public Service's easement data base. As City-owned property, an easement might not have been acquired.
 13. It should be noted the open land to the south of the building used to have a building and a rail spur.
 14. The drinking fountain is located in and is serviced from the Mill Street right-of-way.

Public Service, Transportation:

The Transportation and Non-Motorized section has the following comments regarding the potential sale of this parcel:

- 1) The river bank is eroding along a number of sections of the River Trail, requiring bank stabilization or relocation of the trail. A sufficient distance should be retained behind the existing trail to allow relocation in the future if necessary.
- 2) If this bench/ table are at the west end of the parking lot is currently being used for public purposes, this area should be retained.
- 3) With this, and other sale of City property which is made for a specific purpose, a reverter or right of first refusal clause should be written into any sale agreement that would allow the City to regain ownership of the parcel if the museum were to sell the parcel.

ANALYSIS

Most of the agency responses were received in March, 2017. Since then, most of the agencies' concerns have been addressed.

Location:

The property is located on the west side of Museum Drive (A.K.A Mill Street), east of the Grand River and the RiverTrail. The property abuts the west line of Museum Drive, and some air conditioning units and brick planters extend into the Museum Dr. right of way (ROW). All of the property is in the Grand River floodway.

Character:

The museum has the character of an older, single-story industrial building. It is decorated on several sides with public art, and the property also features a state historical marker commemorating R.E. Olds.

Extent:

The property consists primarily of the building, accessory parking, and a front lawn. The legal description excludes:

- the RiverTrail and all river frontage,
- the bench/ table at the west end of the parking lot,
- and the sanitary sewer siphon on the City's Central Interceptor

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation:

Finding:

- The property need not be under City ownership to house a transportation museum.
- The draft purchase agreement contains a reverter clause, which also ensures continued use as a transportation museum.
- The property consists primarily of the building, accessory parking, and a front lawn. The legal description excludes:
 - the RiverTrail and all river frontage,
 - the bench/ table at the west end of the parking lot,
 - and the sanitary sewer siphon on the City's Central Interceptor
- The purchaser has the obligation to relocate the eighteen (18) inch storm drain traversing beneath the southern section of the building located on the property, and/or accommodate storm sewer improvements as determined by the Public Service Department.
- The property is located in the Grand River floodway.
- Any effect on the location, character, and extent of the property is likely to be negligible.

Recommendation:

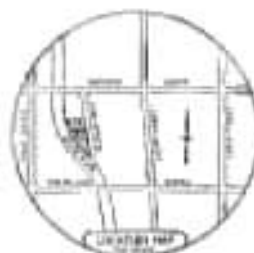
Approval of the conveyance of the building and grounds at 240 Museum Drive. Further recommendations:

- Reserving a 20' easement at the north end of the property for the 36" storm sewer that runs under the parking lot, and
- Vacating the west 12' of the Mill St. ROW adjacent to the building.

LOT SURVEY

FILE H.E. OLDS TRANSPORTATION MUSEUM

"240 MUSEUM DRIVE, LANSING, MI 48933"



ACKNOWLEDGMENTS

continued from page 10

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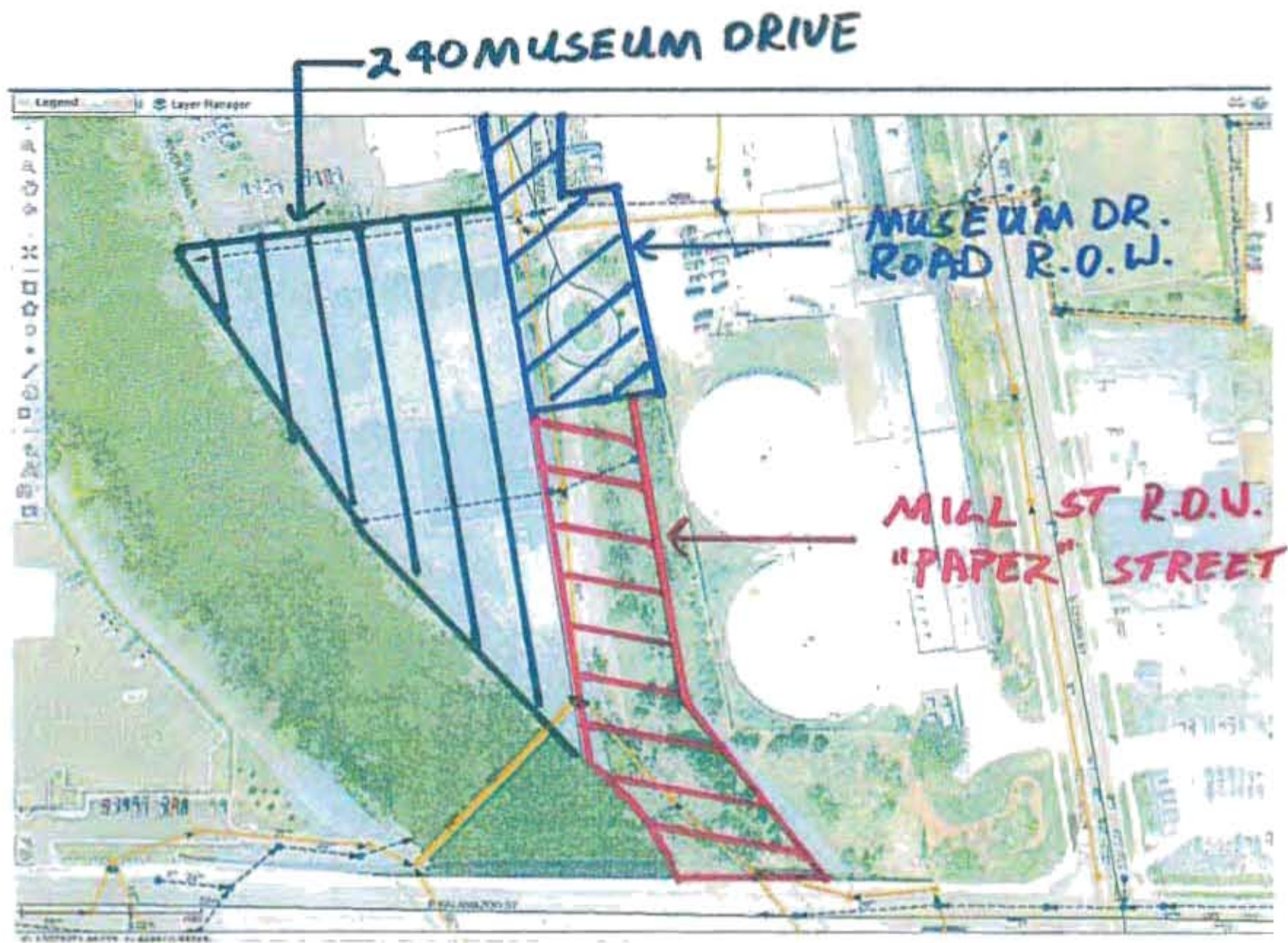
² *Chlorophyll* is present in plants and algae and is responsible for the green color of vegetation.

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1. Project Name: <u> </u> 2. Client Name: <u> </u> 3. Project Manager: <u> </u> 4. Project Start Date: <u> </u> 5. Project End Date: <u> </u> 6. Project Budget: <u> </u> 7. Project Status: <u> </u> 8. Project Description: <u> </u> 9. Project Objectives: <u> </u> 10. Project Risks: <u> </u> 11. Project Deliverables: <u> </u> 12. Project Milestones: <u> </u> 13. Project Stakeholders: <u> </u> 14. Project Sponsor: <u> </u> 15. Project Steering Committee: <u> </u> 16. Project Governance: <u> </u> 17. Project Communication: <u> </u> 18. Project Reporting: <u> </u> 19. Project Documentation: <u> </u> 20. Project Change Management: <u> </u> 21. Project Risk Management: <u> </u> 22. Project Quality Management: <u> </u> 23. Project Resource Management: <u> </u> 24. Project Procurement Management: <u> </u> 25. Project Stakeholder Management: <u> </u> 26. Project Integration Management: <u> </u> 27. Project Planning Management: <u> </u> 28. Project Execution Management: <u> </u> 29. Project Monitoring and Control Management: <u> </u> 30. Project Closing Management: <u> </u>	1. Project Name: <u> </u> 2. Client Name: <u> </u> 3. Project Manager: <u> </u> 4. Project Start Date: <u> </u> 5. Project End Date: <u> </u> 6. Project Budget: <u> </u> 7. Project Status: <u> </u> 8. Project Description: <u> </u> 9. Project Objectives: <u> </u> 10. Project Risks: <u> </u> 11. Project Deliverables: <u> </u> 12. Project Milestones: <u> </u> 13. Project Stakeholders: <u> </u> 14. Project Sponsor: <u> </u> 15. Project Steering Committee: <u> </u> 16. Project Governance: <u> </u> 17. Project Communication: <u> </u> 18. Project Reporting: <u> </u> 19. Project Documentation: <u> </u> 20. Project Change Management: <u> </u> 21. Project Risk Management: <u> </u> 22. Project Quality Management: <u> </u> 23. Project Resource Management: <u> </u> 24. Project Procurement Management: <u> </u> 25. Project Stakeholder Management: <u> </u> 26. Project Integration Management: <u> </u> 27. Project Planning Management: <u> </u> 28. Project Execution Management: <u> </u> 29. Project Monitoring and Control Management: <u> </u> 30. Project Closing Management: <u> </u>
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River Trail Link

A.C. UNIT
ENCROACHING
THE R.O.W.

RESOLUTION #2017-__

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-1-2017, Sale of R.E. Olds Transportation Museum

WHEREAS, the City of Lansing is the owner of real property commonly known as the R. E. Olds Transportation Museum located at 240 Museum Drive, Lansing, Michigan; and

WHEREAS, the property is roughly triangular in shape, approx. 1.43 acres in size; and

WHEREAS, sale of the Property is in the best interest of the City because the City will no longer incur the expenses associated with maintaining the Property; and

WHEREAS, the Property is not located on dedicated parkland; and

WHEREAS, on October 3, 2017, the Planning Board reviewed the location, character, and extent of the proposal in accordance with is Act 33 Review procedures, and found that:

- the property need not be under City ownership to house a transportation museum,
- the draft purchase agreement contains a reverter clause, which also ensures continued use as a transportation museum,
- the property consists primarily of the building, accessory parking, and a front lawn. The legal description excludes:
 - the RiverTrail and all river frontage,
 - the bench/ table at the west end of the parking lot,
 - and the sanitary sewer siphon on the City's Central Interceptor,
- the purchaser has the obligation to relocate the eighteen (18) inch storm drain traversing beneath the southern section of the building located on the property, and/or accommodate storm sewer improvements as determined by the Public Service Department,
- the property is located in the Grand River floodway,
- any effect of the transaction on the location, character, and extent of the property is likely to be negligible; and

WHEREAS, on October 3, 2017, the Planning Board voted unanimously (7-0), to recommend the conveyance the R.E. Olds Transportation Museum at 240 Museum Drive to enable the continuation of the property's function as a museum under private ownership, and to further recommend the vacation of City vacate the west 12 feet of the Museum Drive (Mill Street) right-of-way adjacent to the building to accommodate roof drain's, the building's HVAC, and landscaping; and

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

WHEREAS, the Purchase Agreement between the City of Lansing and R.E. Olds Transportation Museum was placed on file at the City Clerk's Office on October 6, 2017 in accordance with Section 8-403 of the Lansing City Charter;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-1-2017, the conveyance of the property at 240 Museum Drive, legally described as:

A parcel of land being part of Lots 3, 4 and 5, Block 239, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Ingham County Records, the surveyed parcel more particularly described as: Commencing at the Northeast corner of said Lot 3; thence S09°24'59"E along the East line of said Lot 3 a distance of 124.83 feet to the Southeast corner of Impression Five Condominium per Ingham County subdivision plan No. 132 recorded in Liber 2907, Page 604, Ingham County, Michigan, records, and the point of beginning of this description; thence S09°24'59"E continuing along said East line of said Lots 3, 4, and 5 a distance of 420.20 feet; thence S89°25'02"W 16.93 feet; thence N57°15'23"W 33.94 feet; thence N38°47'23"W 69.87 feet; thence N64°10'40"W 41.51 feet; thence N53°51'20"W 45.31 feet; thence N37°31'04"W 50.47 feet; thence N27°41'36"W 90.36 feet; thence N35°41'45"W 89.97 feet; thence N81°15'47"E 45.31 feet; thence N07°46'54"W 67.21 feet to the South line of said Impression Five Condominium; thence N80°35'01"E along said South condominium line 186.52 feet to the point of beginning; said parcel containing 1.43 acres, more or less; said parcel subject to all easements and restrictions if any, as proposed,

to the R.E. Olds Transportation Museum, for the sum of Two Dollars (\$2.00),

but reserving a 30' easement at the north end of the property for the 36" storm sewer that runs under the parking lot, legally described as the northerly 30 feet of Parcel A paralleling the north property line of Parcel A described as commencing at the northeast corner of Parcel A, thence S80°35'01"W 186.52 feet.

BE IT FURTHER RESOLVED, that the City hereby vacates the west 12 feet of the Museum Drive (Mill Street) right-of-way adjacent to the building located on Parcel A, being further described as:

the 12 feet adjacent to the west right-of-way line of Museum Drive (Mill Street) commencing at point 83.6 feet S09°24'59"E of the northeast corner of Parcel A and continuing 198.6 feet along the west right-of-way line to the southeast corner of the building, reserving an utility easement for sewer construction, a construction easement for Museum Drive, and a sidewalk/River Trail easement.

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

STAFF REPORT

APPLICANT: Brett Kaschinske, Director, Parks and Recreation Dept.,

APPLICANT'S PROPOSAL: Market Waverly and Michigan Avenue Parks for sale.

LOCATION: The property has a prime location, with frontage on Waverly, W. Michigan, and W. Saginaw Streets in Lansing Township. It is a combination of the former Waverly Golf Course and Michigan Ave. Park.

CURRENT USE: The property is a former golf course, and is now in a more natural state. It is currently used as a public park.

PROPERTY SIZE AND SHAPE: Rectangular in shape, totaling 120.48 acres in size.

EXISTING ZONING: The parcel is regulated by *Lansing Township's zoning ordinance*, and is zoned "A" (single family) Residential, which allows one-family dwellings, public parks and playgrounds, golf courses, schools museums, libraries, fire stations, etc.

Current Status: On August 7, 2012, a vote of the people authorized the disposition of the 120.48-acre property. The next step in the process is the completion of the Act 33 Review, to determine a property's public purpose, if any, and its necessity for City operations.

AGENCY REFERRALS

Agency Referrals were distributed on Monday, November 19, with responses requested by Monday, December 3. The following are the responses received thus far.

Board of Water and Light: BWL water utility has no objection to the sale of above mentioned property with the following conditions:

- BWL has the sole supply to its wholesale customer (Delta Township) by way of a 30" water main and metering station located on the south side of the above mentioned property. This water main cannot be interrupted for any reason.
- BWL will require that a 30' easement located from the existing R.O.W. north 30' for the entire length of the parcel along Michigan Ave be granted before the sale.
- Owner/developer must contact BWL Customer Projects Department; William Erskine @ 517-702-6818 for any water system improvement. A Board of Water and Light Water Service Agreement shall be established with payment before a water system improvement may begin. (All services up to the meter are part of the water system and cannot be installed without a BWL Water Service Agreement in place.)

Building Safety/Code Compliance: No objections.

Development Office: No comment.

LEDC/LEAP: LEAP fully supports that sale of this property and looks forward to assisting in the marketing and redevelopment of the land. We are currently applying for an EPA grant to assist in the redevelopment planning of the West Saginaw corridor between MKL Blvd and Waverly Rd. This property will be a key component in the plan.

Parks & Recreation: Parks and Recreation Department fully supports the sale of said parcels. The Parks Board approved placing the sale of the Property on the ballot for consideration by Lansing voters at its meeting on May 11, 2011.

Forestry: No comment.

Public Service Department:

Transportation Engineer: This is a significant parcel of property and its sale and development could have significant impacts on the surrounding area. Development of the property could significantly affect traffic in the Saginaw/Waverly area. As such, the City should work with the appropriate jurisdictions (Ingham County Dept. of Transportation and Roads, MDOT, and Lansing Township) to make sure the purchaser will develop a site that is a benefit to the region and is consistent with Tri-County's Long Range Plan. As the property is not in the city of Lansing, any input into the potential development would need to occur before the sale.

BACKGROUND

This property was a 9-hole golf course, which has been closed in the last few years for budgetary reasons.

ANALYSIS

This Act 33 Review is being conducted to determine a property's public purpose, if any, and its necessity for City operations.

LOCATION: The property is located on the SE corner of Saginaw and Waverly roads, at the west end of Lansing Township. Delta Township in Eaton County lies immediately to the west across Waverly Road. The Lansing city limits are almost $\frac{3}{4}$ of a mile to the east.

CHARACTER: The property provides substantial open space in the immediate area, with rolling hills in a grassy, naturalized state.

EXTENT: The property consists of Waverly and Michigan Avenue parks in their entirety.

