



AGENDA
Committee on Development and Planning
Monday, March 5, 2018 @ 4:00 p.m.
10th Floor Conference Room, City Hall

Councilmember Adam Hussain, Chair
Councilmember Patricia Spitzley, Vice Chair
Councilmember Jody Washington, Member

- 1. Call to Order**
- 2. Public Comment on Agenda Items**
- 3. Minutes**
 - February 19, 2018
- 4. Discussion/Action:**
 - A.) RESOLUTION** – Appointment; Paul Connors; At Large Member; Historic District Commission; Term to Expire June 20, 2019
 - B.) RESOLUTION** – Appointment; Kurt Berryman; At Large Member; Board of Zoning Appeals; Term to Expire June 30, 2020
 - C.) RESOLUTION** –Set Public Hearing; Amend Res. 0145 of 1981 for SLU-1-2016; 2101 E. Mt. Hope Avenue; Petition for the construction of a mobile cell tower
 - D.) RESOLUTION** – Set a Public Hearing; ACT-4-2017; Easement for Consumers Energy's North Lansing Pipeline Project
 - E.) RESOLUTION** – Set a Public Hearing; ACT-5-2017; 1620 Sunset Avenue; Consumers Energy North Lansing Pipeline Project
 - F.) RESOLUTION** – Set a Public Hearing; PILOT for Camelot Hills
 - G.) RESOLUTION** – Set a Public Hearing; PILOT Extension for Friendship Manor Apartments
- 5) Other**
- 6) Adjourn**



PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE DEVELOPMENT & PLANNING

DATE March 5, 2018

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
KATHY MILES		RS L		
Elaine Womboldt	4815 Tressa LANSING 48910	RS L	emwomboldt@comcast.net	
Warren Kueger		Friendship Manor Resd.		
KURT BERRYMAN	804 W. OTTAWA LANSING, MI 48915	ZONING BOARD	KBERRYMAN@aol.com	517-492-2896
JOHN TURK - CE	1945 W PARKMAN RD JACKSON	EASEMENT	JOHN.TURK@CHSINERGY.COM	517-262-8938
Cathy Heckaman - CE	One Eureka Plaza JACKSON	Easement	checkaman@comcast.net	517-898-4894
JAMES GROMER	32600 Telegraph Bingham Farms	PLOT	JGROMER@MHTHousing.net	248-833-0564
Donna McMillan	32600 Telegraph Bingham Farms	PLOT	D.mcmillan@MHTHousing.net	248-833-0580
Peter Tallero	32600 Telegraph Bingham Farms	PLOT	ptallero@mhthousing.net	248-833-0597
Paul G Connors	1727 Canterbury Pl Lansing, MI	Historic Commission	sullivanshores@gmail.com	517-899-1291
Jeff Parker	530 W. Willow Lansing MI 48909	Easement	jeffrey.parker@cmsenergy.com	517-374-2245
Martin Miller	4563 Bellevue Hwy Bellevue MI 48001	Easement	Martin.Miller@cmsenergy.com	269-275-2919
Chris Thelen Consumer Energy	530 W. Willow Lansing	Easement	Chris.thelen@cmsenergy.com	517-374-2235
Bryant Burr	401 S. Washington St. Lansing, MI 48977	Resident	bryant.burr@gmail.com	

DRAFT



MINUTES

Committee on Development and Planning
Monday, February 19, 2018 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:02 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Spitzley, Vice-Chair
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Susan Stachowiak, Economic Development & Planning
Greg Venker, Assistant City Attorney- arrived at 4:05 pm
Sarah Lehr, LSJ
Bill Rieske, Economic Development & Planning
Elaine Womboldt
Kathy Miles
Joy Gleason
John Fifarek
Joe Hooker

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE MINUTES FROM FEBRUARY 5, 2018 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION –Amend Res. 0145 of 1981 for SLU-1-2016; 2101 E. Mt. Hope Avenue; Petition for the construction of a mobile cell tower

Mr. Kaschinske noted that this request is for a long term lease with Verizon to locate a tower on the site. It would remove 100' x 100' from the area for the tower, located in Crego Park. The park itself is 204 acre and mostly wetlands.

Council Member Spitzley asked Law if as public hearing was required since a hearing is held during dedication of land, why not for un-dedication. Mr. Venker stated his opinion that since the undedicated is not being sold it would not require a public hearing. Council Member Spitzley stated her request was to make sure a hearing be held or considered since it is a long term lease. Mr. Venker stated it would depend on the amount of the lease. Mr. Kaschinske stated the lease is a five year renewable lease and the terms of the lease will be before Council as a separate submission. Council Member Spitzley again requested a public hearing be held. Council Member Washington asked Law to review if a hearing should or could be held. She also asked Mr. Kaschinske what the revenue would be from the lease. Mr. Kaschinske admitted he did not have that information, but it would be in the agreement, it has not been settled yet, but they have to undedicated it first. Council Member Hussain clarified for the Committee and the public that the required SLU public hearing was held in 2016, however this would be a different hearing based on the undedication. Law was requested to research the request and requirement and advice at the March 5, 2018 meeting.

Ms. Miles asked if the neighbors should be notified of the cell tower. Ms. Stachowiak confirmed the earlier statement by Council Member Hussain that a public hearing was held for the tower under the SLU and residents within 300' of the park property were notified.

RESOLUTION – Introduction and Set Public Hearing; Z-1-2018; 600 Block East Michigan; Rezone from “H” Light Industrial to “G-1” Business District

Ms. Stachowiak outlined the area which begins at Larch and goes east to the RR crossing, and south to the old gas station property line. A public hearing was held she assured them, and the only public that came and spoke were supporters of the rezoning. Council Member Hussain asked if there was any information on height and number of units. Ms. Stachowiak confirmed she had not details, however four (4) floors is the general rule because anything over 55' in height requires steel construction which would increase the construction cost for the developer. Council Member Washington confirmed that since it is in her Ward she has already met with the developer and supports it.

Ms. Gleason spoke in opposition to the rezoning stating her belief that there are too many vacant units in the area.

Council Member Hussain assured Ms. Gleason that Council is aware that those buildings she speaks of are 95% occupied. Council Member Washington assured Ms. Gleason that once the rezoning is complete she would reach out to the developer and invite him to her monthly Ward 1 meetings for a presentation.

MOTION BY COUNCIL MEMBER WASHINGTON TO SET THE PUBLIC HEARING FOR MARCH 26TH, 2018 FOR Z-1-2018. MOTION CARRIED 3-0.

RESOLUTION – ACT-1-2018; 600 Block East Michigan; Vacate Alley

Mr. Rieske informed the Committee that the alley is encompassed in the development, and suggested processing this resolution at the same time as the previous rezoning request. Ms. Stachowiak confirmed no public hearing is required, however they did perform one in conjunction with the rezoning request at the Planning Board so all property owners within 300' were notified.