STAFF RECOMMENDATION

Findings:

The Planning staff, based on a review of the location, character, and extent of the Act-13-12 proposal, recommends the findings listed in Council Resolution #2012-210::

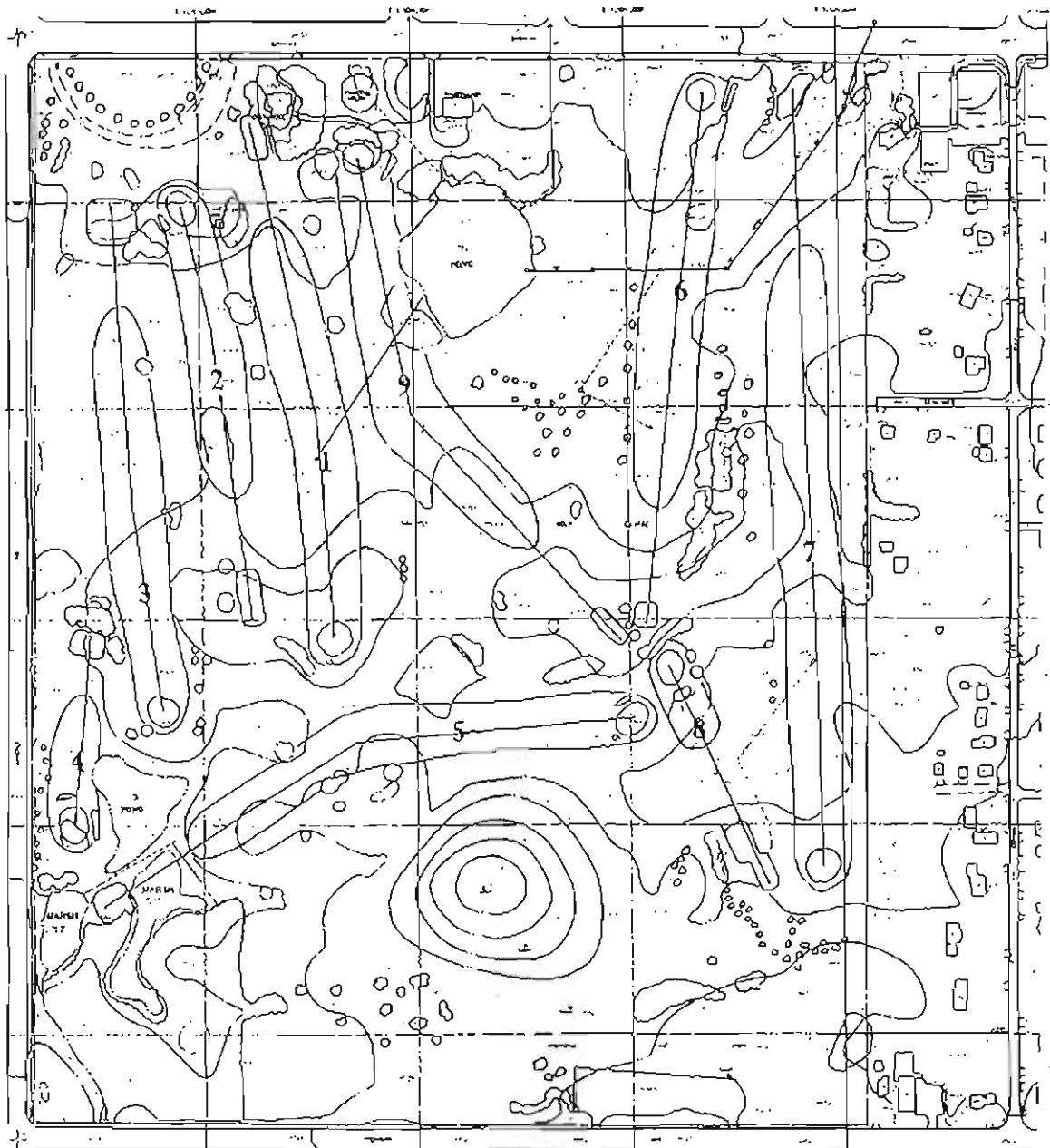
- The two parks that constitute the Property are dedicated City of Lansing parks, located in Lansing Township, Michigan,
- The sale of the Property is in the best interest of the City because the City will no longer incur the expenses associated with maintaining the Property,
- The Parks Board met and approved placing the sale of the Property on the ballot for consideration by Lansing voters at its meeting on May 11, 2011,
- Any net proceeds from the sale of the Property will be used for improvements in the City of Lansing park and recreation system.

plus these additional findings:

- The property is considered surplus by the Parks and Recreation Department.
- No other City department has indicated a use for the property.

Recommendation:

Staff recommends approval of Act-13-12, the proposal to market the 120.48 acre property for sale.



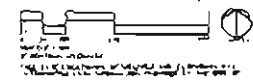
Existing Layout

WAVERLY HILLS GOLF COURSE

Lansing, Michigan

SCORECARD

HOLE	YARDAGE	PAR
1	418	4
2	316	4
3	400	4
4	150	3
5	483	5
6	420	4
7	597	5
8	187	3
9	606	5
TOTAL	3377	36



MATTHEWS AND ASSOCIATES P.C.
 10000 E. 10th Ave. Suite 100
 Lansing, Michigan 48917
 517-487-1000
 FAX 517-487-1001

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:

Act-13-2012: Sale of the Waverly Golf Course, A/K/A/ Waverly Park, and adjacent Michigan Avenue Park, collectively referred to as "The Property" and described as: The West 120.48 acres of the Northwest 1/4 of Section 18, T4N, R2W.

RESOLUTION #2017-
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-13-12, Sale of Waverly and Michigan Avenue Park Property

WHEREAS, the City of Lansing is the owner of real property commonly known as Waverly Golf Course, A/K/A/ Waverly Park, and adjacent Michigan Avenue Park, collectively referred to as the "Property" and described as the West 120.48 acres of the Northwest 1/4 of Section 18, T4N, R2W; and

WHEREAS, the two parks that constitute the Property are dedicated City of Lansing parks, located in Lansing Township, Michigan; and

WHEREAS, the City of Lansing proposes to sell the Property to Northern Capital Investments, LLC, 146 Monroe Center Street, NW, McKay Tower, Suite 606, Grand Rapids, Michigan 49503; and

WHEREAS, Section 8-403.6 of the Lansing City Charter and Section 208.10 of the Code of Ordinances require sale of park land be approved by the voters of the City of Lansing; and

WHEREAS, at its meeting on May 11, 2011, the Parks Board approved placing the sale of the Property on the ballot for consideration by Lansing voters; and

WHEREAS, at the election held on August 7, 2012, the electors of the City of Lansing voted to approve the sale of the property as required by Section 8-403.6 of the City Charter; and

WHEREAS, on December 4, 2012, the Planning Board found, based on its review of the location, character, and extent of the proposal, as well as the findings of City Council, in accordance with its Act 33 Review procedures, that no public purpose has been identified that would require the City to retain ownership of the Property; and

WHEREAS, the Board voted unanimously (5-0), recommend approval of Act-13-12, the proposal to market the Property for sale; and

WHEREAS, the Real Estate Purchase Agreement (the "Agreement") between the City of Lansing and Northern Capital Investments, LLC, 146 Monroe Center Street, NW, McKay Tower, Suite 606, Grand Rapids, Michigan 49503, on behalf of an entity to be formed, for the Property has been placed on file with the City Clerk for more than 30 days and is presented for approval; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby approves and authorizes the sale of the Property, commonly known as Waverly and Michigan Parks, and legally described as:

A parcel of land in the Northwest fractional 1/4 of Section 18, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Section 18; thence S89°29'42"E along the North line of said Section 18 a distance of 2010.33 feet to the West line of Bonair Farms Subdivision, as recorded in Liber 6 of Plats, Page 48, Ingham County Records as extended; thence S00°35'43"W along said West line and its extension 2631.77 feet to the East-West 1/4 line of said Section 18; thence N89°44'11"W along said East-West 1/4 line, 2004.00 feet to the West 1/4 corner of said Section 18; thence N00°27'26"E along the West line of said Section 18 a distance of 2640.21 feet to the point of beginning, also described as: The West 120.48 acres of the Northwest ¼ of Section 18, Town 4 North, Range 2 West,

as placed on file with the City Clerk, for the sum of Two Million Two Hundred Thousand and 00/100 Dollars (\$2,200,000.00), plus closing costs, to Northern Capital Investments, LLC, 146 Monroe Center Street, NW, McKay Tower, Suite 606, Grand Rapids, Michigan 49503; and

BE IT FURTHER RESOLVED, that any net proceeds from the sale of the Property will be used for improvements in the City of Lansing park and recreation system in accordance with Resolution 2012-010; and

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents necessary to effectuate the aforementioned sale, subject to their prior approval as to content and form by the City Attorney,



Eric Schertzing
Ingham County Treasurer

Elisabeth Richardson
Interim Chief Deputy Treasurer
(517) 676-7241
erichardson@ingham.org

Courthouse
P.O. Box 215
Mason, MI 48854-0215
(517) 676-7220
eschertzing@ingham.org

October 4, 2017

Mr. Chris Swope
Lansing City Clerk
124 West Michigan Avenue
9th Floor
Lansing, Michigan 48933

Dear Mr. Swope:

I am writing to you on behalf of Treasurer Eric Schertzing who serves as the Foreclosing Governmental Unit (F.G.U.) for Ingham County under Public Act 123 of 1999; MCL 211.1-211.157.

Property was foreclosed upon by the F.G.U. for unpaid property taxes in the City of Lansing. Such property has been offered for sale at two or more public auctions. Fee simple title to those parcels not sold at auction must be transferred to the City of Lansing on or before December 30, 2017 unless the City formally objects to the transfer. I encourage you to review this process at MCL 211.78m(6). As required by statute, a list of all property tax foreclosed parcels located in the City of Lansing subject to transfer is enclosed. The list must be accepted or rejected in its entirety.

Treasurer Schertzing, working in consultation with local government, spearheaded the creation of an Ingham County Land Bank Authority in 2005 to help combat the problems property tax foreclosed parcels can present to governments and communities. Oftentimes the cost of maintaining such parcels exceeds any benefit a local jurisdiction may gain. The Land Bank allows for those benefits to still become available to the local community without any additional expense from the City. However, the Land Bank cannot obtain possession of these property tax foreclosed parcels unless the City first objects to their transfer.

RECEIVED
2017 OCT 10 PM 1:42
LANSING CITY CLERK

When this issue is taken up by the City Council, Treasurer Schertzing would be more than willing to be in attendance to answer any questions that may arise. Please contact me at the email address or telephone number listed below to schedule a meeting time satisfactory to all parties and within the statutory time constraints or to request electronic copies of this letter, parcel list, or a sample resolution.

Thank you for your assistance in this matter.

Regards,

A handwritten signature in black ink, appearing to read 'J. G. Bonsall', written in a cursive style.

Joseph G. Bonsall
Land Bank Coordinator
(517) 267-5221
jbonsall@ingham.org

Enclosure

Cc: Bob Johnson, City of Lansing Planning and Neighborhood Development Office

2017 Local Unit Rejection List
City of Lansing

33-01-01-03-306-191

LOT 83 BANGHART SUB NO 1

Property Address: 840 HARRIS ST LANSING MI

33-01-01-04-102-281

LOT 17 HYLEWOOD SUB

Property Address: 419 W SHERIDAN RD LANSING MI

33-01-01-04-105-071

LOT 92 FAIRFIELD GARDENS SUB

Property Address: 422 W FAIRFIELD AVE LANSING MI

33-01-01-04-155-231

LOT 37 EXC S 11 FT MAYFIELD FARMS SUB

Property Address: 2915 TURNER ST LANSING MI

33-01-01-04-457-031

LOT 28 HOWARD HEIGHTS SUB

Property Address: 309 DOUGLAS AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-06-326-102

PART NE 1/4 SW 1/4 SEC 9 T4N R2W & LOTS 6 & 7 DELTA RIVER DRIVE ESTATES COM 20 FT W OF NE COR LOT 6, TH W ON 1/8 LINE 215 FT, S 18DEG 08MIN W 112.3 FT, S 64DEG 49MIN E 150.33 FT, N 25DEG 33MIN E 40 FT, SE'LY 30 FT TO MOST W'LY COR LOT 7, SE'LY 35 FT ON S'LY LINE LOT 7, N 25DEG 33MIN E 99.83 FT, S 64DEG 27MIN E 35.2 FT TO W'LY LINE LOT 6 AT POINT 60 FT NW'LY OF SW COR THEREOF, NE'LY 109 FT TO BEG; DELTA RIVER DRIVE ESTATES

Property Address: WESTMONT AVE LANSING MI

33-01-01-06-327-161

COM 125 FT S OF CEN OF SEC 6, TH E 127 FT, S 135 FT, W 127 FT, N 135 FT TO BEG; SEC 6 T4N R2W

Property Address: 2725 NORTHWEST AVE LANSING MI

33-01-01-08-202-271

LOT 208 NORTH HIGHLAND SUB

Property Address: 1713 N M L KING JR BLVD LANSING MI

33-01-01-08-256-141

LOT 164 NORTH HIGHLAND SUB

Property Address: 1311 N M L KING JR BLVD LANSING MI

33-01-01-08-279-055

W 30 FT OF S 22 FT LOT 28 KNOLLWOOD PARK

Property Address: KNOLLWOOD AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-08-378-101

LOT 9 ASSESSORS PLAT NO 48

Property Address: 1527 HULL CT LANSING MI

33-01-01-08-426-121

LOT 13 & S 4.7 FT OF E 135 FT LOT 11 ASSESSORS PLAT NO 13

Property Address: 1147 PRINCETON AVE LANSING MI

33-01-01-08-456-121

N 33 FT LOTS 1 & 2 BLOCK 1 DAYTONS ADD

Property Address: 710 N JENISON AVE LANSING MI

33-01-01-08-481-151

LOT 19 EXC N 45 FT ALSO S 70 FT LOT 18 ENGLEWOOD PARK ADD

Property Address: 1000 W SAGINAW ST LANSING MI

33-01-01-09-126-061

LOT 57 MAPLE PARK ADD

Property Address: 204 RUSSELL ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-09-177-003

LOTS 43 THRU 54 & LOTS 58 THRU 64, W 1/2 LOT 55, W'LY 1/2 LOT 57 & S 1/2 OF
VACATED WILLIS AVE FROM E LINE N GRAND RIVER AVE TO A LINE EXT D FROM S'LY MOST
COR LOT 13 TO A POINT MIDWAY ON E'LY LINE LOT 57 FRANK L DODGE SUB

Property Address: 1506 N GRAND RIVER AVE LANSING MI

33-01-01-09-276-043

E 41.25 FT OF W 82.5 FT LOTS 13 & 14 BLOCK 2 ORIG PLAT

Property Address: 403 BEAVER ST LANSING MI

33-01-01-09-306-121

S 1/2 OF E 6 R LOT 12 BLOCK 1 MOORES SUB ON BLOCK 27

Property Address: 1001 N PINE ST LANSING MI

33-01-01-09-352-001

W 40.25 FT OF N 115 FT LOT 6 BLOCK 2 MOORES SUB ON BLOCK 27

Property Address: 635 BROOK ST LANSING MI

33-01-01-09-352-211

LOT 4 BLOCK 2 MOORES SUB ON BLOCK 27

33-01-01-09-354-041

N 36 FT LOT 9 BLOCK 47 ORIG PLAT

Property Address: N CHESTNUT ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-09-354-051

S 30 FT LOT 9 & N 4 FT OF W 5 R LOT 8 BLOCK 47 ORIG PLAT

Property Address: 910 N CHESTNUT ST LANSING MI

33-01-01-09-357-141

LOT 7 ASSESSORS PLAT NO 41 REC L 11 P 47

Property Address: 707 N SYCAMORE ST 1 LANSING MI

33-01-01-09-364-121

W 27 FT OF S 40 FT OF E 6 R LOT 5 BLOCK 57 ORIG PLAT

Property Address: 406 W SAGINAW ST LANSING MI

33-01-01-09-430-311

LOT 40 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT

Property Address: 1031 N LARCH ST LANSING MI

33-01-01-10-153-011

S 1/2 LOT 15 BLOCK 3 HANDY HOME ADD

Property Address: 1556 BALLARD ST LANSING MI

33-01-01-10-153-211

LOT 1 BLOCK 3 HANDY HOME ADD

Property Address: 1501 N HIGH ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-10-157-191

N 2 R OF S 7 R LOT 1 BLOCK 2 HANDY HOME ADD

Property Address: 1213 N HIGH ST LANSING MI

33-01-01-10-157-343

E 16.5 FT LOTS 16 & 17 BLOCK 2 HANDY HOME ADD

Property Address: DRURY LANE LANSING MI

33-01-01-10-176-341

LOT 9 HIGHLAND PARK

Property Address: 1223 NEW YORK AVE LANSING MI

33-01-01-10-353-171

LOT 18 YOUNG, STABLER AND YOUNGS EAST PARK ADD

Property Address: 717 EAST PARK TERRACE LANSING MI

33-01-01-10-354-131

LOT 38 ASSESSORS PLAT NO 22

Property Address: 843 E SAGINAW ST LANSING MI

33-01-01-10-354-141

LOT 37 ASSESSORS PLAT NO 22

Property Address: 901 E SAGINAW ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-10-354-151

LOT 36 ASSESSORS PLAT NO 22

Property Address: 903 E SAGINAW ST LANSING MI

33-01-01-10-376-061

LOT 13 ASSESSORS PLAT NO 22

Property Address: 804 N PENNSYLVANIA AVE LANSING MI

33-01-01-10-376-231

LOTS 1 & 2 THE METLIN ADD

Property Address: 1026 E OAKLAND AVE LANSING MI

33-01-01-14-362-071

LOT 60 ULLRICHS SUB REC L 4 P 28

Property Address: S CLEMENS AVE LANSING MI

33-01-01-14-380-171

LOT 48 BROWNS SUB OF A PART OF OUTLOTS A AND B OF SNYDERS ADD

Property Address: 630 S FRANCIS AVE LANSING MI

33-01-01-15-154-091

E 34.5 FT LOT 3 BLOCK 3 JEROMES ADD

Property Address: 917 JEROME ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-15-305-131

S 38 FT OF E 95 FT LOT 11 BLOCK 7 GREEN OAK ADD

Property Address: 230 S EIGHTH ST LANSING MI

33-01-01-15-381-081

LOT 18 BLOCK 8 LANSING IMPROVEMENT COMPANYS ADD

Property Address: LARNED ST LANSING MI

33-01-01-15-427-131

N 35 FT LOT 14 BLOCK 1 HALLS ADD

Property Address: 215 ALLEN ST LANSING MI

33-01-01-15-483-121

S 26 FT LOT 135 & N 14 FT LOT 136 BREITEN PARK SUB REC L 5 P 48

Property Address: 622 ALLEN ST LANSING MI

33-01-01-15-485-111

LOT 41 PAUL PARK ADD

Property Address: 622 LESLIE ST LANSING MI

33-01-01-16-428-201

LOT 5 BLOCK 1 BARNARDS SUB REC L 1 P 32

Property Address: BARNARD ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-16-428-211

LOT 4 BLOCK 1 BARNARDS SUB REC L 1 P 32

Property Address: 625 BARNARD ST 1 LANSING MI

33-01-01-17-258-082

E 26.5 FT LOT 15 & W 1 R LOT 16 BLOCK 2 FRENCHS SUB

Property Address: 1222 W OTTAWA ST LANSING MI

33-01-01-17-258-091

E 2 R OF W 3 R LOT 16 BLOCK 2 FRENCHS SUB

Property Address: 1220 W OTTAWA ST LANSING MI

33-01-01-17-451-502

LOT 95 & E 16.5 FT LOT 96 ASSESSORS PLAT NO 9

Property Address: 1207 W KALAMAZOO ST LANSING MI

33-01-01-20-135-131

LOT 23 RIVERVIEW HEIGHTS SUB REC L 4 P 44

Property Address: 914 MIDDLE ST LANSING MI

33-01-01-20-407-041

LOT 86 OLDSDALE SUB

Property Address: 1517 PATTENGILL AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-21-253-020

LOT 5 CLEARS SUB OF BLOCK 204

Property Address: 1017 S GRAND AVE LANSING MI

33-01-01-21-380-171

E 1/2 LOT 3 BLOCK 16 PARK PLACE

Property Address: 213 W BARNES AVE LANSING MI

33-01-01-21-427-062

W 30 FT OF E 4 R LOTS 10 & 11 ROLLIN H PERSON ADD

Property Address: 511 BAKER ST LANSING MI

33-01-01-21-428-001

N 50 FT LOTS 21 & 22 ROLLIN H PERSON ADD

Property Address: 1417 LINVAL ST LANSING MI

33-01-01-21-428-035

S 82.5 FT LOT 26 ROLLIN H PERSON ADD

Property Address: 621 BAKER ST 1 LANSING MI

33-01-01-21-428-045

N 40 FT LOTS 25, 26 & 27 EXC E 17 FT THEREOF ROLLIN H PERSON ADD

Property Address: 1418 BAILEY ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-21-429-065