Mr. Venker requested the resolution be amended before they take action to address the statement “contingent on the combination of parcels adjacent to the alley to eliminate land-locking any parcel”. This will take effect upon the date it is recorded at the Register of Deeds,

and the resolution. Mr. Venker was directed to amend the resolution for the next meeting, March 5, 2018.

RESOLUTION – Land Acquisition Project Agreement; Michigan Department of Natural Resources; Lansing Boat Club

Mr. Kaschinske stated the with the assistance of the Trust Fund Grant, and the fact this project was #1 rated, they have been able to acquire 7 acres and add to the city's 100 acres of contiguous park land along the Grand River. This is currently owned by the Lansing Boat Club and they are no longer interested in it. The Trust will pay for 75% and 25% will be paid by the City. Council Member Spitzley asked how it would be accessed since it is landlocked by other park land. Mr. Kaschinske stated they can access through Hunters Ridge Drive, Fulton Park via Sheffield or all the City property along the river front.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION T ACCEPT THE TERMS OF THE AGREEMENT FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES FOR THE ACQUISITION OF THE LANSING BOAT CLUB PROPERTY.

Mr. Kaschinske informed the property will be added to the current Fulton Park.

MOTION CARRIED 3-0.

Other

Mr. Kaschinske informed the Committee that he spoke to Law and a public hearing should be set for the earlier agenda item, SLU-1-2016. The Committee asked Law draft the appropriate resolution and they will review and take action on March 5, 2018.

Adjourn

Adjourned at 4:39 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

Plummer, Marilyn

From: noreply@civicplus.com
Sent: Tuesday, January 16, 2018 10:44 AM
To: Plummer, Marilyn
Subject: Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or committee. The Lansing City Charter requires that every appointee to a board, commission, or committee established by Charter or ordinance must meet the following qualifications and eligibility requirements:

- *Be a registered elector in the City of Lansing (Charter Section 2-102).*
- *Be a resident of Lansing for one year prior to taking office (Charter Section 2-102).*
- *Not be in default to the City at the time of taking office (Charter Section 2-103.2).*
- *Not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).*

(Section Break)

Date	1/9/2018
First Name	Paul
Middle	Gerard
Last Name	Connors
Other name(s) by which you have been known, including maiden names	Field not completed.
Date of Birth	
Address	1727 Canterbury Pl
City	Lansing
State	MI

Zip Code	48910
Email	sullivanshores@gmail.com
Gender	Gender
Ward	4
Precinct	33
Best phone number to contact you	5 [REDACTED]
Last 4 digits of social security number	[REDACTED]
In what year did you move to Lansing?	2014
Additional information regarding experience and credentials	<i>Field not completed.</i>
Occupational Background	Administrator, Michigan Department of Treasury
Educational Background	PhD
Please attach a resume if available	Paul Connors Resume.docx
First choice for board to serve on	Historic District Commission
Second choice of a board to serve on	Public Service
Third choice of a board to serve on	Downtown Lansing Inc.
Fourth choice of a board to serve on	Review Board
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I have been involved in public policy in a variety of areas for over twenty years.

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

Field not completed.

Background Check Authorization

I agree

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

Paul G. Connors

Date & Time

1/9/2018 10:45 AM

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For more information please visit <http://www.symanteccloud.com>

BY THE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Paul G. Connors of 1727 Canterbury Place, Lansing, MI, 48910, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2019; and

WHEREAS, The nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Paul G. Connors of 1727 Canterbury Place in Lansing, MI, 48910, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2019.

Plummer, Marilyn

From: noreply@civicplus.com
Sent: Friday, February 2, 2018 8:45 AM
To: Plummer, Marilyn
Subject: Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or committee. The Lansing City Charter requires that every appointee to a board, commission, or committee established by Charter or ordinance must meet the following qualifications and eligibility requirements:

- *Be a registered elector in the City of Lansing (Charter Section 2-102).*
- *Be a resident of Lansing for one year prior to taking office (Charter Section 2-102).*
- *Not be in default to the City at the time of taking office (Charter Section 2-103.2).*
- *Not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).*

(Section Break)

Date 2/2/2018

First Name Kurt

Middle Forrest

Last Name Berryman

Other name(s) by which
you have been known,
including maiden names n/a

Date of Birth

Address 804 W. Ottawa Street

City Lansing

State MI

Zip Code	48915
Email	cegoddar2@gmail.com
Gender	Gender
Ward	4
Precinct	Field not completed.
Best phone number to contact you	
Last 4 digits of social security number	
In what year did you move to Lansing?	2005
Additional information regarding experience and credentials	Field not completed.
Occupational Background	Field not completed.
Educational Background	Field not completed.
Please attach a resume if available	Field not completed.
First choice for board to serve on	Zoning Appeals
Second choice of a board to serve on	Field not completed.
Third choice of a board to serve on	Field not completed.
Fourth choice of a board to serve on	Field not completed.
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	Field not completed.

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

Field not completed.

Background Check
Authorization

I agree

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

Kurt Berryman

Date & Time

2/2/2018 8:45 AM

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For more information please visit <http://www.symanteccloud.com>

BY THE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Kurt F. Berryman of 804 W. Ottawa Street in Lansing, MI, 48915, as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2020 ; and

WHEREAS, The nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kurt F. Berryman of 804 W. Ottawa Street in Lansing, MI, 48915, as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2020



**Material Not Available at the time the
packet was published.**

**Please continue to check back for
updates on this document**

4. Use the data gathered from this experiment to evaluate the effect on non-local and local traffic in the area.
5. Recommend a final course of action based on the additional information.

Adopted by the following vote:

Yeas: Councilmen Adado, Gunther, Lindemann, McKane, Worthington—5.

Nays: Councilmen Blair, Brenke—2.

By COMMITTEE ON PUBLIC PROPERTIES AND SAFETY—

Resolved by the City Council of the City of Lansing:

Whereas, resident of Harris Street have requested action to improve traffic conditions in their area due to heavy truck traffic servicing Friedland Iron and Metal Company; and

Whereas, the management at Friedland's has been cooperative in seeking short- and long-term solutions to Harris Street traffic problems; and

Whereas, one short term measure to improve conditions, suggested by the Transportation Advisory Committee, is to pave the east end of Harris Street to Friedland's gate, which can be done once the City-owned roadway is dedicated as a public street; and

Whereas, the easterly 50 feet of roadway is owned by Friedland's, which will pave this section at company expense;

Now, Therefore, Be It Resolved the Lansing City Council hereby dedicates the following described property as Harris Street:

The extension of Harris Street commencing at the northeast corner of Lot

82, Banghart Subdivision No. 1, hence east 50 feet, hence north 54 feet, hence west 50 feet, hence south 54 feet to point of beginning, City of Lansing, Ingham County, Michigan,

And

Be It Further Resolved the City Clerk is hereby authorized and requested to have this dedication recorded as required; and

Be It Finally Resolved the Committee on Physical Development will continue to investigate long-term solutions to truck traffic on Harris Street, for a subsequent report to Council and the Mayor.