W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH SIDE ADD

Property Address: 414 BAKER ST LANSING MI

33-01-01-21-484-035

N 28 FT LOT 133 & N 28 FT OF W 30 FT LOT 134 TORRANCE FARM ADD

Property Address: 1823 LINVAL ST LANSING MI

33-01-01-22-129-321

LOT 15 BLOCK 5 MANUFACTURERS ADD NO 1

Property Address: 1126 E MALCOLM X ST LANSING MI

33-01-01-22-176-341

LOT 85 HUNTINGTON HEIGHTS SUB

Property Address: 1238 PARK VIEW AVE LANSING MI

33-01-01-22-206-011

LOTS 158 & 159 EXCELSIOR LAND COMPANYS SUB

Property Address: 1005 BENSCH ST LANSING MI

33-01-01-22-206-161

LOT 234 EXCELSIOR LAND COMPANYS SUB

Property Address: 1036 DAKIN ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-22-226-331

LOT 396 EXCELSIOR LAND COMPANYS SUB

Property Address: 943 MCCULLOUGH ST LANSING MI

33-01-01-22-255-061

LOT 74 EXCELSIOR LAND COMPANYS SUB

Property Address: 1223 S HOLMES ST LANSING MI

33-01-01-22-279-191

LOT 16 CITY PARK SUB

Property Address: 1107 REGENT ST LANSING MI

33-01-01-22-301-071

LOT 45 CLARKS SUB

Property Address: 725 BEULAH ST LANSING MI

33-01-01-22-303-011

LOTS 19 & 21 CLARKS SUB

Property Address: 710 BEULAH ST LANSING MI

33-01-01-22-305-101

LOT 19 BLOCK 1 ASSESSORS PLAT NO 20

Property Address: 1441 BAILEY ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-22-351-061

LOT 12 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1531 BAILEY ST LANSING MI

33-01-01-22-351-271

LOT 33 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1530 LYONS AVE LANSING MI

33-01-01-22-351-281

LOT 34 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1524 LYONS AVE LANSING MI

33-01-01-22-352-121

LOT 16 BLOCK 4 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1613 LYONS AVE LANSING MI

33-01-01-22-354-041

LOT 8 BLOCK 2 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1711 BAILEY ST LANSING MI

33-01-01-22-354-141

LOT 17 & N 10 FT LOT 16 BLOCK 2 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1720 LYONS AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-27-107-001

LOT 82 HOLLYWOOD SUB

Property Address: MCKIM AVE LANSING MI

33-01-01-27-426-042

LOT 7, N 120 FT LOT 8, ALSO N 120 FT LOT 9 EXC W 22 FT GOODHOME SUB

Property Address: 1813 E WILLARD AVE LANSING MI

33-01-01-28-403-011

LOT 14 REOLA PARK SUB

Property Address: 2609 MAPLEWOOD AVE LANSING MI

33-01-01-28-430-001

LOT 108 SOUTH PARKWOOD SUB

Property Address: 602 S PARK BLVD LANSING MI

33-01-01-28-432-051

LOT 71 SOUTH PARKWOOD SUB

Property Address: 629 DENVER AVE LANSING MI

33-01-01-29-278-011

LOT 11 BLOCK 3 RESUB OF BLOCKS 17, 21, 22 AND LOTS 35 TO 72 INCL, BLOCK 30
ELMHURST SUB

Property Address: 2505 S M L KING JR BLVD LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-29-305-122

COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W
SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W

Property Address: 2130 W HOLMES RD LANSING MI

33-01-01-30-453-141

LOT 465 PLEASANT GROVE SUB NO 1

Property Address: 3210 VIKING RD LANSING MI

33-01-01-31-205-171

LOT 43 SHERATON PARK

Property Address: 3728 DEERFIELD AVE LANSING MI

33-01-01-31-253-161

LOT 79 PLEASANT SUB

Property Address: 4020 INGHAM ST LANSING MI

33-01-01-31-276-001

LOT 205 EXC E 60 FT PLEASANT SUB NO 3

Property Address: 3907 INGHAM ST LANSING MI

33-01-01-31-276-111

LOT 87 PLEASANT SUB

Property Address: 2514 GREENBELT DR LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-31-276-121

LOT 88 PLEASANT SUB

Property Address: 2510 GREENBELT DR LANSING MI

33-01-01-31-479-301

LOT 107 EXC N 88 FT OF W 121 FT & S 16 FT ECO FARMS

Property Address: 4722 PLEASANT GROVE RD LANSING MI

33-01-01-32-126-152

COM 24 R E OF NW COR OF NE 1/4 OF NW 1/4 SEC 32, S 300 FT, E 66 FT, N 300 FT, W
66 FT TO BEG; SEC 32 T4N R2W

Property Address: 1733 W HOLMES RD LANSING MI

33-01-01-32-353-283

LOTS 208, 209 & 210 PLEASANT GROVE SUB EXC S 8 FT OF LOT 210

Property Address: 5014 CHRISTIANSEN RD LANSING MI

33-01-01-32-401-121

W 80 FT LOTS 2 & 3 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1

Property Address: 1118 PIERCE RD LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-33-402-102

COM SE COR LOT 30, TH W 30 FT, N TO N LINE SAID LOT, W TO SE COR LOT 37, N TO
NE COR LOT 38, E 50 FT, N TO N LINE ASSESSORS PLAT NO 56, E ON SAID LINE
99.02 FT, S 103.06 FT, S 45DEG 11MIN 51SCD E 28.36 FT TO NW COR LOT 26, E 79.24
FT TO E LINE LOT 30 EXTD N, S 200 FT TO BEG; ASSESSORS PLAT NO 56

Property Address: E EVERETTDALE AVE LANSING MI

33-01-01-33-404-201

LOT 66 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB

Property Address: 124 E EVERETTDALE AVE LANSING MI

33-01-01-33-427-221

LOT 27 ORCHARD GARDENS SUB

Property Address: 612 E CAVANAUGH RD LANSING MI

33-01-01-35-351-111

LOT 44 & E 14.5 FT LOT 43 SUPERVISORS PLAT OF CULVER-DALE SUB

Property Address: 2107 IRENE ST LANSING MI

33-01-05-04-151-081

COM ON W SEC LINE 284 FT N OF W 1/4 POST SEC 4, TH E 610 FT TO CL COUNTY DRAIN,
N'LY ALONG SAID CL TO PT E OF A PT 70 FT N OF BEG, W TO W SEC LINE, S 70 FT TO
BEG; SEC 4 T3N R2W

Property Address: 5507 S WASHINGTON AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-05-05-202-022

LOT 20 SUPERVISORS PLAT OF BALZER SUB, EXCEPT COM AT THE NW CORNER LOT 20
SUPERVISORS PLAT OF BALZER SUB FOR POB, TH S 87.74 FT, THE E 137.23 FT, THE N
87.74 FT, TH W 137.23 TO POB

Property Address: BALZER ST LANSING MI

33-01-05-05-252-001

LOT 149 EXC E 5 FT VILLAGE GREEN SUB NO 2

Property Address: W NORTHRUP ST LANSING MI

33-01-05-05-276-021

COM SE COR LOT 20, TH N ON E LOT LINE 30 FT, N 51DEG 0MIN W 194.3 FT TO E'LY
R/W LINE M-99, S 33DEG 30MIN W 75 FT, S 56DEG 30MIN E 98.5 FT, S 34.9 FT TO SW
COR LOT 20, E 110 FT TO BEG; SUPERVISORS PLAT OF PROSPERITY FARMS

Property Address: 5317 S M L KING JR BLVD LANSING MI

33-01-05-05-376-141

LOT 12 VALLEAU CITY

Property Address: 5822 VALENCIA BLVD LANSING MI

33-01-05-05-376-201

LOT 6 VALLEAU CITY

Property Address: 5861 S M L KING JR BLVD LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-05-06-378-001

LOT 79 COACHLIGHT ESTATES SUB

Property Address: 3305 INDEPENDENCE LANE LANSING MI

33-01-05-06-429-023

LOT 167 EXC W 65 FT WEBSTER FARM SUB NO 3

Property Address: 5712 PICARDY ST LANSING MI

33-01-05-06-430-121

N 100 FT LOT 208 WEBSTER FARM SUB NO 3

Property Address: 2427 POLLARD RD LANSING MI

33-01-05-07-227-061

LOTS 44 & 45 KENBROOK

Property Address: S M L KING JR BLVD LANSING MI

33-01-05-08-226-281

LOT 60 MARYWOOD

Property Address: 6218 MARYWOOD AVE LANSING MI



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 Tina Houghton and Councilmembers

FROM: Mayor Virg Bernero

DATE: March 5, 2015

RE: Resolution— Z-1-2015— 930 W. Holmes Road, excluding the area beginning at the front property line along W. Holmes Road, to a depth of 120 feet to the north and from the front property line along S. Washington Avenue to a depth of 80 feet to the west— Rezoning from “F” Commercial District to “G-2” Wholesale District

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

VB/rh
Attachment

To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM - Z-1-2015, 930 W. Holmes Road, Rezoning

Date: March 4, 2015

The Lansing Planning Board, at its regular meeting held on March 3, 2015, voted (4-1) to recommend approval of a request by DealPoint Merrill, LLC to rezone the property at 930 W. Holmes Road, excluding the area beginning at the front property line along W. Holmes Road, to a depth of 120 feet to the north and from the front property line along S. Washington Avenue to a depth of 80 feet to the west, from "F" Commercial District to "G-2" Wholesale District, with the condition that no chain-link, wire, wood or vinyl fence will be constructed on the property. The purpose of the rezoning is to permit the building at 930 W. Holmes Road to be used for a "climate controlled self-storage and logistics facility" as well as retail and office uses.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed rezoning will be consistent with the existing land use patterns in the area and with goals of the future land use pattern being advanced in the Design Lansing Comprehensive Plan.

At the Planning Board public hearing held on February 3, 2015, the applicant's representative and one area business owner spoke in favor of the request and two area residents spoke in opposition to the request.

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

Legend

roads_final

Parcels_2013

Vector.GIS.Zoning

Representation: Vector.GIS.Zoning_Rep

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

Zoning



N



Burchfield Dr



Loa St

new road

S Martin Luther King Jr Blvd

Southland St

930 W. Holmes

"F" Commercial

W Holmes Rd

W Berry Ave

S Washington Ave

Burchfield Dr



Image/Sketch for Parcel: 33-01-01-29-477-082

City of Lansing

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Caption: EDS



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Image/Sketch for Parcel: 33-01-01-29-477-082

City of Lansing

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Caption: No caption found



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Comments

Former Kmart in Saginaw Township to become large self-storage facility

(http://www.mlive.com/)



Los Angeles-based DealPoint Merrill has purchased the shuttered Kmart store on Bay Road in Saginaw Township and the vacant plaza it's located in. (Courtesy | DealPoint Merrill)

Print (http://blog.mlive.com/mid-michigan-business_impact/print.html?entry=2014/08/dealpoint_merrill_buys_former.html)



(http://connect.mlive.com/staff/hjordan/index.html) By Heather Jordan | heather.jordan@mlive.com

(http://connect.mlive.com/staff/hjordan/posts.html)

Follow on Twitter (http://twitter.com/HeatherJordan)

on August 02, 2014 at 10:08 AM, updated September 05, 2014 at 9:01 AM

SAGINAW TOWNSHIP, MI — A company plans to convert a shuttered Kmart store in Saginaw Township into an indoor, climate-controlled self-storage facility, with secured boat and RV storage located behind the building.

Los Angeles-based DealPoint Merrill, a subsidiary of The Merrill Group of Companies, which is a real estate development and property management firm, has purchased the former Kmart store on Bay Road.

Bridget Smith, Saginaw Township's assistant director of community development, said the 97,645-square-foot former Kmart store, located at 4435 Bay, was built in 1975. It has been vacant since about 2006, she said.

The "climate-controlled super center" will include a business center, organized shipping, truck rentals, private mail boxes and moving supplies, among other things, said communications director Danielle Watson.

In addition, two retail pads in front of the former Kmart store are available for sale or lease.

Watson said the site appealed to DealPoint because of its close proximity to Fashion Square Mall, numerous other retail stores and residential areas.

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(http://www.mlive.com/wolverines/index.ssf/2014/12/gambling_read)



Police identify man killed in single-vehicle crash at M-14 and US-23 near Ann Arbor

(http://www.mlive.com/news/ann-arbor/index.ssf/2014/12/police_identify_man_killed_in.html#ixz_read)



21-year-old man killed in what appears to be accidental shooting in Jackson County

(http://www.mlive.com/news/jackson/index.ssf/2014/12/allege_read)



NFL Network: Michigan reached out to Jim Harbaugh, believes ex-UM QB wants to stay in NFL

(http://www.mlive.com/wolverines/index.ssf/2014/12/nfl_netw)



This map shows the vacant plaza on Bay Road in Saginaw Township DealPoint Merrill purchased, as well as nearby businesses.

Courtesy | DealPoint Merrill

She said the amount of traffic through the area and the fact that The Dow Chemical Co.'s world headquarters are located in nearby Midland also were taken into account when choosing the site.

"It's high growth potential because of the regional mall. ... The whole area is starting to expand, so we look at that. We have to make sure the property is going to justify self storage."

Smith said DealPoint had not yet submitted plans to the township as of Wednesday, July 30, but the purchase and future redevelopment of that property is a good thing for the township's Bay Road corridor.

"I think the fact that they not only have a plan for the former Kmart, but kind of an overall sense of the development they want to see there, it's a good sign," she said.

Smith said clients of this type of storage facility might include small business owners, classic car enthusiasts or "snowbirds" trying to downsize.

"It's not going to be a traditional mini warehouse or storage facility," she said.

Smith added, "I think it's a good fit for the area, especially with college students, the medical school in the city. ... We get a number of calls from people looking for a place to store boats, classic cars, recreational vehicles all the time."

Watson said DealPoint's purchase of this Saginaw Township property was among three recent closings, the others being in Tucson, Arizona and Columbus, Ohio.

"We look to acquire orphaned properties, acquired at a deep discount to replacement cost which can be quickly redeveloped or converted into an adaptive reuse," Watson wrote in an email. "This philosophy provides us with an immediate margin of safety because of our low basis, reduced entitlement or discovery risk, as well as an ability to refinance our capital when market conditions make sense."

— Heather Jordan covers business for MLive/The Saginaw News/The Bay City Times. She can be reached at 989-450-2652 or hjordan@mlive.com (<mailto:hjordan@mlive.com>). Follow her on [Twitter](https://twitter.com/HeatherLJordan) (<https://twitter.com/HeatherLJordan>) and [Facebook](https://www.facebook.com/heather.lockwood.jordan) (<https://www.facebook.com/heather.lockwood.jordan>).

(http://www.facebook.com/sharer.php?u=http%3A%2F%2Fwww.mlive.com%2Fbusiness%2Fmid-michigan%2Findex.ssf%2F2014%2F08%2Fdealpoint_merrill_buys_former.html) (http://twitter.com/share?url=http%3A%2F%2Fwww.mlive.com%2Fbusiness%2Fmid-michigan%2Findex.ssf%2F2014%2F08%2Fdealpoint_merrill_buys_former.html) (<mailto:>)

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Roof with missing HVAC Units



Roof Leaks at Rear Wall



Mezz Level Roof Leaks



Roof Leaks at Rear Wall



Front Office



Storage Units



Storage Units



Outside Building



Storage Units



Rear Storage Units

GENERAL INFORMATION

APPLICANT: DealPoint Merrill, LLC
22817 Ventura Blvd.
Woodland Hills, CA 91364

OWNER: Adams Woodward, LLC
18-24 West Adams
Detroit, MI 48226

REQUESTED ACTIONS: Rezone a portion of the property at 930 W. Holmes Road from
“F” Commercial to “G-2” Wholesale District

EXISTING LAND USE: Vacant Office Building

EXISTING ZONING: “F” Commercial District

PROPOSED ZONING: “G-2” Wholesale District

PROPERTY SIZE: 9.2 +/- acres – Irregular Shape

SURROUNDING LAND USE: N: Commercial
S: Commercial
E: Commercial/Residential
W: Commercial

SURROUNDING ZONING: N: “F” Commercial District
S: “F” Commercial & “E-2” Local Shopping Districts
E: “A” Residential & “E-2” Local Shopping Districts
W: “F” Commercial & “I1” Light Industrial Districts

MASTER PLAN: The Design Lansing Master Plan designates the subject property for “Community Mixed-Use Center”. S. M.L. King is designated as a major arterial. S. Washington and W. Holmes Street are designated as minor arterials.

DESCRIPTION:

This is a request by DealPoint Merrill, LLC to rezone the property at 930 W. Holmes Road, excluding the property along W. Holmes Road to a depth of 120 feet inward from the front property line and the property to a depth of 80 feet west of front property line along S. Washington, from “F” Commercial District to “G-2” Wholesale District. The purpose of the rezoning is to permit the building at 930 W. Holmes Road to be used for a “climate controlled self-storage and logistics facility” as well as retail, office, incubator office spaces and E=business logistics businesses.

AGENCY RESPONSES

BWL:	See attached.
Building Safety:	The BSO has no objections to Z-1-2015. Please inform the applicant that a Building Permit will be REQUIRED for the change of use group of the portion of the building being converted to storage and for any alterations to the building.
Development Office:	No comment.
Fire Marshal:	The fire marshal office has no concerns at this point
Parks & Recreation:	No comments
Public Service:	This site has a large amount of impervious surface (pavement, roof) and is a significant contributor of stormwater to the storm sewer that is located in Burchfield Drive. If parking lot or building improvements are made, we ask that the owner consider ways to reduce the storm water generated from the site. If significant changes are made to the site that require a site plan review, storm water reduction would be a part of the requirements.
Traffic Engineer:	No comments or requirements relative to the rezoning request. Applicant is advised that this does not necessarily constitute approval of the site plan as presented in the rezoning request. Further discussions related to driveway location, the amount of and type of traffic to be generated by the proposed use and other transportation related issues should take place prior to submittal of a site plan to expedite the process and minimize potential revisions.

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

The property to be rezoned is located at the northwest corner of W. Holmes and S. Washington and contains a vacant building that was formerly used as a call center for Oldsmobile. The purpose of the rezoning is to permit the reuse of the building for self-storage as well as office and retail space, while preserving the frontage of the site, strictly for commercial use. The original proposal was to rezone the entire property at 930 W. Holmes Road from "F" Commercial to "G-2" Wholesale. The applicant has since amended the proposal to exclude the frontage along both S. Washington and W. Holmes Road, leaving it zoned "F" Commercial. This prevents the owner of the property from constructing

more warehouses or storage facilities close to the front property lines along Washington and Holmes where they would have a particularly negative impact on the streetscape. In addition, it allows the frontage of the property to be developed for a mix of residential and office or commercial uses since the "G-2" Wholesale district does not allow any type of residential use.

The subject property is surrounded by commercial zoning/land uses to the north, south and west. The property to the east is zoned and used for single family residential purposes. The properties along S. ML King and W. Holmes Street are zoned, master planned and designed for customer-oriented, commercial uses that generate a high volume of traffic on a daily basis. The primary concern with self-storage uses is that they are not customer oriented businesses and as such, they generate very little traffic on a regular basis which detracts rather than contributes to a commercial environment. The majority of the time, there is little activity and a large sea of empty parking spaces. These were the primary reasons why staff recommended denial of the original rezoning requests. While these concerns still exist, the amended application that excludes the frontage from being rezoned, helps to mitigate potential negative impacts of the rezoning to "G-2" Wholesale.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for Community Mixed-Use Center. The purpose of this district, as stated in the Plan, is to:

"Encourage the transformation of large commercial concentrations into mixed-use districts."

The Plan recommends development that includes first floor retail uses clustered to create a shopping core with residentially-scaled structures (4-6 stories) on neighborhood edges.

The proposed rezoning will allow the site to be developed in a manner that is consistent with the land use pattern being advanced in the Master Plan. The frontage of the site will remain zoned "F" Commercial which permits a mix of retail, office, restaurant and other commercial uses with residential use to the density of the "DM-3" Residential district. Although the "G-2" Wholesale district also permits retail, office, restaurant and other commercial uses, it likewise permits storage, warehouses and wholesale businesses and does not permit any type of residential use. The "G-2" zoning, however, will be confined to the center of the site where it is already surrounded on the north and west by existing commercial uses. Furthermore, the rezoning will allow the frontage along W. Holmes and Washington to be used for general commercial or mixed use development. This pattern of development will be consistent with the goals and objectives of the Master Plan.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposal is not anticipated to have any negative impacts on vehicular or pedestrian traffic in the area. S. ML King is a major arterial and W. Holmes Road is a minor arterial, both of which are designed to carry a high volume of traffic.

IMPACT ON PUBLIC FACILITIES:

The applicant is not proposing any changes to the site at this time. New building area or new impervious surface of 1,000 square feet or more in area will require administrative site plan review, during which the drainage system as well as all other physical aspects of the development will be reviewed for compliance with city codes.

ENVIRONMENTAL IMPACT:

The purpose of the rezoning is to allow reuse of the existing building for indoor, self-storage. This change would have no impact on the physical environment, particularly since no additional building area or impervious surface is proposed at this time. The site is almost entirely covered by impervious surface which generates a great deal of storm water run-off. As noted by the Public Service Department in the comments above (see page 2), if the changes are made to the site that requires site plan review at any time in the future, storm water reduction will be required.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

While the proposed rezoning would create a "spot zone" of "G-2" Wholesale district in an area that is predominately zoned "F" Commercial, there are numerous other instances of spot zoning in the area, as evidenced by the attached zoning map. Spot zoning is typically considered inappropriate because it gives development options to a single land owner that are not available to the adjoining properties and creates an inconsistent land use pattern in a particular area. In this case, however, approval of such a rezoning will not set a negative precedent for future rezoning requests of a similar nature since it is unique to the extent that the area to be rezoned would be confined to the interior of a large, significantly underutilized parcel of land.

OTHER

Staff has expressed concerns to the applicant regarding future installation of a fence on the property. A fence on the property would not only be unsightly but would provide an area to obscure outdoor storage which is not permitted in the "G-2" Wholesale district. Based on these concerns, the applicant has agreed to condition the rezoning on prohibiting any type of fencing on the subject property.

SUMMARY

This is a request by DealPoint Merrill, LLC to rezone the property at 930 W. Holmes Road, excluding an area from the front property line along W. Holmes Road to a depth of 120 feet to the north and the area from the front property line along S. Washington Avenue to a depth of 80 feet to the west, from "F" Commercial District to "G-2" Wholesale District. The purpose of the rezoning is to permit the building at this location to be used for a climate controlled self-storage and logistics facility that will also include retail, office and incubator office spaces.

The findings of fact as outlined in this staff report support a positive recommendation to approve the rezoning. The proposed rezoning will be consistent with the land use pattern being advanced in the Master Plan. Furthermore, the proposed rezoning will not result in any negative impacts on traffic, the environment or future patterns of development in the area.

RECOMMENDATIONS

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

Z-1-2015 be approved to rezone the property at 930 W. Holmes Road from "F" Commercial district to "G-2" Wholesale District, excluding an area from the front property line along W. Holmes Road to a depth of 120 feet to the north and the area from the front property line along S. Washington Avenue to a depth of 80 feet to the west, with the condition that no fences will be erected on the subject property.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Stachowiak, Susan

From: randy yono <randyyono@gmail.com>
Sent: Thursday, February 05, 2015 10:36 AM
To: Stachowiak, Susan
Subject: 930 west holmes

Susan I would like to amend the original zoning request to include the following changes:

The first 120 ft. along the property line of Holmes to remain it's current zoning, to be utilized for future retail/office pad development.

Also the first 80 ft. along Washington to remain the current zoning as well to be utilized for future office/retail developments.

Thanks for your assistance. Call me with any questions.

Randy Yono

www.theauctiongenius.com
www.assetsnowauctions.com
randy@theauctiongenius.com
248-755-4444

GRSY HOLDINGS LLC.
@STORE
20 WEST ADAMS
DETROIT, MI 48226
248-755-4444

GRSY Holdings LLC. is a Detroit based company that currently owns and operates businesses and real estate properties. These range from restaurants, over 300 units of multi-family mixed use residential developments, retail operations, as well as commercial real estate throughout Michigan. The principals at GRSY Holdings have an established track record of success with a scope of operations that involve its own construction management, property management, and not to mention, its expertise in business turn around.

GRSY Holdings is expanding its business ventures into the climate controlled self-storage business. We are concentrating on adaptive reuse and re-development of commercial and retail shopping centers, specifically: the conversion of stand alone big box buildings and large shopping centers.

You are probably thinking what makes our business model different than just a storage facility? Our business plan is to convert the "dark big box" into a class "A" quality controlled SUPER center self storage.

We operate under the name of @Store Self Storage. @Store is different, because we are the industry leader that offers more than storage. We offer the customer both climate controlled and open air storage and related services. Property amenities may include indoor RV/boat storage, commercial and retail self-storage, and a retail business center that offers shipping, utility payments, private mail box center, truck rentals and moving supply sales within our state-of-the-art storm proof facility. We also go above and beyond by offering our services to a niche market, which is why we call ourselves a one stop storage facility. @Store offers the auto enthusiasts a high end indoor auto storage facility. Local businesses also have the luxury of using our state of the art document and shred service. We also provide secured storage for: gun safes, pharmaceuticals, collectibles, document and record storage, small business inventory storage, as well as wine storage.

@Store gives the opportunity to an up and coming entrepreneur, whether it is a student, stay at home parent, or someone simply trying to branch out and start another business, by offering shared office space, with all the services of a office environment (i.e. computers, printers, teleconferencing and video capabilities). It makes it easier for a business to be able to store its inventory, use our business services and equipment, and to complete and plan the logistics all within one roof. This property will have high security computerized access, surveillance cameras and monitoring stations, individual door alarms, under a well lit premises.

@Store treats each area differently, we will be offering incubator office space as well as e-business logistics targeting the automotive industry. Our incubator space varies in different markets. We will be including a business, art and music incubator that will be made available to the community.

We like to configure our properties to their highest and best use. From our experience, we know that many of the older big-box stores are functionally obsolete. This is where our expertise comes in, to redevelop the site to a modern, well maintained facility. We like to include other retail tenants within our developments, if there is a demand to the area.

Our redevelopment process consists of a large investment and commitment to the area. Not only will we be adding close to 20 jobs, @Store anticipates increasing traffic visibility by designing well-conceived directional and marquee street signage. We will beautify the exterior by resurfacing the parking lot and upgrading the landscape, which will help improve the curb appeal to the area. We will be committing \$3,000,000.00 to the re-development, which includes the facade upgrade, roof and HVAC upgrades, new modern energy saving electrical, and plumbing changes. We will be investing in all new and state of the art energy saving equipment.

We believe the subject property represents a viable self-storage adaptive reuse opportunity for a number of compelling reasons:

- Strong visibility w/ many residents as well as business and institutions in the trade area
- We have the flexibility to offer many options as far as unit mix sizes
- We believe that there is a significant market demand for quality self storage facilities. There is virtually no SUPER climate controlled self storage in the subjects market area, which makes the area undersupplied.
- The property is located in an area with strong fundamental demographics, both in terms of population and average/ median income. In addition the economic fundamentals within the region are stable, with a favorable outlook.
- The property is located in a strong retail corridor with strong traffic patterns and street visibility.
- The property is located within close proximity to many institutions and large corporations that will benefit from our services.
- The property sits in a community that may benefit from the services we will be offering.

Stachowiak, Susan

From: John Folino <jdf@LBWL.COM>
Sent: Thursday, January 29, 2015 4:17 PM
To: Stachowiak, Susan
Subject: Z-1-2015 BWL Comments
Attachments: Z-1-2015.pdf

Susan,

Below are the comments from the BWL in regards to Z-1-2015.

SPR - 930 West Holmes Road

LBWL Water and Steam Distribution Department - Water

Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- This site plan review was submitted for re-zoning purposes. More detailed drawings shall be provided should there be any alterations to the existing water main and/or service. The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Prior to receiving service, the customer must submit an application to the LBWL Utility Service Department at 517-702-6700 for any new service or alterations to existing services or metering. The customer will be required to enter a service agreement, meet LBWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>
- Services, mains, and meter settings to conform to LBWL Rules & Regulations. <http://www.lbwl.com/Commercial/Rules-Regulations-for-Service/>
- All services up to and including the meter are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. Service risers to the building shall only be constructed by LBWL forces or LBWL approved Contractors with an LBWL inspector on-site. Water services stubbed out of the building by a non-approved, and without inspection by the LBWL will not be acceptable.
- Any questions about specific water service requirements may be directed to the LBWL Water Distribution Department Engineer; **Derek Ambts @ (517) 702-6417**, or via e-mail at dra@lbwl.com

Note that any site plan approval does not constitute an agreement for service. All customers must meet LBWL requirements and enter a service agreement prior to receiving service.

BWL Electric Comments:

Accepted as proposed with the following comments:

1. There are no apparent conflicts with the proposed development and the existing BWL electric distribution facilities.
2. The BWL can provide an underground and/or overhead electric line extension to serve the new development based on the Board's Rules and Regulations for Electric Service.

3. A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided the owner/developer.

4. Owner/developer must contact BWL Customer Projects Department, Randy Plaunt @ 517-702-6067, to initiate the Service Agreement process.

BWL Street Lighting Comments:

930 w. Holmes – there are street lights at the entrance drives of this property.

Thanks,

John D. Folino

Supervisor, Customer Projects

Development & Marketing

Phone: 517-702-6708

Email: jdf@lbwl.com



Hometown People. Hometown Power.

1201 S. Washington Ave

PO Box 13007

Lansing, MI 48901-3007

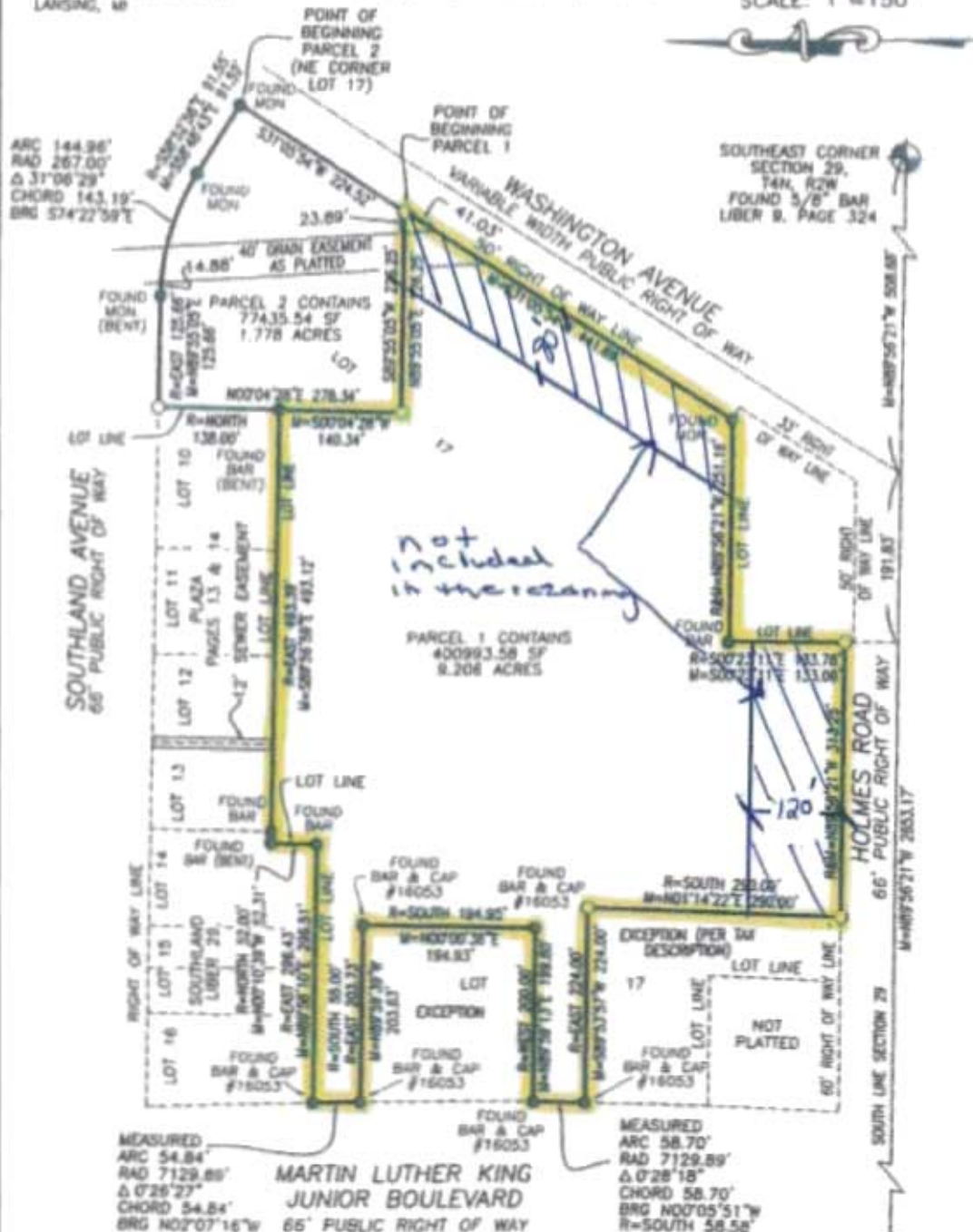
PREPARED FOR:
GOULD INVESTMENTS
930 WEST HOLMES ROAD
LANSING, MI

CERTIFIED BOUNDARY SURVEY

SECTION 29, CITY OF LANSING,
T.4N, R.2W, INGHAM COUNTY, MICHIGAN

0' 150' 300'

SCALE: 1"=150'



LEGEND:

- = SET 5/8"x30" STEEL BAR & CAP #51489
- = FOUND CORNER EVIDENCE AS NOTED
- ⊙ = SECTION CORNER
- = DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED

LEGEND:

- ARC=ARC LENGTH
- RAD=RADIUS
- Δ=CENTRAL ANGLE
- CHORD=LONG CHORD LENGTH
- BRG=BEARING

SURVEY CERTIFICATION:

SEE SHEET 3 OF 3 FOR SURVEY CERTIFICATION
AND BEARING BASIS.

GEODETIC DESIGNS INCORPORATED

2300 N. GRAND RIVER AVE
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REV.:

FIELD: GB DV DRWG: RJW
DATE: 13-JANUARY-2013
FILE: S201-2012
SHEET 1 OF 3



Total distance: 30 km
 Time for each leg: 1 hr 10 min
 Time for each leg: 1 hr 10 min
 Time for each leg: 1 hr 10 min

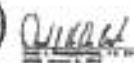
© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–402

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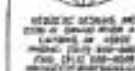
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11. The following table shows the number of people who attended the 2000 Summer Olympics in Sydney, Australia, by country. The data is presented in a table with 2 columns: Country and Number of People. The countries listed are Australia, Brazil, Canada, China, France, Germany, Greece, Italy, Japan, Korea, Mexico, Russia, South Africa, Spain, Sweden, Switzerland, Taiwan, Thailand, United States, and Zimbabwe. The number of people for each country is: Australia (10,000), Brazil (10,000), Canada (10,000), China (10,000), France (10,000), Germany (10,000), Greece (10,000), Italy (10,000), Japan (10,000), Korea (10,000), Mexico (10,000), Russia (10,000), South Africa (10,000), Spain (10,000), Sweden (10,000), Switzerland (10,000), Taiwan (10,000), Thailand (10,000), United States (10,000), and Zimbabwe (10,000).