Adopted by the following vote:

Unanimously.

By PUBLIC PROPERTIES & SAFETY—

Resolved by the City Council of the City of Lansing:

Whereas, by resolution approved December 10, 1979, the City Council adopted a comprehensive parkland policy, part of which requested a classification of existing City properties designated as parkland; and

Whereas, the Parks and Recreation Department has prepared such classification report, listing designated parkland as either neighborhood parks, community parks, city-wide parks, or special use parks; and

Whereas, the Parks Board has reviewed and approved the classification listing;

Now, Therefore, Be It Resolved the Lansing City Council hereby approves and adopts the "Designation of Park Land" classification report as attached.

Adopted by the following vote:

Unanimously.

DESIGNATION OF PARK LAND

Designations are based primarily on who uses the park with size and location additional factors.

- N.P. Neighborhood Playground
- C. Community Park & Athletic Field
- C.W. City Wide Facility
- * Special Use in Addition to Basic Designation

Each designation includes uses that are appropriate to the lower intense classifications (Example: Community Parks include Neighborhood Usage).

PARK AREAS DESIGNATED BY EITHER DEED, COUNCIL RESOLUTION OR ACTUAL DEVELOPMENT. SUBJECT TO CITY CHARTER AND DEC. 12, 1979 POLICY ACTION ON DEVELOPMENT, ENCROACHMENT AND DISPOSAL.

	Year Acquired	Number of Acres	Designation
Attwood Park	1962	28.8	C.
Averill Park	1961	8.0	N.P.
Bancroft Park	1920	42.4	C.
Bassett Park	1940	3.4	N.P.
Beck Park	1977	10.0	N.P.
Bluebell Park	1970	2.7	N.P.
Burchard Park (inc. Chadwell addition)	1975, 1980	5.0	C.W.
Cavanaugh Park	1958	25.0	C.

	Year Acquired	Number of Acres	Designation
Clifford Park	1920	5.4	N.P.
Cooley Gardens	1938	1.4	C.W.
Davis Park	1970	41.8	C.W.
Dietrich Park	1970	5.0	C.W.
Dodge Park (inc. Oppen addition)	1974, 1981	10.7	C.W.
Dunnebacke Park	1954	6.4	N.P.
Durant Park	1920	3.0	C.*
Edmore Park	1940	0.4	N.P.
Elm Park	1936	5.6	C.
Elmhurst Park	1957	5.3	N.P.
Everett Field	1964	3.0	C.
Fenner Arboretum	1954	120.0	C.W.
Filley Park	1940	2.2	N.P.
Forest View Park	1975	8.1	N.P.
Foster Community Center	1979	2.3	C.
Foster Park	1919	4.0	N.P.
Frances Park	1918	57.8	C.W.
Georgetown Park	1970	11.2	N.P.
Gier Park and Center	1945	37.2	C.W.
Glen Eden Park	1974	2.5	N.P.
Grand River Park	1927	41.6	C.W.
Grand River School Park	1979	2.5	N.P.
Grand Woods Park	1924	139.3	C.W.
Greencroft Park	1925	1.5	N.P.*
Hillborn Park	1969	6.2	N.P.
Hillsdale	1978	3.2	N.P.
Hull Court	1940	1.3	N.P.
Hunter Park	1940	14.0	C.
Ingham Park	1959	11.8	N.P.
Irving Park	1940	0.4	N.P.*
Jones Lake Park	1966	1.8	N.P.
Kalamazoo Plaza	1923	0.4	C.*
Kendon Park	1957	5.6	C.
Kimberly Park	1969	19.5	N.P.
Kingsley Community Center	1974	4.6	C.
Larch Park	1940	0.5	N.P.
Lewton Park	1957	1.7	N.P.
Lyons Park	1951	5.0	N.P.
Maple Grove Hall	1965	4.0	C.
Marscot Park	1975	5.0	N.P.
Marshall Field	1940	11.4	C.
McKinch Park	1971	5.5	N.P.
Michigan Avenue Park	1939	28.1	C.W.
Miller Road Center	1942	0.3	C.
Moores Park (inc. Glenn Island)	1908, 1912	22.9	C.
Municipal Field	1947	6.7	C.W.
Munn Park	1970	14.4	N.P.
Oak Park	1852	16.7	N.P.
Ormand Park	1931	8.2	N.P.
Osborn Park	1940	0.6	N.P.
Pleasant View Park	1959	7.4	C.
Porter Park	1939	10.7	N.P.
Potter Park	1917	98.5	C.W.
Poxson Park	1949	16.7	N.P.
Quentin Park	1938	10.3	C.
Ranney Park	1917	19.1	C.W.
Reasoner Park	1913	6.6	N.P.
Red Cedar Golf Course	1926	61.3	C.W.
Regent Park	1940	2.5	N.P.
Reola Park	1919	0.6	N.P.
Reutter Park	1878	3.0	C.*
Risdale Park	1967	17.6	N.P.
Riverfront Park	1973	20.9	C.W.
Riverside Park	1918	7.3	N.P.*
Riverstreet Park	1947	4.7	N.P.
St. Joseph Park	1945	18.8	C.
Scott Park and Center	1929	5.5	C.W.
Scott Woods	1957	87.4	C.W.
Seventh Park	1954	1.6	N.P.
Sheffield Park	1967	26.3	C.
Shubel Park	1924	55.5	C.W.*
Stabler Park	1940	1.3	N.P.
Stroud Park	1950	0.8	N.P.

	Year Acquired	Number of Acres	Designation
Sycamore Park	1924	10.0	C.
Sycamore Golf Course	1919	53.2	C.W.
Tammany Park	1974	1.6	N.P.
Tecumseh Park	1950	39.0	N.P.
Trager Park	1928	0.6	N.P.*
Turner Park	1976	0.04	N.P.*
Wainwright Park	1962	5.4	N.P.
Waldo Park	1949	0.5	N.P.
Walsh Park	1953	4.0	N.P.
Washington Park	1942	45.4	C.W.
Waverly Golf Course	1939	87.3	C.W.
Wentworth Park	1972	0.9	C.*
Westside Park	1940	15.5	C.
Wilson Park	1969	4.9	N.P.
Woodcreek Park	1966	4.4	N.P.
TOTAL ACREAGE 96 PARKS		1598.24	

AREAS ACQUIRED FOR PARK LAND
BUT UNDEVELOPED. THE
PROPERTIES ARE SUBJECT TO
PROVISIONS OF THE CITY CHARTER
AND DEC. 12, 1979 POLICY ACTION ON
DEVELOPMENT, ENCROACHMENT
AND DISPOSAL.