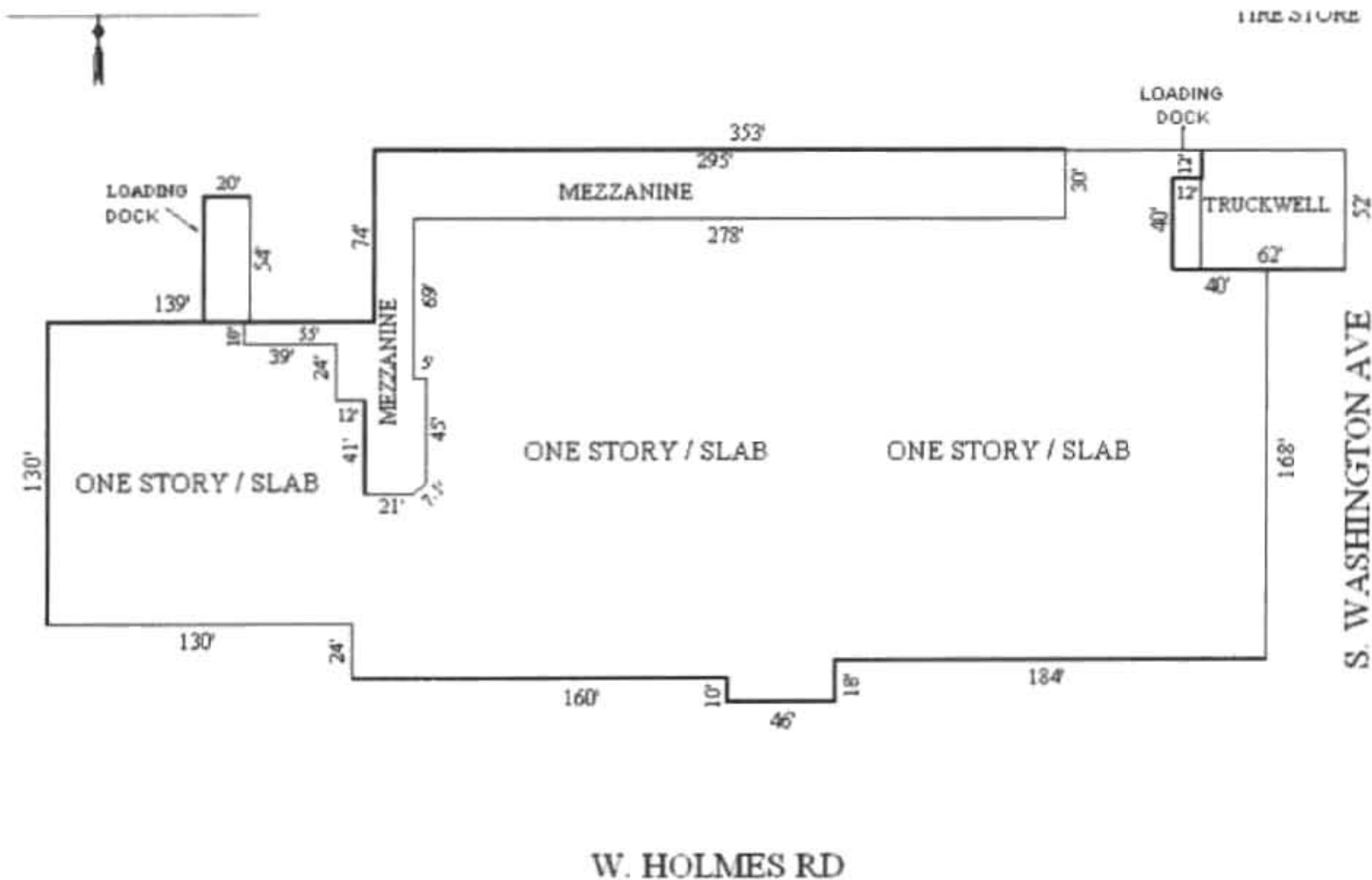
[illegible]

[Signature] 2/26/12



FORMER EDS PARCEL SPARTAN TRAIL
500 WEST HOLMES
LAUREL, MD 20646

DATE	TIME
10/10/10	10:00
10/10/10	10:00
10/10/10	10:00



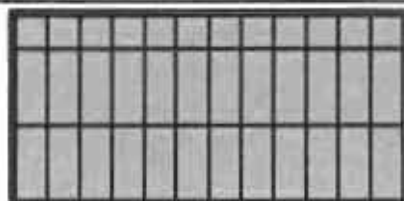
Sketch by Apex IVth



STORAGE &



@ STORE



BUSINESS CENTER

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-1-2015

Address: 930 W. Holmes Road

Parcel Number: PPN: 33-01-01-29-477-082

Legal Descriptions: A PORT OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING, AS RECORDED IN LIBER 23, PAGE 13 & 14, INGHAM COUNTY RECORDS. COMMENCING AT 1/2 " BAR IN CONCRETE AT THE NORTHEAST CORNER OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING; THENCE S31DEG05'54"W, 224.52 FEET ALONG THE NORTHWESTERLY LINE OF WASHINGTON AVENUE TO A 5/8 "X30" STEEL BAR & CAP #51489 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S31DEG 05'54"W, 441.89 FEET ALONG SAID RIGHT OF WAY LINE TO O FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE N89DEG 56 '21 "W, 251.16 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO. A FOUND BAR; THENCE S00DEG '23 ' 11 "E, 133.06 FEET (RECORDED AS 133,78 FEET) ALONG THE EAST LINE OF SAID LOT 17 TO A 5/8 "X30" STEEL BAR & COP #51489 ON THE NORTH RIGHT OF WAY LINE OF HOLMES ROOD; THENCE N89DEG 56'21 "W, 313.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N01DEG 14 '22 "E, 290.00 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE S89DEG 53'57 "W, 224.00 FEET TO A FOUND BAR & COP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY.

M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 58.70 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET, WITH A CENTRAL ANGLE OF 00DEG 28'18 " AND A LONG CHORD OF 58.70 FEET BEARING N00DEG 05 '51 "W TO O FOUND BAR & CAP #16053; THENCE N 89DEG 59 ' 13 "E, 199.80 FEET TO A FOUND BAR & CAP #16053; THENCE N 00DEG 00 '36"E, 194.93 FEET TO A FOUND BAR & COP #16053; THENCE N 89DEG 59 '39 "W, 203.63 FEET TO A FOUND BAR & CAP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 54.84 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET WITH A CENTRAL ANGLE OF 00'26 '27 "AND A LONG CHORD OF 54.84 FEET BEARING N 02 DEG 07'16"W TO A FOUND BAR & CAP #16053 AT THE SOUTHWEST CORNER OF LOT 16 OF SAID SOUTHLAND PLAZA; THENCE N 89DEG '58'10"E, 396.51 FEET ALONG THE NORTH LINE OF LOT 17 TO A FOUND BAR AT THE SOUTHEAST CORNER OF LOT 14; THENCE N 00DEG 10 '39 "W, 52.31 FEET TO A FOUND BAR AT AN INTERIOR CORNER OF LOT 14; THENCE S 89DEG 56 '56 "E, 493.12 FEET (RECORDED AS EAST, 493.39 FEET) ALONG THE NORTH LINE FOUND BAR AT THE SOUTHEAST CORNER OF LOT 10; THENCE S 00DEG 04'28 "W, 140.34 FEET TO A 5/8"X30 " STEEL BAR & CAP #51489; THENCE N89'55 ' 05 "E, 226.25 FEET TO THE POINT OF BEGINNING, EXCLUDING THE AREA BEGINNING AT THE FRONT PROPERTY LINE ALONG W. HOLMES ROAD, TO A DEPTH OF 120 FEET TO THE NORTH AND FROM THE FRONT PROPERTY LINE ALONG S. WASHINGTON AVENUE TO A DEPTH OF 80 FEET TO THE WEST, CITY OF LANSING, INGHAM COUNTY, MI, FROM "F" COMMERCIAL DISTRICT TO "G-2" WHOLESALE DISTRICT, WITH THE CONDITION THAT NO CHAIN-LINK, WIRE, WOOD OR VINYL FENCE WILL BE CONSTRUCTED ON THE PROPERTY.

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 _____, 2015, 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.

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, _____, 2015, 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:

Z-1-2015, 930 W. Holmes Road, excluding the area beginning at the front property line along W. Holmes Road, to a depth of 120 feet to the north and from the front property line along S. Washington Avenue to a depth of 80 feet to the west. Rezoning from "F" Commercial District to "G-2" Wholesale District, with the condition that no fences will be constructed on the property.

RESOLUTION – Appointment of Anthony Cox as the Third Ward Member of the Planning Board; Term to Expire 6/30/2019

Verified that Mr. Cox currently is on the Board already, this is a move to the Third Ward position.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ANTHONY COX AS THE THIRD WARD MEMBER OF THE PLANNING BOARD. MOTION CARRIED 3-0.

Public Hearing Held
April 13, 2015

Z-1-2015; 930 Holmes; Rezoning a portion from "F" to G-2

Ms. Stachowiak detailed the site, location, and application of a partial rezoning, leaving a section of 90' x 120' along Washington and Holmes for future development that is customer oriented. Ms. Stachowiak did confirm that there have been recent issues with semi-truck parking and other activities, which she has communicate to the owner. Mr. Yono stated he will be meeting with Schroeder's Towing after this meeting and signing an agreement for signage and authorization for them to tow those vehicles. Mr. Johnson added that they are preserving the corridor character by having the proposed setback for retail on the perimeter. Ms. Stachowiak confirmed that the Planning Board did vote approval 4-1, with the only concern being for future mixed uses.

Council Member Brown Clarke asked if there had been attempts to meet with the neighborhoods and any coordination with LEAP. Ms. Stachowiak confirmed she was not aware of any. Council Member Brown Clarke did relay that at the Planning Board there was a discussion on more information for the neighbors and also a protocol of working within their vision. Mr. Yono confirmed he did reach out to the local business that surrounds the property along with the residences that surround the property, in turn he received no draw back from them. The property has been vacant for 9 years, and they hope to develop commercial in the front in the future, landscape, and confirmed there will be no outdoor storage, truck rental, storage, but it will include shipping (such as FedEx or UPS). Council Member Houghton asked Mr. Yono directly if he had reached out to the businesses and neighborhoods, and Mr. Yono presented one letter (DIV Properties, Inv.), and stated he had an interest in a petition to the neighborhood, but decided not to pursue that route. Mr. Yono also distributed to the Committee a packet of potential for Capital City Indoor Storage.

Council Member Wood voiced her dis-satisfaction with the property owner, asked him to demonstrate rederic, and informed the group that the neighbors had reached out to Mr. Trezise with LEAP and there has been no contact.

Ms. Womboldt spoke in opposition to the rezoning, distributed a letter from Old Everett Neighborhood along with a letter and petition from residents.

Bishop Maxwell, representing the Clergy Forum of Lansing, informed the Committee that he has met with other clergy and they believe this property is a gateway, and they are concerned with the lack of attention given to the South side. The clergy are in support of having this development, and appreciate Mr. Yono on his investment. Mr. Maxwell also noted that the clergy is willing to work with Mr. Yono to address the concerns, because they too want a business coming in that will be a part of the community.

Ms. Miles asked a few questions, including open air storage, related services, and the number of employees. Mr. Yono stated there would be no outdoor storage, related services would be shipping and receiving and there will be a minimum of 20 employees.

Minister Williams confirmed there is a lack of developments in the area, and if something is not done, it will take years.

Council Member Delgado asked if it is rezoned, and there is a future development interest can it be rezoned, and Ms. Stachowiak confirmed. Council Member Delgado then asked if the developer would be interested in beautification in the area of the future commercial area that is not being rezoned. Mr. Yono confirmed he would consider. Ms. Stachowiak reminded the Committee that this is currently a conditional zoning, which current includes the exclusion of the 80' x 120'; and no fences constructed on the property. If Mr. Yono agrees, it could be added as a condition. Ms. Stachowiak concluded that her office could draft a proposed condition if Mr. Yono is agreeable.

Council Member Delgado asked Mr. Yono if he has seen other mini storage facilities converted into other uses. Mr. Yono gave an example of one in Westland that was just recently converted into a Whole Foods store.

Council Member Delgado asked if truck parking and storage are allowed in the G-2 zoning. Ms. Stachowiak noted they are not allowed, and Mr. Yono again stated he was meeting with a towing company after this meeting.

Committee continued discussion with the applicant regarding his potential if he continues communications with the neighborhoods, community and surrounding area.

Council Member Wood asked the applicant to hold special meetings with Rejuvenating South Lansing, Burchfield and the Old Everett Neighborhood. The Committee recommended McLaren as a site, and encouraged the owner to use a neutral facilitator.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO TABLE THE REZONING REQUEST Z-1-2015; 930 HOLMES FOR FURTHER COMMUNITY ENGAGEMENT. MOTION CARRIED 3-0.

The item will be brought back to the Committee either on October 7TH or 21st.

RESOLUTION – Set a Public Hearing; Z-4-2014; 835 W Genesee; MIPlacemakers/ZeroDay; C to D-1

Ms. Stachowiak informed the Committee that Mr. Hunnicutt the applicant sent their office an email withdrawing his rezoning request.

Council Member Houghton communicated that based on that request to the Planning and Neighborhood Development Department, the item is now dismissed.

DISCUSSION – Budget Priorities and Policies FY 2016-2017

The Committee discussed the Budget Priorities and Policies in front of them, and what had been done so far by the Administration. The Committee decided that a detailed list of items and deadlines including dates need to be added to the Goal II. – *Securing short and long term financial stability through prudent management of City resources*. This will include dates for the CAFR to be presented to Council, Charter required reports by the Finance Director, Administration providing a report in September updating the Council on the budget, State of City Address, Proposed Budget deadlines, and budget presentations. The Committee then continued review of the document highlighting items that need to be changed, deleted, and additions. This included questions on the section noted reduction in costs for existing and future

October 26th public hearing. Lastly Council Member Wood encouraged the owner to incorporate the ordinance required bike parking.
Council Member Delgado asked if the taxes had been paid, and Mr. Dorshimer noted there was verification in the packet.

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 26TH FOR THE OLIVER TOWERS, 310 N SEYMOUR, OBSOLETE PROEPRTY REHABILITATION ACT DISTRICT. MOTION CARRIED.

Oliver Towers at 310 N Seymour; Obsolete Property Rehabilitation Act Certificate (OPRA)

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 26TH FOR THE OLIVER TOWERS, 310 N. SEYMOUR, OBSOLETE PROPERTY REHABIITATION ACT CERTIFICATE. MOTION CARRIED 2-0.

RESOLUTION – Set a Public Hearing; Brownfield Plan #62; Oliver Towers at 310 N. Seymour

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 26TH FOR THE BROWNFIELD PLAN #62 FOR OLIVER TOWERS AT 310 N. SEYMOUR. MOTION CARRIED 2-0.

Council Member Brown Clarke asked if the owner was pursuing any affordable housing. Mr. Eyde stated they are discussion it.

Tabled
Z-1-2015; 930 W Holmes; Rezoning a portion from “F” Commercial District to “G-2” Wholesale District

Council Member Wood noted to the Committee that the owner had not paid the taxes on the property yet.

Ms. Womboldt spoke in opposition to the project, the lack of progress and communication thus far, and highlighted a conversation she had with the owner, his father Sam Yono, Bishop Maxwell, and Minister Rick Williams with Men to Men Think Tank Church. It was noted to her at this meeting that Minister Williams would be the site manager.

MOTION BY COUNCIL MEMBER DELGADO TO KEEP THE ITEM ON THE TABLE UNDER THE CONDITIONS THAT THREE ITEMS FROM THE LAST MEETING WERE NOT ADDRESSED; THOSE BEING THE NEED FOR A MEETING DATE WITH THE NEIGHBORHOODS, A PLAN FOR THE LANDSCAPING AND ON SITE WATER, UPDATE ON CODE COMPLAINT STRATEGIES, AND ADD THIS TIME OF VERIFICATION OF PAYMENT OF TAXES. MOTION CARRIED 2-0.

OTHER

Ms. Womboldt handed out a survey Rejuvenating South Lansing is distributing for a “Restaurant Community Outreach Team”.

Adjourn at 9:25.a.m.

Submitted by,

Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee on October 21, 2015

930 W HOLMES RD LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-29-477-082



Item 1 of 13 11 Images / 2 Sketches

Property Owner: MARTIN HOLMES, LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1968
 - # of Buildings: 1
 - Total Sq.Ft.: 102,206
- > Assessed Value: \$550,000 | Taxable Value: \$550,000
- > 32 Building Department records found
- > Property Tax information found
- > 3 Invoices Found, Amount Due: 0.00

Owner and Taxpayer Information

Owner	MARTIN HOLMES, LLC 2458 HARNESS DR WEST BLOOMFIELD, MI 48324	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

Land Information

Zoning Code	Not Available	Total Acres	9.239
Land Value	\$422,600	Land Improvements	\$62,410
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	O255-CENTRAL WEST-OFFICES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

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

Legal Description

A PORT OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING, AS RECORDED IN LIBER 23, PAGE 13 & 14, INGHAM COUNTY RECORDS COMMENCING AT 1/2" BAR IN CONCRETE AT

THE NORTHEAST CORNER OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING; THENCE S31DEG05'54"W, 224.52 FEET ALONG THE NORTHWESTERLY LINE OF WASHINGTON AVENUE TO A 5/8 "X30" STEEL BAR & CAP #51489 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S31DEG 05'54"W, 441.89 FEET ALONG SAID RIGHT OF WAY LINE TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 17, THENCE N89DEG 56 '21 "W, 251.16 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO A FOUND BAR; THENCE S00DEG '23 ' 11 "E, 133.06 FEET (RECORDED AS 133.78 FEET) ALONG THE EAST LINE OF SAID LOT 17 TO A 5/8 "X30" STEEL BAR & COP #51489 ON THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD; THENCE N89DEG 56'21 "W, 313.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N01DEG 14 '22 "E, 290.00 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE S89DEG 53'57 "W, 224.00 FEET TO A FOUND BAR & COP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 58.70 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET, WITH A CENTRAL ANGLE OF 00DEG 28'18 " AND A LONG CHORD OF 58.70 FEET BEARING N00DEG 05 '51 "W TO A FOUND BAR & CAP #16053; THENCE N 89DEG 59 ' 13 "E, 199.80 FEET TO A FOUND BAR & CAP #16053; THENCE N 00DEG 00 '36"E, 194.93 FEET TO A FOUND BAR & COP #16053, THENCE N 89DEG 59 '39 "W, 203.63 FEET TO A FOUND BAR & CAP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 54.84 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET WITH A CENTRAL ANGLE OF 00'26 '27 " AND A LONG CHORD OF 54.84 FEET BEARING N 02 DEG 07'16"W TO A FOUND BAR & CAP #16053 AT THE SOUTHWEST CORNER OF LOT 16 OF SAID SOUTHLAND PLAZA, THENCE N 89DEG '58'10"E, 396.51 FEET ALONG THE NORTH LINE OF LOT 17 TO A FOUND BAR AT THE SOUTHEAST CORNER OF LOT 14; THENCE N 00DEG 10 '39 "W, 52.31 FEET TO A FOUND BAR AT AN INTERIOR CORNER OF LOT 14, THENCE S 89DEG 56 '56 "E, 493.12 FEET (RECORDED AS EAST, 493.39 FEET) ALONG THE NORTH LINE FOUND BAR AT THE SOUTHEAST CORNER OF LOT 10, THENCE S 00DEG 04'28 "W, 140.34 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N89'55 ' 05 "E, 226.25 FEET TO THE POINT OF BEGINNING.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/23/2014	\$1.00	WD	ADAMS WOODWARD LLC	MARTIN HOLMES, LLC	CASH/CONV-NOT USED	2015-000394
12/08/2014	\$295,000.00	??	930 WEST HOLMES ROAD OWNERS L L C	ADAMS WOODWARD L L C	CASH/CONV-NOT USED	2014 046885
04/15/2013	\$0.00	QC	GOULD INVESTOR'S TRUST	930 WEST HOLMES ROAD OWNERS L L C	OTHER	2013 020392

Building Information - 102206.00 sq ft Office Building (Commercial)

Floor Area	102,206 sq ft	Estimated TCV	Not Available
Occupancy	Office Building	Class	C
Stories Above Ground	1	Average Story Height	15 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1968	Year Remodeled	1994
Percent Complete	0%	Heat	Package Heating & Cooling
Physical Percent Good	49%	Functional Percent Good	100%
Economic Percent Good	95%	Effective Age	35 yrs

930 W. Holmes Road – Z-1-2015

- * The rezoning application for 930 W. Holmes, dated 1/6/15 has DealPoint Merrill as the applicant with an “option to buy” at its interest in the property

DealPoint Merrill – 22817 Ventura Blvd., Woodland Hills, CA 91364

- * Adams Woodward, LLC was listed as the owner

Adams Woodward, LLC – 18-24 W. Adams, Detroit, MI 48226

- * Adams Woodward, LLC purchased 930 W. Holmes Road on 12/8/2014

- * A warranty deed was executed on 12/23/2014 and recorded on 1/7/2015 transferring ownership of the property from Adams Woodward, LLC to Martin Holmes, LLC

Martin Holmes, LLC - – 18-24 W. Adams, Detroit, MI 48226

- * Randy Yono and other members of his family have primary ownership interest in both Adams Woodward & Martin Holmes
- * Attached is a letter from dated 10/19/2017 from Martin Holmes which is the current owner of the property authorizing DealPoint Merrill to be the applicant for the pending rezoning case.
- * An individual or firm may apply for a rezoning based on an “option to purchase” the property that is the subject of the request. This is very common as purchasers typically condition their offer on obtaining the necessary zoning so that if it is not approved, they are not locked into the purchase.

Martin Holmes, LLC
18-24 West Adams
Detroit, MI 48226
(248) 755-4444

October 19, 2017

Via Email Only:
Susan.Stachowiak@lansingmi.gov

Susan Stachowiak
Zoning Administrator
City of Lansing
316 N. Capitol Ave., Suite D-1
Lansing, MI 48933-1238

RE: Z-1-2015, 930 W. Holmes Road, Rezoning portion of property from "F" Commercial to G-2

Mrs. Stachowiak,

This letter shall confirm the following:

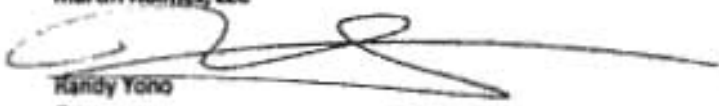
1. The current application to approve the Planning Commission motion, per Z-1-2015, excluding the area extending from the front property line along W. Holmes Road to a depth of 120 feet to the north and the area from the front property line along S. Washington Avenue to a depth of 80 feet to the west, from "F" Commercial district to "G-2" Wholesale district;
2. Martin Holmes is the current property owner per the deed transferring its ownership from Adams Woodward LLC. See attached Exhibit A attached to this letter;
3. Martin Holmes, being the current owner of the property, authorizes DealPoint Merrill to be the applicant for the pending rezoning of the subject property.

Please let me know if you have any further questions, or feel to contact Mr. David Frank, CEO of DealPoint Merrill, LLC. His information is below:

David Frank, Esq. | CEO
DealPoint Merrill, LLC.
22815 Ventura Boulevard, Suite 310 | Woodland Hills, CA 91364; (310) 671-3900 Tel | (310) 671-4100

Thank you very much.

Martin Holmes, LLC



Randy Yono
Owner
RY/rd

cc: David Frank, DealPoint Merrill



EXHIBIT A

01/07/2015 08:00 AM
2015-000394
CURTIS HERTZEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
01/07/2015 08:22 AM
PAGES: 2

I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any political subdivision against the lands described, and
all TAXES or other charges by law payable to the state or to the
political subdivision by the holder of the office, except as noted
herein, are current to the date of this recording.
Clerk of Ingham County, Michigan
Doc 178, Ad 208, 1000 to be recorded
10/20/15 by JAC

WARRANTY DEED

On December 8, 2014, Adams Woodward LLC, a Michigan limited liability company, whose address is 18-24 West Adams, Detroit, MI 48224 (Grantor), conveys and warrants to Martin Hobner, LLC, a Michigan limited liability company, whose is 2438 Harness Dr, West Bloomfield, MI 48324 (Grantee), the real property commonly known as 930 West Holmes Rd, in Lansing, Michigan, and particularly described as follows:

A part of Lot 17 Southland Plaza a subdivision situated in the Southeast one-quarter of Section 29, Town 4 North, Range 2 West, State of Michigan, County of Ingham, City of Lansing, described as:

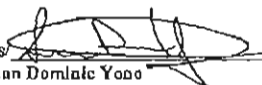
Commencing at 1/2 inch bar in concrete at the Northeast corner of Lot 17 Southland Plaza a subdivision situated in the Southeast one-quarter of Section 29, (Town 4 North, Range 2 West), State of Michigan, County of Ingham, City of Lansing; thence South 31 degrees 05 minutes 54 seconds West, 224.52 feet along the Northwestern line of Washington Avenue to a 5/8 inch x 30 inch steel bar and cap #51489 at the point of beginning of the following described parcel; thence continuing South 31 degrees 05 minutes 54 seconds West, 441.89 feet along said right of way line to a found concrete monument at the Southeast corner of said Lot 17; thence North 89 degrees 36 minutes 21 seconds West, 251.16 feet along the South line of said Lot 17 to a found bar; thence South 00 degrees 23 minutes 11 seconds East, 133.06 feet (recorded as 133.78 feet) along the East line of said Lot 17 to a 5/8 inch x 30 inch steel bar and cap #51489 on the North right of way line of Holmes Road; thence North 89 degrees 56 minutes 21 seconds West, 313.25 feet along the North right of way line of Holmes Road to a 5/8 inch x 30 inch steel bar and cap #51489; thence North 01 degrees 14 minutes 22 seconds East, 290.00 feet to a 5/8 inch x 30 inch steel bar and cap #51489; thence South 89 degrees 53 minutes 57 seconds West, 224.00 feet to a found bar and cap #16053 on the Easterly right of way line of Martin Luther King Junior Boulevard (State Highway M-99); thence along said right of way line, Northwesterly 58.70 feet along a curve to the left said curve having a radius of 7129.89 feet, with a central angle of 00 degrees 28 minutes 18 seconds and a long chord of 58.70 feet bearing North 00 degrees 05 minutes 51 seconds West to a found bar and cap #16053; thence North 89 degrees 59 minutes 13 seconds East, 199.80 feet to a found bar and cap #16053; thence North 00 degrees 00 minutes 36 seconds East, 194.91 feet to a found bar and cap #16053; thence North 89 degrees 39 minutes 39 seconds West, 203.63 feet to a found bar and cap #16053 on the Easterly right of way line of Martin Luther King Junior Boulevard (State Highway M-99); thence along said right of way line, Northwesterly 54.84 feet along a curve to the left said curve having a radius of 7129.89 feet with a central angle of 00 degrees 26 minutes 27 seconds and a long chord of 54.84 feet bearing North 02 degrees 07 minutes 16 seconds West to a found bar and cap #16053 at the Southwest corner of Lot 16 of said Southland Plaza; thence North 89 degrees 58 minutes 10 seconds East, 296.51 feet along the North line of Lot 17 to a found bar at the Southeast corner of Lot 14; thence North 00 degrees 10 minutes 39 seconds West, 52.31 feet to a found bar at an interior corner of Lot 14; thence South 89 degrees 36 minutes 56 seconds East, 493.12 feet (recorded as East, 493.39 feet) along the North line of Lot 17 to a found bar at the Southeast corner of Lot 10; thence South 00 degrees 04 minutes 28 seconds West, 140.24 feet to a 5/8 inch x 30 inch steel bar and cap #51489; thence North 89 degrees 55 minutes 05 seconds East, 226.25 feet to the point of beginning.

Tax Parcel No. 33-01-01-29-477-080
Commonly known as: 930 West Holmes Rd, Lansing, MI

together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining (the Premises), for the sum of \$1 and other good
and valuable consideration, subject to any easements and building and use restrictions of
record. *Exempt from State and County transfer tax pursuant
to MCL 207.526(a) and 207.505(a)*

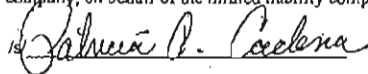
Adams Woodward LLC

Dated: 12-23-14

By: 
Salman Dominic Yono
Its: Member

STATE OF MICHIGAN)
Oakland COUNTY)

The foregoing instrument was acknowledged before me this 28th day of December,
2014 by Salman Dominic Yono of Adams Woodward, LLC, a Michigan limited liability
company, on behalf of the limited liability company.



Notary public, State of Michigan, County of _____
My commission expires _____

PATRICIA A. ADSHA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 14, 2018
NOTING IN COUNTY OF Oakland

Drafted by and when recorded return to:
Law Offices of Ars N. Adsha
PO Box 252233
West Bloomfield, MI 48325
Ars N. Adsha

NEOGEN 1000 HOSMER BUILDING REDEVELOPMENT BROWNFIELD PLAN #71



ELIGIBLE PROPERTY



Applicant:
Neogen Properties VIII, LLC

Subject Property:
1000 S. Hosmer Street
Parcel 33-01-01-22-103-021
2.388 Acres

Eligibility Status:
"Functionally Obsolete"

ELIGIBLE PROPERTY



The Project includes \$1.3 million in total investment for a complete buildout of the existing functionally obsolete building. The Project will result in 39,687 square feet of office and warehouse distribution space for Neogen's Ideal Instruments subsidiary.

This will be a new facility for Ideal Instruments and will result in the creation of 25 new, full time equivalent jobs within 2 years. The Project is also expected to create/leverage 15 to 20 temporary construction related jobs.

PROPOSED INCENTIVES

“Local-Only” Brownfield Plan:

- *Tax Increment Financing (TIF) for Eligible Brownfield Activities*
- *17 TIF Plan starting 2019*

ELIGIBLE ACTIVITIES

Demolition Activities	\$100,000
Site Preparation	\$10,000
Infrastructure Improvements	\$25,000
Subtotal Eligible Activities Cost	\$135,000
15% Contingency	\$18,750
Preparation of Brownfield Plan (LBRA LBRF)	\$8,500
Interest (3%, simple)	\$38,838
Total Anticipated TIR for Developer and LBRA Reimbursement	\$201,088
LBRA Plan Administration	\$11,172
LBRA Local Brownfield Revolving Fund (LBRF)	\$11,172
State Brownfield Revolving Fund	\$0
Total "Local-Only" TIR Capture	\$223,431

USE OF NEW TAXES

– NOT CAPTURED UNDER BROWNFIELD PLAN

Local Millage (10% Pass-Through)	\$24,826
Lansing School District Operating (100%)	\$103,258
State Education Tax (100%)	\$34,419
City Debt (100%)	\$1,492
School Debt (100%)	\$26,847
Total Estimated New Taxes	\$190,842

BROWNFIELD PLAN SUMMARY
Brownfield Plan #71
November 6, 2017

Project Name: Neogen 1000 S. Hosmer Building Redevelopment (the "Project")

Developer: Neogen Properties VIII, LLC
620 Leshar Place, Lansing MI 48912
James A. Houthoofd
517-372-9200 ext. 2254

Property Location: 1000 S. Hosmer Street, Lansing, Michigan 48912 (the "Property")

Parcel Information: Parcel ID 33-01-01-22-103-021

Type of Eligible Property: "Functionally Obsolete"

Project Description: A rehabilitation of the existing, functionally obsolete building located at 1000 S. Hosmer Street, south of the I-496 east-bound entrance ramp from Cedar Street. The project will result in a total of 39,687 square feet of new office and warehouse distribution space for Neogen's Ideal Instruments subsidiary.

Brownfield Eligible activities include demolition, site preparation, infrastructure improvements and preparation of the Brownfield Plan.

Total Capital Investment: Property and Building Improvements: Estimated at \$1,300,000 of which \$223,431 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 25 new full-time equivalent (FTE) jobs within 2 years of project completion. In addition, this redevelopment will result in the creation/retention of 15 to 20 temporary construction related jobs.

Duration of Plan: 17 years (starting in 2019)

Submitted D. mtr

BROWNFIELD PLAN SUMMARY
Brownfield Plan #71
November 6, 2017

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	\$ 135,000
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	\$ 0
To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	\$ 8,500
To Reimburse Developer for <u>Contingency</u> (15%) on Eligible Activity Costs*	\$ 18,750
To Reimburse Developer for <u>Interest</u> on Eligible Activity Costs	\$ 38,838
Total Reimbursement to Developer and LBRA	\$ 201,088
To LBRA Plan Administration	\$ 11,172
To LBRA Local Brownfield Revolving Fund (LSBRF)	\$ 11,172
To State Revolving Fund (SRF)	\$ 0
TOTAL CAPTURED TAXES	\$ 223,431

* Brownfield Plan preparation activities are excluded from contingency calculation

Use of New Taxes:

Uses	
Lansing Operating	\$ 11,152
Ingham County	\$ 1,878
Ingham County Sum	\$ 3,662
Airport Authority	\$ 401
CATA	\$ 1,725
Capital Area District Library	\$ 895
Potter Park Zoo	\$ 235
Lansing Community College	\$ 2,184
Ingham Inter. School District	\$ 2,694
Lansing School District Operating	\$ 103,258
State Education Tax (6 mills)	\$ 34,419
City Debt	\$ 1,492
School Debt	\$ 26,847
TOTAL NEW TAXES	\$ 190,842

BROWNFIELD PLAN SUMMARY
Brownfield Plan #71
November 6, 2017

ELIGIBLE ACTIVITIES

NON-ENVIRONMENTAL

Demolition	\$100,000.00
Site Preparation Activities	\$10,000.00
Infrastructure Improvements	\$25,000.00
Total Non-Environmental Costs	\$135,000.00
Contingency (15%)*	\$18,750.00
Brownfield Plan & Act 381 Work Plan Preparation	\$8,500.00
Interest (3%, simple)	\$38,838.00
Total Anticipate TIR Available for Reimbursement	\$201,088.00
LBRA Plan Administration	\$11,172.00
LBRA Local Brownfield Revolving Fund	\$11,172.00
State Brownfield Revolving Fund	\$0.00
Total Local TIR Capture	\$223,431.00

* Brownfield Plan preparation activities are excluded from contingency calculation

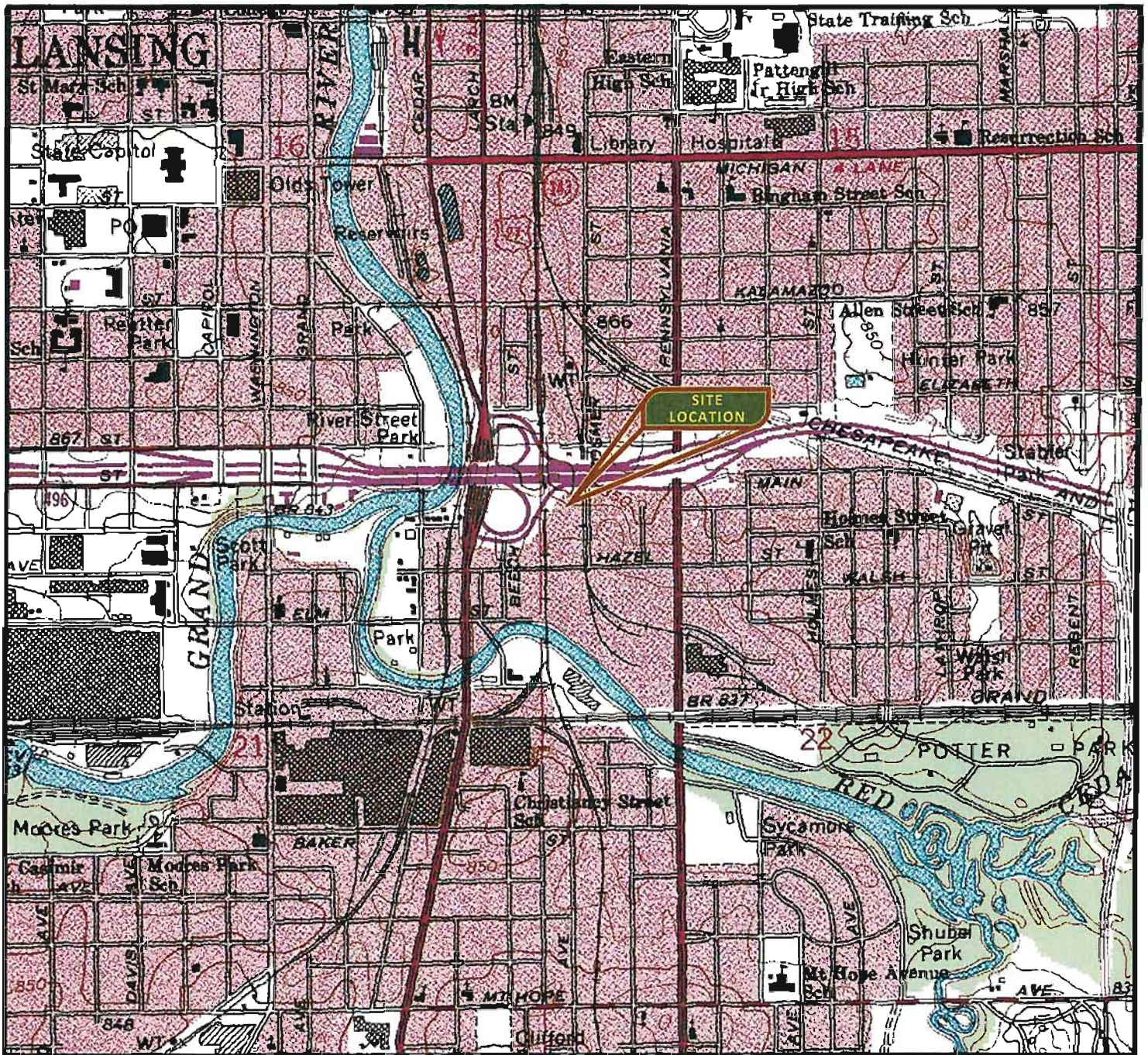


FIGURE 1 PROPERTY LOCATION

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

INGHAM COUNTY
T. 04 N., R 02 W., Section 22

PROJECT NUMBER: 17-1758



1:16,000

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA



I-496 EASTBOUND

PENN LINES RAILROAD

33-01-01-22-103-021
1000 S. Hosmer Street

Approximate Property Boundary

Corporate Office Interiors
735 E. Hazel Street

Lansing Building Maintenance
621 E. Hazel Street

S. HOSMER STREET

Michigan Bell Telephone
815 W. Hazel Street

Aerial Image 7/14/2015



FIGURE 2

Eligible Property Map

PROJECT NUMBER: 17-1758

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

DIAGRAM CREATED BY: K8

DATE: 7/11/2017

TRI TERRA

Table 1
Brownfield Eligible Activities
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
MSF ELIGIBLE ACTIVITIES							
Demolition							
Subtotal Demolition Activities				\$ 100,000		\$ -	\$ 100,000
Site Preparation							
Subtotal Site Preparation Activities				\$ 10,000		\$ -	\$ 10,000
Infrastructure Improvements							
Subtotal Infrastructure Improvement Activities				\$ 25,000		\$ -	\$ 25,000
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 135,000	\$ -	\$ -	\$ 135,000
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 135,000	\$ -	\$ -	\$ 135,000
Contingency (15%)				\$ 18,750	\$ -	\$ -	\$ 18,750
Brownfield Plan & Act 381 Work Plan Preparation				\$ 8,500		\$ -	\$ 8,500
Interest (3%, simple)				\$ 38,838	\$ -	\$ -	\$ 38,838
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 201,088	\$ -	\$ -	\$ 201,088
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 11,172			
Local Brownfield Revolving Fund (LBRF)				\$ 11,172			
GRAND TOTAL				\$ 223,431			
					0.00%	0.00%	100.00%