	Year Acquired	Number of Acres
Crego Park	1969	200.7
Fine Park	1979	35.8
Holly Park	1978	5.0
Priggooris Park	1959	263.0
Willoughby Park	1964	50.0
TOTAL ACRES 5 PARKS		554.5

AREAS UNDER LEASE TO THE CITY
OF LANSING.

	Number of Acres	Designation
Comstock Park	8.2	C.
Fairview Park	12.2	N.P.
Ferris Park	3.0	N.P.
Groesbeck Golf Course	115.6	C.W.
119th Armory Park	6.8	N.P.
TOTAL ACREAGE 5 PARKS	145.8	

PROPERTY ACQUIRED FOR FUTURE
PARK PURPOSES ALTHOUGH
SPECIFIC LOCATION AND CHARACTER
NOT DEFINED. PARCELS NOT
SUBJECT TO THE DISPOSAL
PROVISIONS OF CITY CHARTER.
UNLESS THEY ARE WATERFRONT.
BUT SUBJECT TO DEC. 12, 1979 POLICY
ACTION WITH REGARD TO DISPOSAL
OF LAND UNSUITABLE FOR PARK
DEVELOPMENT.

	Year Acquired	Number of Acres
Foster Street Lots	1949	1.4
Kahres Property	1962	4.0
Highway Parcel B	1968	12.1
Highway Parcel C	1968	44.0
Highway Parcel D	1968	39.0
Highway Parcel E	1968	33.0
Highway Parcel F	1968	13.0
Highway Parcel G	1968	9.0
Mifflin Property	1940	1.2
Paulson Park	1958	22.0

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, _____, 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-4-2017, Easement for Consumers Energy's North Lansing Pipeline Project.

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

Act-4-2017, Consumers Energy North Lansing Pipeline Easement over LBWL property

WHEREAS, Consumers Energy Company requests an easement over four City of Lansing and Board of Water and Light (“LBWL”) properties for a 16” gas distribution line; and

WHEREAS, this gas line is part of the North Lansing Pipeline, a gas distribution line extending from North Grand River Ave., then southwest under the Grand River and across a City of Lansing/LBWL parcel to Melvin Court, then south along the east side of Sunset Ave., then west to run southward, west of and parallel to a Lansing Manufacturers (A.K.A. Jackson and Lansing) Railroad right-of-way to end south of I-496; and

WHEREAS, the easement would be non-exclusive, would not impair any LBWL operations on the properties where the easement would be granted, and the properties are not needed to continue the operation of LBWL; and

WHEREAS, the properties, of which the proposed easements are a part were purchased with LBWL rate-payer funds; and

WHEREAS, the proposed gas line passes Westside and St. Joseph Parks, but does not encroach upon them; and

WHEREAS, the proposed easement also crosses a City parcel at 1620 Sunset Avenue (Act-5-2017); and

WHEREAS, the LBWL Board of Commissioners, by Resolution 2017-07-01, voted to recommend that the Lansing City Council grant an easement to Consumers Energy Company over property occupied and maintained by the LBWL, for monetary consideration in the amount of \$107,500; and

WHEREAS, the Planning Board, at its meeting on January 9, 2018 reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedures and found that:

- The easements are located in an industrial area, with “H” and “I” industrial zoning, and the proposed gas line is separated from residential areas by the railroad ROW,
- The gas pipeline will be installed underground, so the effect on the character of the surrounding area is negligible,

- The width of the proposed easements (15' min.) is necessary and appropriate to protect the gas pipeline and surrounding facilities, and will not adversely affect City operations.

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of Act-5-2017, a non-exclusive easement to Consumers Energy to locate an underground gas main on the four City properties occupied and managed by the Board of Water and Light; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board, as well as that of the LBWL Board of Commissioners, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-5-2017, a non-exclusive easement to Consumers Energy, legally described as:

That part the South Half of Section 5, Town 04 North, Range 02 West, City of Lansing, Ingham County, described as: Commencing at the South 1/4 corner of said Section 5; thence North 00°50'33" West 993.38' along the North and South 1/4 Line of said Section 5, to the **PLACE OF BEGINNING OF THIS DESCRIPTION:** thence South 62°52'26" West, 599.81'; thence South 64°05'16" West, 297.03'; thence South 50°43'16" West, 638.61'; thence North 00°18'51" East, 38.93'; thence North 50°43'16" East, 617.32'; thence North 64°05'16" East, 300.23'; thence North 62°52'26" East, 614.31'; thence North 62°52'26" East, 406.20' to the approximate centerline of the Grand River; thence South 27°37'00" East, 30.00' along said approximate centerline; thence South 62°52'26" West, 421.27' to the Place of Beginning,

AND That part of Lot 38 of Assessor's Plat No. 11, as recorded in Liber 10 of Plats, Page 14, at the Ingham County Register of Deeds described as: The West 15.00 feet of the following Parcel Description as recorded in Warranty Deed, Liber 524, Page 57, Ingham County Register of Deeds: Beginning at a point 650 feet South of the Northwest corner of Lot 38 of said Plat; thence East, 120 feet, thence South, 50 feet; thence West, 120 feet; thence North, 50 feet to the place of beginning,

AND That part of Lot 42 of Assessor's Plat No. 11, as recorded in Liber 10 of Plats, Page 14, at the Ingham County Register of Deeds described as: The West 15.00 feet of the following Parcel Description as recorded in Warranty Deed, Liber 524, Page 57, Ingham County Register of Deeds: Commencing at a point 15.55 feet South of the Northwest corner of Lot 42 of Assessor's Plat No. 11 in the Northwest 1/4 of Section 8, Town 04 North, Range 02 West, City of Lansing, Ingham County, Michigan, and running thence East, 124.5 feet; thence South, 46 feet; thence West, 124.5 feet; thence North, 46 feet to the place of beginning,

AND Lot 51, of Bella Vista Homesites Subdivision, as recorded in Liber 7 of Plats, Page 7, at the Ingham County Register of Deeds,

for the purpose of installing and maintaining a gas distribution pipe across the west side of the property, for the sum of One Hundred Seven Thousand Five Hundred Dollars (\$107,500.00).

BE IT FURTHER RESOLVED, that upon closing of the easement, all the net proceeds from the transaction may be retained by LBWL for its operation.

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 transaction(s), subject to their prior approval as to content and form by the City Attorney.

Acts-4 & 5-17, Easements for Consumers Energy North Lansing Pipeline Project

Staff Report

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

Background:

Act-4-2017 and Act-5-2017 pertain to the same project, but will be considered separately because the Act-4 parcels involve the Board of Water and Light, and the Act-5 parcel does not.

Consumers' Energy is proposing a new 16" gas pipeline in the City's NW quadrant. The route can be roughly described as beginning at North Grand River Ave., then southwest under the Grand River and across a City of Lansing/LBWL parcel to Melvin Court, then south along the east side of Sunset Ave., then west to run southward, west of and parallel to a Lansing Manufacturers (A.K.A. Jackson and Lansing) Railroad right-of-way to end south of I-496 (see attached "Consumers Energy North Lansing Pipeline Project 2018). In traversing this route, it passes Westside and St. Joseph Parks, but does not encroach upon them. It does cross four City/LBWL parcels (Act-4-2017), and one City of Lansing parcel at 1620 Sunset Avenue. (Act-5-2017). Consumers' Energy needs an easement from the City for each of these parcels to complete the project as planned.

Consumers' is requesting easements over five City properties for the installation of the new pipeline. Four properties (Act-4-2017) are City-owned by the Board of Water and Light. A fifth property (Act-5-2017) City-owned and is occupied by a Waste Water Treatment Plant facility.

The proposed easements are non-exclusive, and would not hinder the continuation of operations on the properties.

The Board of Water and Light is the water utility for the City of Lansing, and has a vested interest in the protection of Lansing's water supply. The LBWL Board approved the four easements requested in Act-4-2017.

Affected Properties by permanent parcel number (PPN). See attached diagrams:

PPN 33-01-01-05-351-001 is a former LBWL fly-ash dump on the north side of the City. It has been remediated, but is undergoing further monitoring. The requested easement is north and parallel to the railroad ROW, and extends from North Grand River to Melvin Court. The easement is approx. 58,420 square feet (SF) in size.

PPN 33-01-01-08-102-031 is an LBWL property on the east side of Sunset Ave. The requested easement occupies the west 15' of the property, and is 750 SF in size.

PPN 33-01-01-08-102-041, 1620 Sunset Ave. (Act-5-2017) is a City-owned property on the east side of Sunset Ave., south of and adjacent to parcel 031 above. This property is

Acts-4 & 5-17, Easements for Consumers Energy North Lansing Pipeline Project

Staff Report

occupied by the Waste Water Treatment Plant. The proposed easement would occupy the west 15' (6,340 SF).

PPN 33-01-01-08-102-101 is another LBWL property, also located on the east side of Sunset, with the proposed 15' easement (690 SF) along the west side.

PPN 33-21-01-19-230-026 is an LBWL property located in Lansing Township, west of Clare St., and south of Main St. The proposed 16,370 SF easement is located at the NE corner of the property.

Agency Responses

Board of Water & Light: The Act-4 easements were approved by the LBWL board.

Public Service Department: Comments regarding the proposed easement for 1620 Sunset Avenue (ACT-5-2017):

1620 Sunset Avenue is the address for the Screen Building at the Lansing Wastewater Treatment Plant. Utilities cross Sunset from the plant to the Screen Building, including pipes carrying wastewater, chemicals and plant effluent water; electrical ducts; a natural gas line; and a fiber optic line.

Any time we repair or replace these lines in the easement we would have to support the new gas line for the duration of the construction, and rebury it. Also, the electrical ducts and fiber optic lines may lie at or near the same depth as the new gas line, and interfere with its installation.

If granted, the following utilities would pass through the easement: 3-36" process pipes that carry wastewater from the headworks to the treatment plant, an electrical duct that powers the headworks, and a natural gas line,

Also, the following utilities would pass through the adjacent easement to the south: an electrical conduit, an electrical duct, 2 process lines carrying wastewater from a lift station and from the plant, a chemical feed line, a plant effluent water line, a fiber optics line, a 60" pipe carrying wastewater from the west side of the City, and a 60" pipe carrying wastewater from the headworks to the treatment plant.

(Note: After the consideration of alternative routes, it was determined that the west 15' is still the best location for the easement.)

Acts-4 & 5-17, Easements for Consumers Energy North Lansing Pipeline Project

Staff Report

Staff Finding and Recommendation

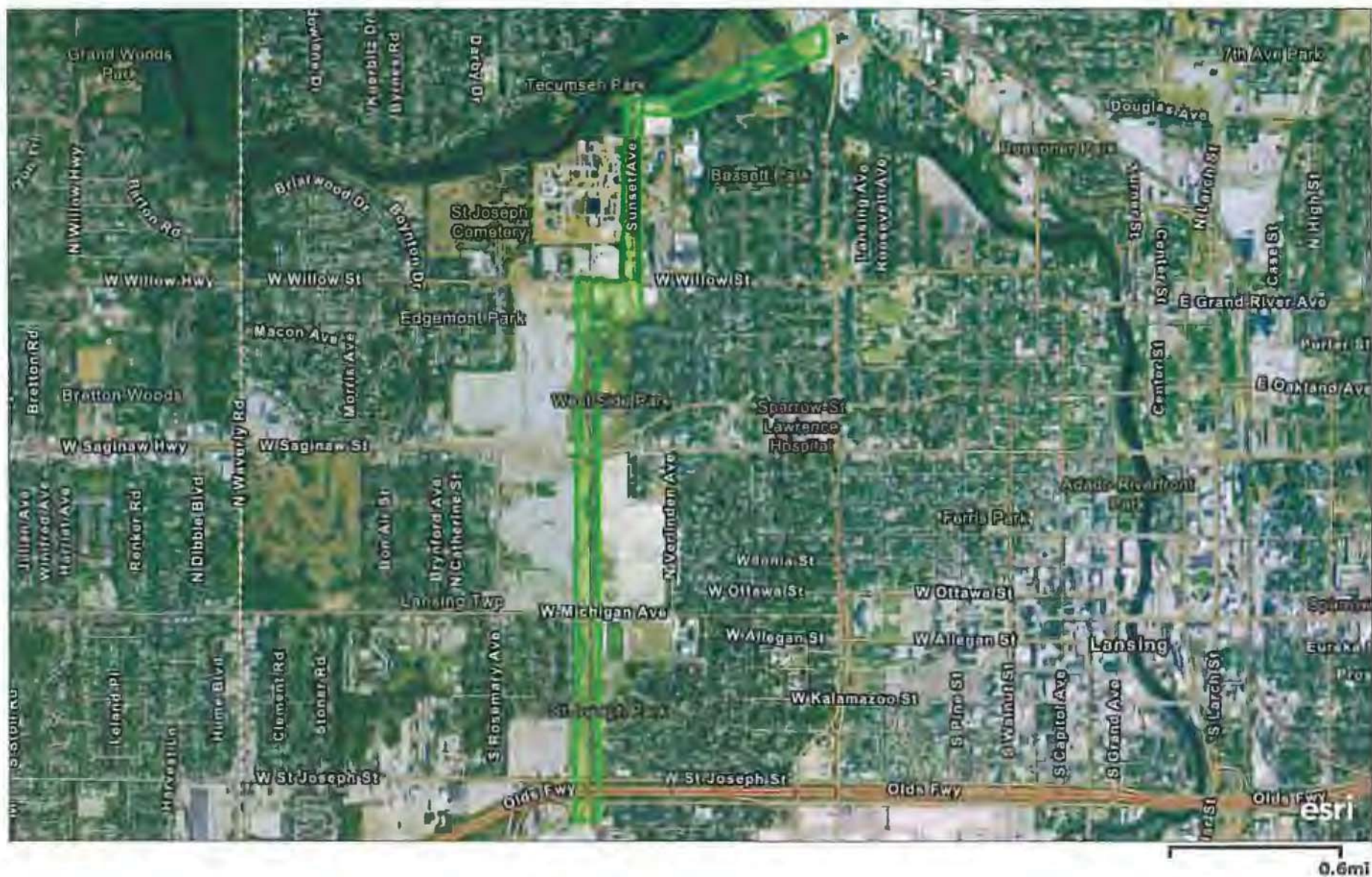
Finding:

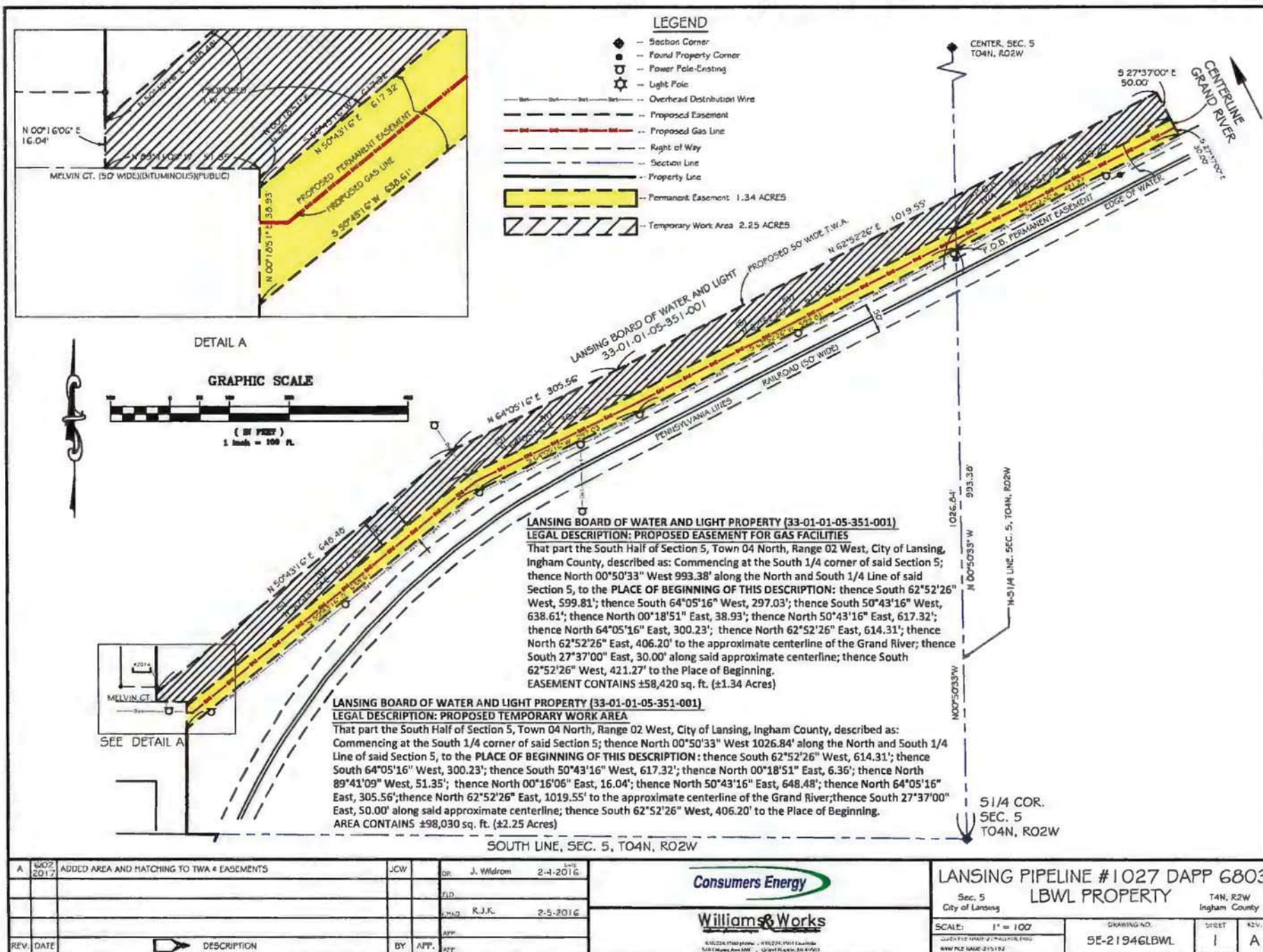
- Location: The easements are located in an industrial area, with "H" and "I" industrial zoning. The proposed gas line is separated from residential areas by the railroad ROW.
- Character: The gas pipeline will be installed underground, so the effect on the character of the surrounding area is negligible.
- Extent: The width of the proposed easements (15' min.) is necessary and appropriate to protect the gas pipeline and surrounding facilities, and will not adversely affect City operations.
- The LBWL Board of Commissioners has approved the proposed easements for four of the properties (Act-4-2017), subject to City Council approval.

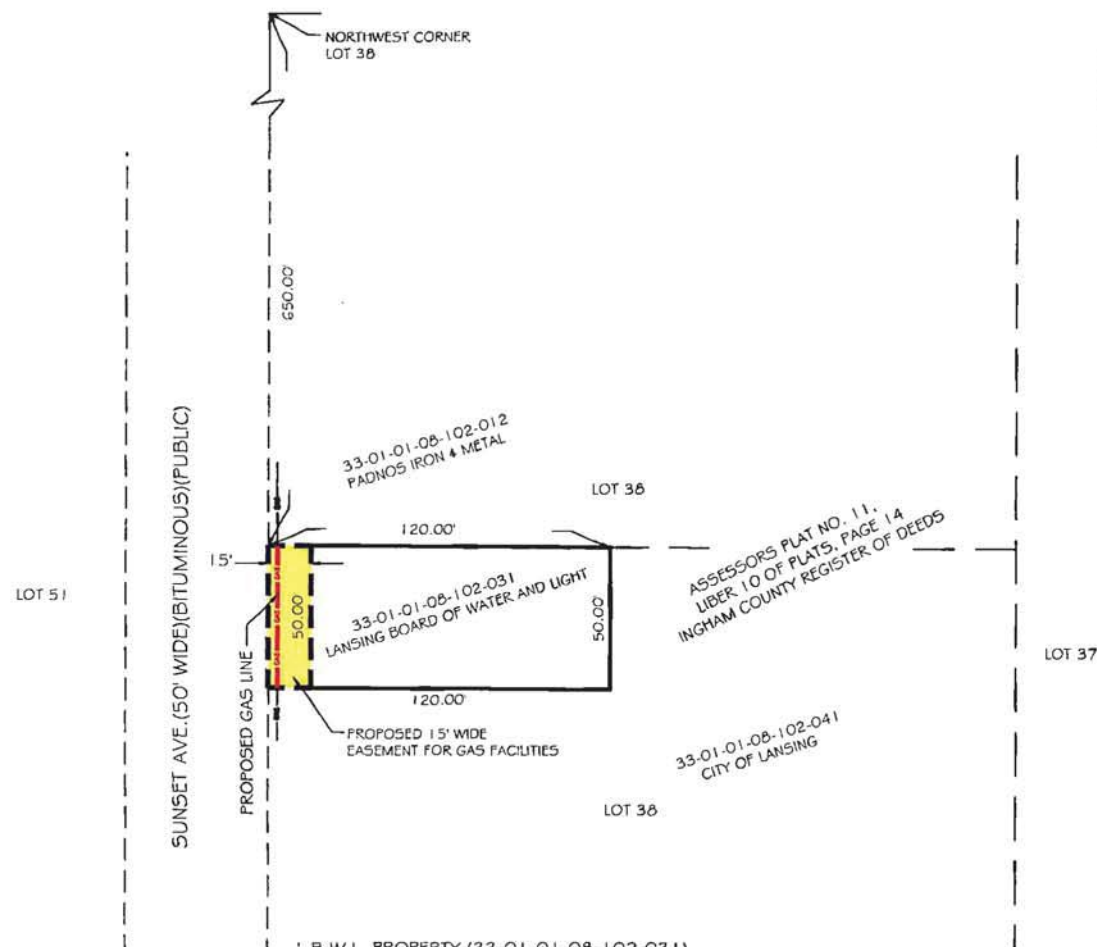
Recommendation:

Approval of the requested easements with a maximum width of 15', subject to review and approval by the City Attorney's Office.

Consumers Energy North Lansing Pipeline Project - 2018 Route







GRAPHIC SCALE



LEGEND

- Proposed Easement
- Proposed Gas Line
- Lot Line
- Right of Way
- Section Line
- Property Line
- Permanent Easement 0.02 ACRES

L.B.W.L. PROPERTY (33-01-01-08-102-031)

LEGAL DESCRIPTION: PROPOSED EASEMENT FOR GAS FACILITIES

That part of Lot 38 of Assessor's Plat No. 11, as recorded in Liber 10 of Plats, Page 14, at the Ingham County Register of Deeds described as: The West 15.00 feet of the following Parcel Description as recorded in Warranty Deed, Liber 524, Page 57, Ingham County Register of Deeds: Beginning at a point 650 feet South of the Northwest corner of Lot 38 of said Plat; thence East, 120 feet, thence South, 50 feet; thence West, 120 feet; thence North, 50 feet to the place of beginning. EASEMENT CONTAINS ±750 sq. ft. (±0.02 Acres)

REV.	DATE	DESCRIPTION	BY	APP.
A	10/04/2017	ADDED AREA AND HATCHING OF TWA AND EASEMENTS	JCW	
			OK	JCW 8-24-2016
			TLD	
			CHKD	JSL 8-24-2016
			APP.	
			APP.	

Consumers Energy

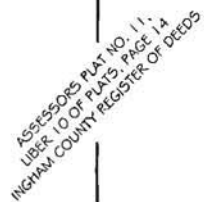
Williams & Works

616.224.1000 (ext. 400) • 616.224.1511 (ext. 400)
5000 Main Ave. N.W. • Grand Rapids, MI 49503

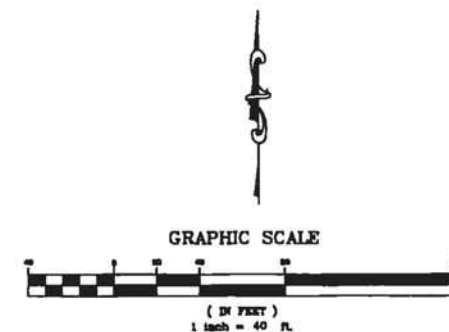
LANSING PIPELINE #1027 DAPP 6803

Sec. 8 LBWL-102-031 PROPERTY T4N, R2W
City of Lansing Ingham County

SCALE: 1" = 30'	DRAWING NO. SE-21946LBWL-102-031	SHEET 1	REV. A
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CITY OF LANSING PROPERTY (33-01-01-08-102-041)
LEGAL DESCRIPTION: PROPOSED EASEMENT FOR GAS FACILITIES
That part of Lot 38 of Assessor's Plat No. 11, as recorded in Liber 10 of Plats, Page 14, at the Ingham County Register of Deeds described as: The West 15.00 feet of the following Parcel Description as recorded in Warranty Deed, Liber 599, Page 589, Ingham County Register of Deeds: The South 472.65 feet of Lot 38, Assessor's Plat No. 11, except the West 120 feet of the North 50 feet of said described land.
EASEMENT CONTAINS $\pm 6,340$ sq. ft. (± 0.15 Acres)



- Proposed Easement
- Proposed Gas Line
- Lot Line
- Right of Way
- Section Line
- Property Line
- Permanent Easement 0.15 ACRES

Consumers Energy

Williams & Works

©19,224,1500 prices, ©19,224,1501 seconds
54915, Ave 1018 - Great Barrels, MI 48150

LANSGING PIPELINE #1027 DAPP 6803

Sec. 8 CITY 102-041 PROPERTY T4N, R2W
City of Lansing Ingham County

SCALE: 1" = 40'

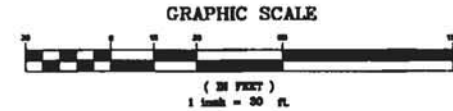
CONFIDENTIAL 2024 RELEASE UNDER E.O. 14176

DRAWING NO.