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates. Costs for preparation of Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

Estimated Taxable Value (TV) Increase Rate: 1% per year			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Plan Year				1	2	3	4	5	6	7	8	9
Base TV			\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928	\$ 296,928
Estimated New TV			\$ 296,928	\$ 600,000	\$ 606,000	\$ 612,060	\$ 618,181	\$ 624,362	\$ 630,606	\$ 636,912	\$ 643,281	\$ 649,714
Incremental Difference (New TV - Base TV)			\$ -	\$ 303,072	\$ 309,072	\$ 315,132	\$ 321,253	\$ 327,434	\$ 333,678	\$ 339,984	\$ 346,353	\$ 352,786
School Capture			Millage Rate									
School Operating	0.0000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	0.0000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total:	0.0000	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Capture			Millage Rate									
Lansing Operating	19.4400		\$ -	\$ 5,892	\$ 6,008	\$ 6,126	\$ 6,245	\$ 6,365	\$ 6,487	\$ 6,609	\$ 6,733	\$ 6,858
Ingham County	3.2731		\$ -	\$ 992	\$ 1,012	\$ 1,031	\$ 1,051	\$ 1,072	\$ 1,092	\$ 1,113	\$ 1,134	\$ 1,155
Ingham County Sum	6.3842		\$ -	\$ 1,935	\$ 1,973	\$ 2,012	\$ 2,051	\$ 2,090	\$ 2,130	\$ 2,171	\$ 2,211	\$ 2,252
Airport Authority	0.6990		\$ -	\$ 212	\$ 216	\$ 220	\$ 225	\$ 229	\$ 233	\$ 238	\$ 242	\$ 247
CATA	3.0070		\$ -	\$ 911	\$ 929	\$ 948	\$ 966	\$ 985	\$ 1,003	\$ 1,022	\$ 1,041	\$ 1,061
Capital Area District Library	1.5600		\$ -	\$ 473	\$ 482	\$ 492	\$ 501	\$ 511	\$ 521	\$ 530	\$ 540	\$ 550
Potter Park Zoo	0.4100		\$ -	\$ 124	\$ 127	\$ 129	\$ 132	\$ 134	\$ 137	\$ 139	\$ 142	\$ 145
Lansing Community College	3.8072		\$ -	\$ 1,154	\$ 1,177	\$ 1,200	\$ 1,223	\$ 1,247	\$ 1,270	\$ 1,294	\$ 1,319	\$ 1,343
Ingham Intermediate School District	4.6956		\$ -	\$ 1,423	\$ 1,451	\$ 1,480	\$ 1,508	\$ 1,538	\$ 1,567	\$ 1,596	\$ 1,626	\$ 1,657
Local Total:	43.2761	100.00%	\$ -	\$ 13,116	\$ 13,375	\$ 13,638	\$ 13,903	\$ 14,170	\$ 14,440	\$ 14,713	\$ 14,989	\$ 15,267
Total Capturable Taxes:	43.2761	100.00%	\$ -	\$ 13,116	\$ 13,375	\$ 13,638	\$ 13,903	\$ 14,170	\$ 14,440	\$ 14,713	\$ 14,989	\$ 15,267
Non-Capturable Millages - New Tax Revenue			Millage Rate									
Lansing Debt	0.2600		\$ -	\$ 79	\$ 80	\$ 82	\$ 84	\$ 85	\$ 87	\$ 88	\$ 90	\$ 92
Lansing School Debt	4.6800		\$ -	\$ 1,418	\$ 1,446	\$ 1,475	\$ 1,503	\$ 1,532	\$ 1,562	\$ 1,591	\$ 1,621	\$ 1,651
Total Non-Capturable Taxes:	4.9400											

Notes:

Table 3
1-- Interim Revenue Reimbursement Allocation Table
 1000 S. Hosmer Street
 Lansing, MI
 July 21, 2022

Developer/LBRA Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 201,088	\$ -
TOTAL		\$ -	\$ 201,088	\$ -
DEQ	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total
Years of Plan: 17

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 12,173
Local Brownfield Revolving Fund	\$ 11,173

* During the life of the Plan

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	1	2	3	4	5	6	7	8	9	10	11	12
Available Tax Increment Revenue (TIR)												
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mils. of SET) (25-Frg)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ -	\$ 13,116	\$ 13,375	\$ 13,838	\$ 13,903	\$ 14,170	\$ 14,440	\$ 14,713	\$ 14,989	\$ 15,267	\$ 15,548	\$ 15,832
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 1,312	\$ 1,338	\$ 1,384	\$ 1,390	\$ 1,417	\$ 1,444	\$ 1,471	\$ 1,499	\$ 1,529	\$ 1,555	\$ 1,583
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ -	\$ 590	\$ 602	\$ 614	\$ 626	\$ 638	\$ 650	\$ 662	\$ 674	\$ 687	\$ 700	\$ 712
Capture for Local Brownfield Revolving Fund (BRRF) (5% of available Local TIR)	\$ -	\$ 590	\$ 602	\$ 614	\$ 626	\$ 638	\$ 650	\$ 662	\$ 674	\$ 687	\$ 700	\$ 712
Local TIR Available for Reimbursement to Developer	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594	\$ 12,824
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594	\$ 12,824
DEVELOPER and LBRA												
	Beginning Balance											
	\$ 201,088	\$ 201,088	\$ 190,464	\$ 179,630	\$ 168,584	\$ 157,323	\$ 145,845	\$ 134,148	\$ 122,230	\$ 110,090	\$ 97,723	\$ 85,128
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ 201,088	\$ 201,088	\$ 190,464	\$ 179,630	\$ 168,584	\$ 157,323	\$ 145,845	\$ 134,148	\$ 122,230	\$ 110,090	\$ 97,723	\$ 85,128
Local-Only Tax Reimbursement	\$ 201,088	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$ -	\$ 10,624	\$ 10,834	\$ 11,047	\$ 11,261	\$ 11,478	\$ 11,697	\$ 11,918	\$ 12,141	\$ 12,366	\$ 12,594	\$ 12,824

Table 3
Tax Increment Revenue Reimbursement Allocation Table
11M16 \$, Hooper Street
Lansing, MI

	2030 12	2031 13	2032 14	2033 15	2034 16	2035 17	TOTAL
Available Tax Increment Revenue (TIR)							
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (2 mths of SET) (25-7%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available							
Local Tax Increment to Taxing Unit (30%) ("Pass-Through")	\$ 16,110	\$ 16,400	\$ 16,701	\$ 16,997	\$ 17,295	\$ 17,43	
Capture for BRA Administrative Fees (5% of available local TIR)	\$ 1,612	\$ 1,641	\$ 1,670	\$ 1,700	\$ 1,730	\$ 1,74	\$ 16,808
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available local TIR)	\$ 725	\$ 738	\$ 752	\$ 765	\$ 778	\$ 758	\$ 11,172
Local TIR Available for Reimbursement to Developer	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	
Total State & Local TIR Available for Reimbursement to Developer	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	
DEVELOPER and LBRA							
	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	0
NOT Eligible Activities							
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NOT Eligible Activities							
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities							
Local-Only Tax Reimbursement	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	\$ 11,172
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$ 13,057	\$ 13,291	\$ 13,528	\$ 13,768	\$ 14,009	\$ 4,652	

Martin Holmes, LLC
18-24 West Adams
Detroit, MI 48226
(248) 755-4444

October 19, 2017

Via Email Only:
Susan.Stachowiak@lansingmi.gov

Susan Stachowiak
Zoning Administrator
City of Lansing
316 N. Capitol Ave., Suite D-1
Lansing, MI 48933-1238

RE: Z-1-2015, 930 W. Holmes Road, Rezoning portion of property from "F" Commercial to G-2

Ms. Stachowiak,

This letter shall confirm the following:

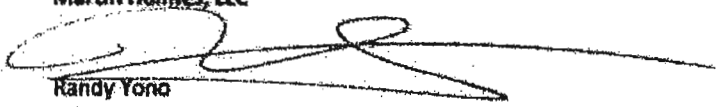
1. The current application to approve the Planning Commission motion, per Z-1-2015, excluding the area extending from the front property line along W. Holmes Road to a depth of 120 feet to the north and the area from the front property line along S. Washington Avenue to a depth of 80 feet to the west, from "F" Commercial district to "G-2" Wholesale district;
2. Martin Holmes is the current property owner per the deed transferring its ownership from Adams Woodward LLC. See attached Exhibit A attached to this letter;
3. Martin Holmes, being the current owner of the property, authorizes DealPoint Merrill to be the applicant for the pending rezoning of the subject property.

Please let me know if you have any further questions, or feel to contact Mr. David Frank, CEO of DealPoint Merrill, LLC. His information is below:

David Frank, Esq., CEO
DealPoint Merrill, LLC.
22815 Ventura Boulevard, Suite 310 | Woodland Hills, CA 91364; (310) 671-3900 Tel | (310) 671-4100

Thank you very much.

Martin Holmes, LLC



Randy Yono

Owner

RY/nrd

cc: David Frank, DealPoint Merrill

submitted @ mtr

EXHIBIT A

01/07/2015 08:06 AM
2015-000394
CURTIS HERTZEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
01/07/2015 08:22 AM
PAGES: 2

INGHAM COUNTY DEEDS are on file in the public records of the State of Michigan, and all taxes and fees are paid for the year ending in the date of this instrument as required by the provisions of this office, except as noted.
INGHAM COUNTY REGISTER OF DEEDS
Curtis Hertzel, Jr.
01/07/2015 08:22 AM

WARRANTY DEED

On December 8, 2014, Adams Woodward LLC, a Michigan limited liability company, whose address is 18-24 West Adams, Detroit, MI 48226 (Grantor), conveys and warrants to Martin Holmes, LLC, a Michigan limited liability company, whose is 2438 Harness Dr, West Bloomfield, MI 48324 (Grantee), the real property commonly known as 930 West Holmes Rd, in Lansing, Michigan, and particularly described as follows:

A part of Lot 17 Southland Plaza a subdivision situated in the Southeast one-quarter of Section 29, Town 4 North, Range 2 West, State of Michigan, County of Ingham, City of Lansing, described as:

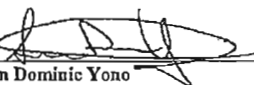
Commencing at 1/2 inch bar in concrete at the Northeast corner of Lot 17 Southland Plaza a subdivision situated in the Southeast one-quarter of Section 29, (Town 4 North, Range 2 West), State of Michigan, County of Ingham, City of Lansing; thence South 31 degrees 05 minutes 54 seconds West, 224.52 feet along the Northwestern line of Washington Avenue to a 5/8 inch x 30 inch steel bar and cap #51489 at the point of beginning of the following described parcel; thence continuing South 31 degrees 05 minutes 54 seconds West, 441.89 feet along said right of way line to a found concrete monument at the Southeast corner of said Lot 17; thence North 89 degrees 56 minutes 21 seconds West, 251.16 feet along the South line of said Lot 17 to a found bar; thence South 00 degrees 23 minutes 11 seconds East, 133.06 feet (recorded as 133.78 feet) along the East line of said Lot 17 to a 5/8 inch x 30 inch steel bar and cap #51489 on the North right of way line of Holmes Road; thence North 89 degrees 56 minutes 21 seconds West, 113.25 feet along the North right of way line of Holmes Road to a 5/8 inch x 30 inch steel bar and cap #51489; thence North 01 degrees 14 minutes 22 seconds East, 290.00 feet to a 5/8 inch x 30 inch steel bar and cap #51489; thence South 89 degrees 53 minutes 57 seconds West, 224.00 feet to a found bar and cap #16053 on the Easterly right of way line of Martin Luther King Junior Boulevard (State Highway M-99); thence along said right of way line, Northwestly 58.70 feet along a curve to the left said curve having a radius of 7129.89 feet, with a central angle of 00 degrees 28 minutes 18 seconds and a long chord of 58.70 feet bearing North 00 degrees 05 minutes 51 seconds West to a found bar and cap #16053; thence North 89 degrees 59 minutes 13 seconds East, 199.80 feet to a found bar and cap #16053; thence North 00 degrees 00 minutes 36 seconds East, 194.93 feet to a found bar and cap #16053; thence North 89 degrees 59 minutes 39 seconds West, 203.63 feet to a found bar and cap #16053 on the Easterly right of way line of Martin Luther King Junior Boulevard (State Highway M-99); thence along said right of way line, Northwestly 54.84 feet along a curve to the left said curve having a radius of 7129.89 feet with a central angle of 00 degrees 26 minutes 27 seconds and a long chord of 54.84 feet bearing North 02 degrees 07 minutes 16 seconds West to a found bar and cap #16053 at the Southwest corner of Lot 16 of said Southland Plaza; thence North 89 degrees 58 minutes 10 seconds East, 296.51 feet along the North line of Lot 17 to a found bar at the Southeast corner of Lot 14; thence North 00 degrees 10 minutes 39 seconds West, 52.31 feet to a found bar at an interior corner of Lot 14; thence South 89 degrees 56 minutes 56 seconds East, 493.12 feet (recorded as East, 493.39 feet) along the North line of Lot 17 to a found bar at the Southeast corner of Lot 10; thence South 00 degrees 04 minutes 28 seconds West, 140.34 feet to a 5/8 inch x 30 inch steel bar and cap #51489; thence North 89 degrees 53 minutes 05 seconds East, 226.25 feet to the point of beginning.

Tax Parcel No. 33-01-01-29-477-080
Commonly known as: 930 West Holmes Rd, Lansing, MI

together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining (the Premises), for the sum of \$1 and other good
and valuable consideration, subject to any easements and building and use restrictions of
record. *Exempt from State and County transfer tax pursuant
to MCL 207.526(a) and 207.505(a)*

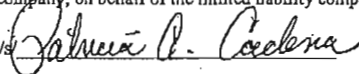
Adams Woodward LLC

Dated: 12-23-14

By: 
Salman Dominic Yono
Its: Member

STATE OF MICHIGAN)
Oakland COUNTY)

The foregoing instrument was acknowledged before me this 23rd day of December,
2014 by Salman Dominic Yono of Adams Woodward, LLC, a Michigan limited liability
company, on behalf of the limited liability company.



Notary public, State of Michigan, County of _____
My commission expires _____

PATRICIA A. CADENA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES DEC 14, 2019
NOTING IN COUNTY OF Oakland

Drafted by and when recorded return to:
Law Offices of Ars N. Atisha
PO Box 252233
West Bloomfield, MI 48325
Ars N. Atisha

01/07/2015 08:00 AM

2015-000394

CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS

RECORDED ON:

01/07/2015 08:22 AM

PAGES: 2

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office, except as stated.

Eric Schortzberg, Ingham County Treasurer
Sec.135, Act 206, 1893 as amended
1/8/2015 by DM

WARRANTY DEED

On December ^{23rd} 2014, Adams Woodward LLC, a Michigan limited liability company, whose address is 18-24 West Adams, Detroit, MI 48226 (Grantor), conveys and warrants to Martin Holmes, LLC, a Michigan limited liability company, whose is 2458 Harness Dr, West Bloomfield, MI 48324 (Grantee), the real property commonly known as 930 West Holmes Rd, in Lansing, Michigan, and particularly described as follows:

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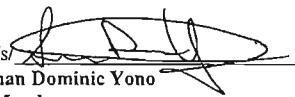
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Tax Parcel No. 33-01-01-29-477-080
Commonly known as: 930 West Holmes Rd, Lansing, MI

together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining (the Premises), for the sum of \$1 and other good
and valuable consideration, subject to any easements and building and use restrictions of
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to MCL 207.526(a) and 207.505(a)*

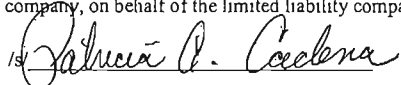
Adams Woodward LLC

Dated: 12-23-14

By: 
Salman Dominic Yono
Its: Member

STATE OF MICHIGAN)
Oakland COUNTY)

The foregoing instrument was acknowledged before me this 23rd day of December,
2014 by Salman Dominic Yono of Adams Woodward, LLC, a Michigan limited liability
company, on behalf of the limited liability company.



Notary public, State of Michigan, County of _____
My commission expires _____

PATRICIA A. CADENA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 14, 2019
NOTING IN COUNTY OF Oakland

Drafted by and when recorded return to:

Law Offices of Ars N. Atisha
PO Box 252233
West Bloomfield, MI 48325
Ars N. Atisha

The Intersection of Capital and Opportunity



DEALPOINT
MERRILL



Sperry Van Ness

DealPoint Merrill Properties Corporation

Affiliated with over 190 Offices Nationwide

WOODLAND HILLS, CA
22801 Ventura Blvd., Suite 305
Woodland Hills, CA 91364
Office 818.887.9797

LOS ANGELES, CA
11620 Wilshire Blvd., 9th Floor
Los Angeles, CA 90025
Office 310.671.3900

LAS VEGAS, NV
150 N. Durango Drive, Suite 290
Las Vegas, Nevada 89145
Office 702.889.8800

MISSION STATEMENT: "Exceeding Our Client's Expectations for Service and Performance"

"Our mission is to provide service and performance beyond our client's expectations by creating real estate investment strategies delivered with the highest standards of excellence and integrity. We meet these expectations by creating and implementing client-focused real estate investment strategies, staying centered on what we know and understand, while maintaining ethical standards in our business practices."

THE COMPANY

We are a Regional Real Estate Development Company

- Headquartered in Los Angeles, California
- Privately held company
- Owner and operator of valued added retail conversions, self-storage, non-performing notes and build to suit properties

Highly Evolved Management Team, Operations and Accounting Infrastructure

- 20+ year average tenure of senior management team
- Highly disciplined internal systems controls and accounting infrastructure
- Full reporting transparency and audited project financials

Strong, Long-Term Track Record Over Many Investment Cycles

- Value added and opportunistic investment philosophy
- In-house redevelopment, construction and asset/property management capabilities

TRANSFORMING ASSETS INTO SUCCESS

Based in Los Angeles since 1985, The Merrill Group of Companies has established an enviable track record of success with a scope of operations encompassing development and construction for its own account, third party assets and property management, as well as court appointment receivership, commercial loan workout strategies and negotiation services to solve complex issues for property owners and investors.

DealPoint Merrill, a subsidiary of The Merrill Group, is an owner and operator of "value added" retail conversions and build to suit properties, student housing, self-storage and non-performing notes, as well as a sponsor of real estate investment offerings. We invite you to learn more about us. Please visit our website at: www.dealpointmerrill.com.

RECORD PERFORMANCE

DealPoint Merrill has an experienced and seasoned management team. The senior management team and shareholders of the Company have collectively acquired, refinanced and sold major real estate assets across the United States in transactions totaling over \$5 billion, inclusive of the development and redevelopment.



FROM INTUITION TO EXECUTION

Our investment philosophy is rooted in acquiring value added properties at prices below replacement value, thereby creating an immediate margin of safety for our clients. We then add value by adaptive reuse or repositioning of each property we acquire. Adaptive reuse includes modifying tenant mix, redevelopment of the exteriors to include modernization of the facade, new development of well-located out parcel tenants and so forth. We sell our properties, once we stabilize operating performance, and when market conditions make sense.

"With taxation in mind, our exit strategy is keenly focused on keeping what we have made. Consequently, we provide exit strategies designed to protect our investor's hard won profits."

~Sterling McGregor
Chief Investment Officer

- Strategic Investments

Our goal is not only to outperform in good markets, but more importantly, to provide investment strategies that protect our investors during economic downturns as more fully described below:

- Cautious Entrepreneurs

We are not only cautious and entrepreneurial investors focused on our market niche, but we also stay focused on what we know and understand, while maintaining the highest ethical standards in our business practices.

- We are Cautious Contrarian Investors

- Niche investors with focused experience
- We buy direct from institutions and/or "off market" or "closely held" offerings
- Exploit market misalignments
 - Out of favor sectors or markets
 - Poorly managed properties
 - Distressed sellers



- Control Risk

We control risk by meticulous due diligence and purchase assets priced well below replacement cost in sub markets that feature strong amenities, central locations and sturdy infrastructure. We also look to exploit market misalignments and quickly acquire and restore to profitability poorly managed properties in the hands of distressed or time-constrained sellers.

- We look for ways to Control Risk in Every Aspect of our Business

- Acquire assets supported by neighborhood amenities and infrastructure
- Seek to acquire off market properties from institutional sellers
- Purchase assets below replacement cost
- Acquire multi-tenant properties only
- Deploy meticulous research and due diligence

- Hands On

As the manager of our capital, we have owned and operated properties over the years using our own internally-generated profits to contribute to our long term growth. One of the key ingredients sustaining our long-term growth and consistent financial performance has been strict adherence to maintaining quality in every area of our operation, coupled with "lean operations" and staying within our area of expertise.

FOUNDERS APPROACH MANAGEMENT TEAM

- Entrepreneurial culture of achievement and communication
- Highly cohesive management team tempered with disciplined lean operations
- Common sense application of complex solutions



- Add Value

Our properties are internally managed to maximize performance, where value is created by the continuous cycle of tenant recruitment, building renovation and tenant repositioning. Assets are sold when profitable.

- Reporting Transparency

We provide investors with timely and transparent financial reporting within a public reporting format designed to meet both entrepreneurial and institutional requirements.

- We only acquire properties where we can add value and implement an optimal exit strategy

- Create value by lease-up, renovation, repositioning tenancy and vigilant management
- Strong internal “day to day” asset management by company principals
- Properties are internally managed for maximum performance
- Disciplined to sell when we can make a profit

-We seek to create an alignment of Investor Interests

- Company principals are also investors
- Audited Financials
- Full Reporting Transparency
- Use third party transfer agent and investor services
- Real time web based online financial reporting

“We understand the financial and reporting needs of investors who have charged us with managing complex real estate assets and strive to provide the highest level of professional service and client fidelity.”

~David Frank
Chief Executive Officer



REDEVELOPMENT AND ADAPTIVE REUSE BUSINESS MODEL

- Is more conservative than development; eliminates construction and other types of discovery risks
- Provides access to locations with high visibility that can be bought at deeply discounted prices substantially below the cost of new construction
- Provides stable cash flows upon property stabilization
- We focus on proven market concepts that will provide economic stability in both strong and weak economic markets

INVESTMENT STRATEGIES

- Use of leverage to enhance returns
- Refinance when feasible to return 100% of investor capital and enjoy long term cash flow
- Three (3) to five (5) year typical holding period, but may invest for shorter or longer periods depending upon market conditions
- Provide geographic diversification where possible
- Lease and market aggressively; control and lower operating expenses

DealPoint works diligently to increase cash flow by tightly controlling operating and redevelopment expenses, aggressive use of our proprietary marketing and branding platform, and securing attractive financing to generate the best cash flow. Lastly, we dispose of properties when market conditions are compelling.

INVESTMENT OBJECTIVES

Our Investment objectives with each asset we acquire include the following: (i) preserve capital investment; (ii) realize income and capital appreciation through a combination of building or new space renovation, lease up of vacancy, tenant repositioning and strong management; (iii) making quarterly distributions until stabilization; (iv) achieve targeted annual rate of returns in the range of 15% to 30%; (v) provide a partially sheltered cash on cash return; and (vi) seek to reduce our cost basis through the sale or redevelopment of excess land.

AT A GLANCE: ADAPTIVE REUSE AND REDEVELOPMENT INVESTMENT STRATEGIES

Our adaptive reuse and redevelopment investment objectives require projects where we can: 1) quickly maximize values; 2) generate superior cash on cash returns; 3) provide for prompt return of capital through refinance; 4) create relatively short holding periods of three to five years; 5) provide for minimal development risk and quick market entry.

TARGETED PROPERTY TYPES

With our first priority being capital preservation, our investment strategy is focused on investments that can offer near term security through stabilized income. On a risk-adjusted basis, we prefer apartments, multi-tenant retail and self-storage properties. We look for properties located in supply-contained markets on an opportunistic basis as discussed below:

Self Storage: Adaptive Reuse of Big Box Properties.

Adaptive reuse of well-located corporate manufacturing, distribution warehouses and vacant "big box" anchored retail properties which can be acquired at a deep discount to replacement cost, then redeveloped into climate controlled self-storage "super centers" augmented by onsite business amenities and retail tenancy.





TARGETED PROPERTY TYPES (CONTINUED)

Multi-Tenant Retail: Value Added Renovation and Addition of Bank Pads. Value-added or adaptive reuse of grocery or shadow anchored multi-tenant shipping centers with vacancy, excess land, poor tenant mix or other value added components on an opportunistic basis. Value must be quickly realized through redevelopment to include new facades and landscaping features, new anchor and in-line tenants, addition of investment grade tenancy on excess land, coupled with aggressive leasing and marketing.

Student Housing: Redevelopment and Value Added Renovation. Our value added student housing business seeks to acquire well located student housing projects within walking distance to the university, and with below market rents that will benefit from value added cosmetic and construction upgrades and the introduction of high end amenities.

Multi-Family: Redevelopment and Cap Rate Arbitrage. This strategy includes new construction of multi-family housing, or refurbishing older properties with vacancy in supply constrained markets on an opportunistic basis that will provide strong incremental arbitrage returns from refurbishment and upgrades.

Medical Office: Adaptive Reuse of Hospitals. Our adaptive reuse of well-located vacant hospital properties capitalizes on rebranding refurbished hospital assets into "medical malls" anchored by large floor plate niche medical and surgical tenancy requiring specialized hospital type amenities and services, as well as a campus setting within a central business district milieu. The balance of the space is then leased to smaller medical groups.

The Company and its construction and development affiliates are managed by a long term seasoned cohesive team of real estate and investment professionals, with expertise in deal structure, finance, acquisition and management.

DAVID FRANK CEO



David Frank, CEO and co-founder of DealPoint Merrill started his career in real estate development after attending law school. Over the last 30 years Mr. Frank co-founded The Merrill Companies, and subsequently NewMark Merrill Companies, both privately held development, management, and leasing firms in Southern California. NewMark Merrill Companies acquired over 5 million square feet of retail shopping centers and development projects. The Company was ranked "Top 10 Property and development Firms" in the Los Angeles area by the LA Business Journal. Mr. Frank began to handle bankruptcy matters since 1982 and business reorganization as a Court Appointed Receiver; worked with the Federal Deposit Insurance Corporation with over 75 public or institutional clients, and appointed to over 400 cases. By working with banks and lending institutions nationwide on their default loan portfolios, Mr. Frank's expertise had enabled the Company to diversify its management portfolio. Mr. Frank's background in real estate development, law, brokerage, construction, asset and property management, positioned his Company to become one of the largest Federal and State Court Appointed Receivers in the nation for receivership and property management distressed portfolios. Continuing his retail, commercial, and multifamily development in program, DealPoint Merrill is a national sponsor of real estate development, asset and property management of commercial, retail, and multifamily units. Mr. Frank has been a member of ICSC (International Council of Shopping Centers) since 1985 and continues to support philanthropic organizations.

STERLING MCGREGOR, CHIEF INVESTMENT OFFICER



As Chief Investment Officer, Mr. McGregor is responsible for acquisitions and operations to include formulation of offering structures and products. Mr. McGregor has over 20 years of commercial real estate experience and capital markets experience. Over the past decade, he has acquired and financed 20+ million SF of commercial and multi-family properties with values in excess of \$2.5 billion in structured real estate securities transactions.

Mr. McGregor was previously the President and Managing Director for a regional Texas based self-storage redeveloper and storage operator of about 4,000 units. Previously, he was a founding shareholder and Chief Operating/Investment Officer of CORE Realty Holdings, a national real estate sponsor, with responsibilities for acquisitions, financing, asset and property management where he acquired \$1.2 billion in real estate investments to include redevelopment of over 6,000 multi-family units. Mr. McGregor was also the Chief Operating/Investment Officer for several prominent national real estate sponsors to include a founding shareholder of a national real estate securities sponsor and successor in interest to Grubb and Ellis where he served on the board of directors for several of the company sponsored public REIT's. Prior to his experience in the real estate securities industry, he was responsible for the management of several institutional quality portfolios with values in excess of \$5 billion for Wells Fargo Bank, in addition to due diligence, financing and acquisitions for Cal Fed Syndications, a \$1 billion publicly-traded NYSE-listed REIT.

Mr. McGregor is a licensed 22, 63 and 7 Securities Representative, a California Real Estate Broker and a Certified General Appraiser (inactive) with a Bachelor's Degree in Business Management and Finance.



SELF-STORAGE BUSINESS PLAN

Former Lansing Call Center
Lansing, MI

22815 Ventura Boulevard, Suite 310
Woodland Hills, CA 91364
(310) 671-3900



ABOUT DEALPOINT MERRILL

DealPoint Merrill, LLC is an owner and operator of value-added real estate opportunities and sponsor of real estate investment offerings. Based in Los Angeles, DealPoint Merrill is a strategic alliance partner with SVN International Corp., formerly Sperry Van Ness with over 220 offices for co-investment opportunities and development services. The Company also offers investment programs and co-investment opportunities to SVN International, its advisors and clients.

DealPoint Merrill is on schedule to develop over 13,000 self storage units by ending 2017. For more information visit our website at: www.dealpointmerrill.com.



PROPOSED BUSINESS PLAN



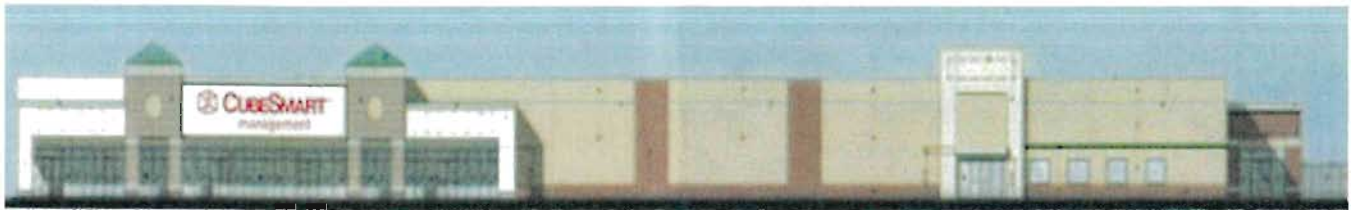
DealPoint Merrill's Self-Storage business plan will include converting the existing Vacant 110,000-square foot Former Call Center into a Re-development project consisting of a nationally recognized publicly traded climate controlled storage operator. Additionally, the re-development will focus on renovation of the existing building structures, landscape and parking lot.

930 W Holmes Road, Lansing, MI 48910

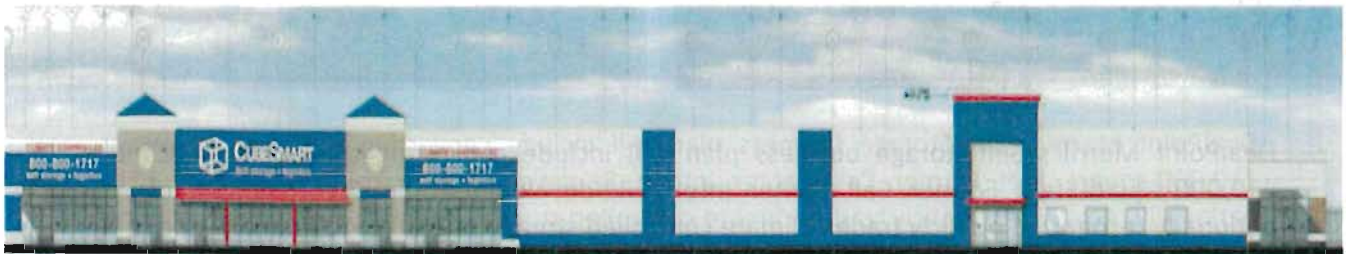


SAMPLE PROJECTS

Example below of a single story climate controlled self-storage conversion facility



Example of a two-story climate controlled self-storage conversion facility

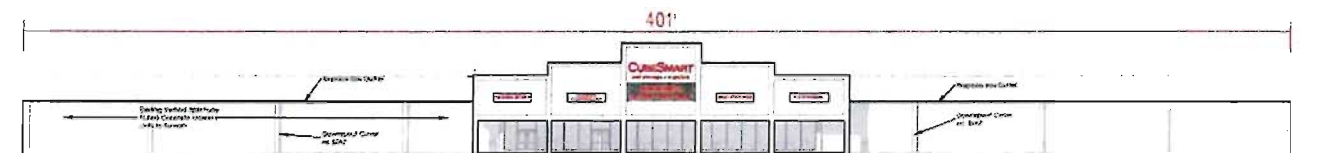


Redevelopment in New Britain, CT

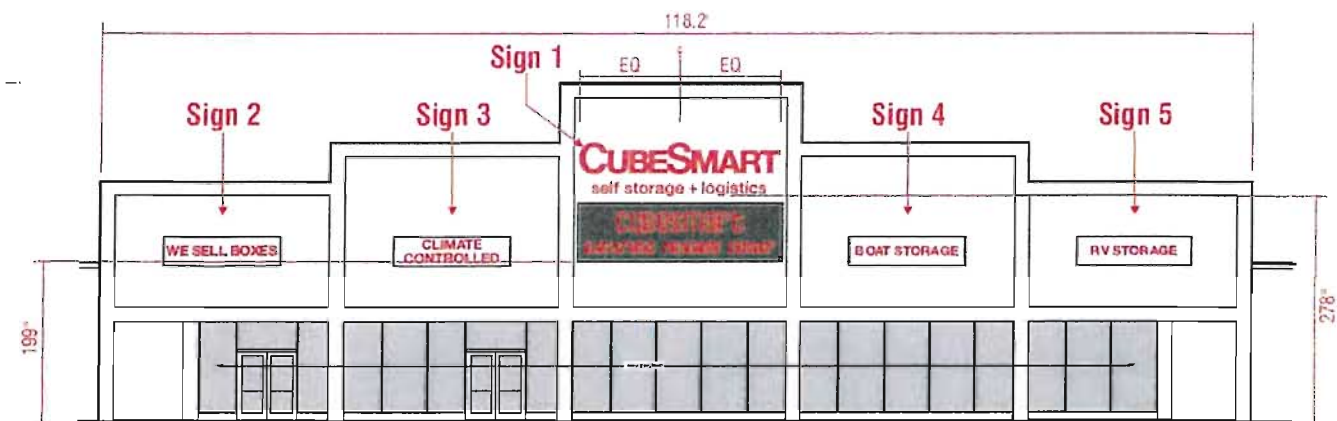
PROPERTY MANAGER – CUBESMART



The Manager operates its self-storage properties through CubeSmart, a NYSE publically traded REIT, because of their self-storage expertise, national footprint and desire to acquire our Projects. According to the Self-Storage Almanac, CubeSmart is the fourth largest owner and operator of self-storage facilities in the United States. CubeSmart is approximately a \$3 billion market cap New York Storage Exchange traded real estate investment trust [CUBE] with about 34+ million SF of self-storage assets. As a strategic partner, CubeSmart provides expertise in all areas of pre-acquisition and post-acquisition self-storage project feasibility with The Manager, as well as marketing and property management. CubeSmart also has a state of the art industry website presence designed to penetrate and capture self-storage demand from a multitude of various internet hubs. Their fee structures are typically 6% of collected rents which includes full service accounting and regional manager oversight, traffic metrics [sources of customers], with customer care to include an in-house bilingual call center, space reservation system, agent monitoring technology, call forecasting and real time rental pricing, as well as, walk in traffic metrics.



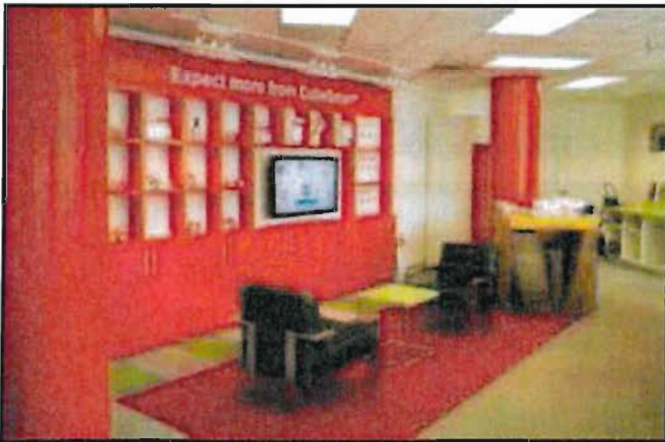
2 New Exterior Elevation
A8



RECENT CUBESMART CLIMATE-CONTROLLED
SELF STORAGE REDEVELOPMENTS

SELF-STORAGE REDEVELOPMENTS (Before and After)

"Class A" Climate-Controlled Self-Storage
(Exterior, Showrooms and Interior themes)



SELF-STORAGE REDEVELOPMENTS (Before and After)

809 Unit "Class A" Self-Storage Redevelopment, Columbus, Ohio



SELF-STORAGE REDEVELOPMENTS (Before and After)

665 Unit "Class A" Self-Storage Redevelopment, St. Charles, Missouri



SELF-STORAGE REDEVELOPMENTS (Before and After)

582 Unit "Class A" Self-Storage Redevelopment, Saginaw, Michigan



SELF-STORAGE REDEVELOPMENTS (Before and After)

1020 Unit "Class A" Self-Storage Redevelopment, Joliet, Illinois



SELF-STORAGE REDEVELOPMENTS (Before and After)

1036 Unit "Class A" Self-Storage Redevelopment, Benbrook, Texas



SELF-STORAGE REDEVELOPMENTS (Before and After)

1203 Unit "Class A" Self-Storage Redevelopment, New Britain, Connecticut





Thank You,

DealPoint Merrill, LLC
22815 Ventura Boulevard, Suite 310
Woodland Hills, CA 91364
(818) 464-5300
www.dealpointmerrill.com