SE-21946CITY102-041

Steel

REV

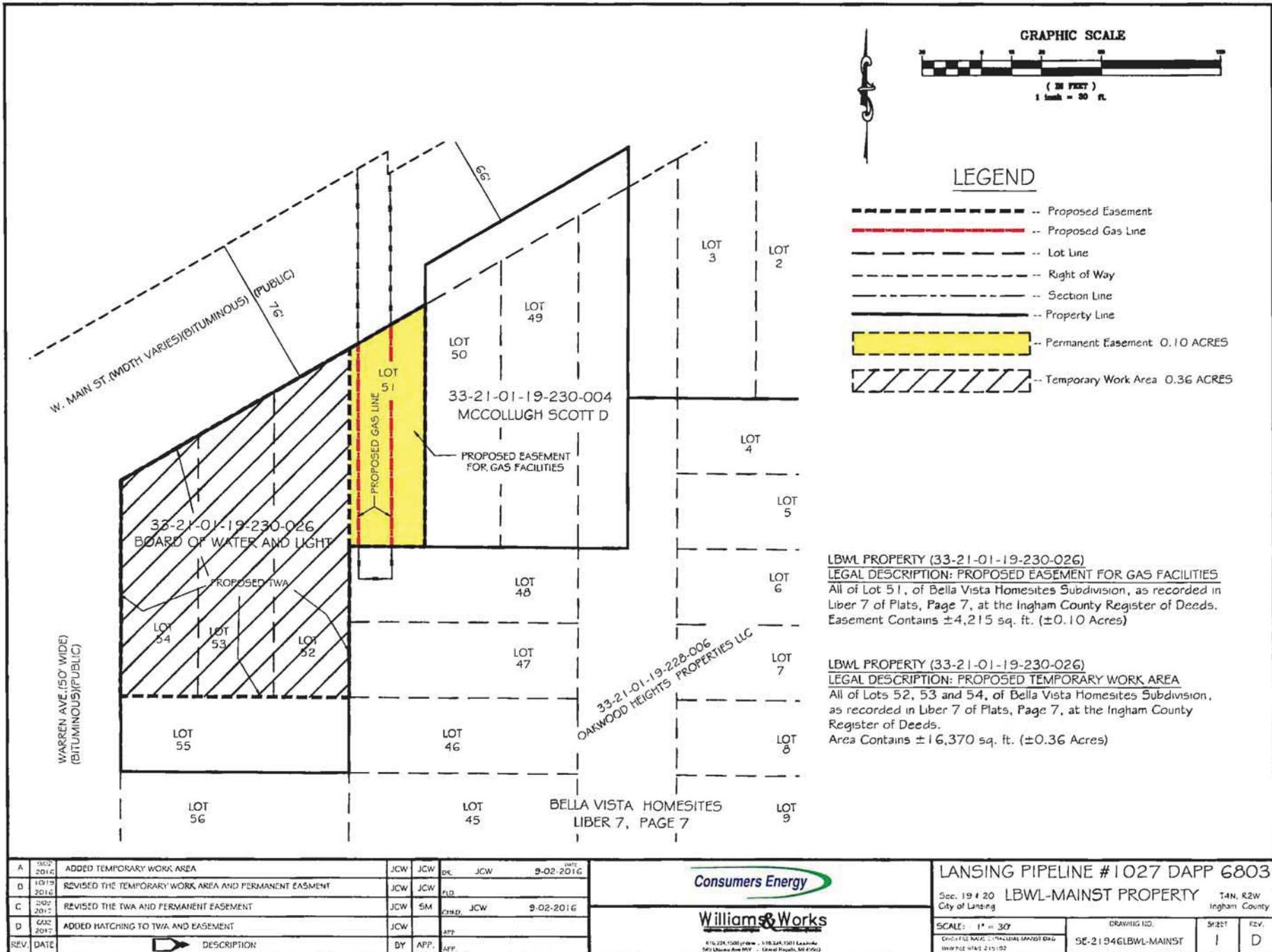


LEGEND

- Proposed Easement
- Proposed Gas Line
- Lot Line
- Right of Way
- Section Line
- Property Line
- Permanent Easement 0.10 ACRES
- Temporary Work Area 0.36 ACRES

LBWL PROPERTY (33-21-01-19-230-026)
LEGAL DESCRIPTION: PROPOSED EASEMENT FOR GAS FACILITIES
 All of Lot 51, of Bella Vista Homesites Subdivision, as recorded in Liber 7 of Plats, Page 7, at the Ingham County Register of Deeds. Easement Contains $\pm 4,215$ sq. ft. (± 0.10 Acres)

LBWL PROPERTY (33-21-01-19-230-026)
LEGAL DESCRIPTION: PROPOSED TEMPORARY WORK AREA
 All of Lots 52, 53 and 54, of Bella Vista Homesites Subdivision, as recorded in Liber 7 of Plats, Page 7, at the Ingham County Register of Deeds. Area Contains $\pm 16,370$ sq. ft. (± 0.36 Acres)



Consumers Energy

Williams & Works

616.224.1500 (phone) • 118.544.1501 (fax) • 118.544.1501 (email) • 118.544.1501 (website)

LANSING PIPELINE # 1027 DAPP 6803

Sec. 19 & 20 LBWL-MAINST PROPERTY T4N, R2W Ingham County City of Lansing

SCALE: 1" = 30' DRAWING NO. SE-21-946LBWL-MAINST SHEET 1 REV. D

REV.	DATE	DESCRIPTION	BY	APP.	DATE
A	08-02-2016	ADDED TEMPORARY WORK AREA	JCW	JCW	08-02-2016
B	09-19-2016	REVISED THE TEMPORARY WORK AREA AND PERMANENT EASEMENT	JCW	JCW	09-19-2016
C	09-20-2017	REVISED THE TWA AND PERMANENT EASEMENT	JCW	SM	09-20-2017
D	09-20-2017	ADDED HATCHING TO TWA AND EASEMENT	JCW	APP.	09-20-2017

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, _____, 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-5-2017, Easement for Consumers Energy's North Lansing Pipeline Project; 1620 Sunset Avenue.

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

Act-5-2017, 1620 Sunset Ave., Consumers Energy North Lansing Pipeline Easement

WHEREAS, Consumers Energy Company requests an easement in front of the Wastewater Treatment Plant Screen Building at 1620 Sunset for a 16" gas distribution line; and

WHEREAS, this gas line is part of the North Lansing Pipeline, a gas distribution line extending from North Grand River Ave., then southwest under the Grand River and across a City of Lansing/LBWL parcel to Melvin Court, then south along the east side of Sunset Ave., then west to run southward, west of and parallel to a Lansing Manufacturers (A.K.A. Jackson and Lansing) Railroad right-of-way to end south of I-496; and

WHEREAS, the proposed gas line passes Westside and St. Joseph Parks, but does not encroach upon them; and

WHEREAS, the proposed easement crosses four City/LBWL parcels (Act-4-2017), and the subject parcel at 1620 Sunset Avenue: and

WHEREAS, the gas distribution line within the proposed easement is to be installed at a depth of 30' to avoid conflict with current Wastewater Treatment Plant facilities; and

WHEREAS, the Planning Board, at its meeting on January 9, 2018 reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedures and found that:

- The easements are located in an industrial area, with "H" and "I" industrial zoning, and the proposed gas line is separated from residential areas by the railroad ROW,
- The gas pipeline will be installed underground, so the effect on the character of the surrounding area is negligible,
- The width of the proposed easements (15' min.) is necessary and appropriate to protect the gas pipeline and surrounding facilities, and will not adversely affect City operations,
- The LBWL Board of Commissioners has approved the proposed easements for four of the properties (Act-4-2017), subject to City Council approval; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of Act-5-2017, an non-exclusive easement to Consumers Energy to locate an underground gas main in the west 15' of the property at 1620 Sunset Avenue; and

WHEREAS, on July 27, 2017, the Carlson Appraisal Company estimated the value of the subject easement at \$7,000; and

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

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-5-2017, a non-exclusive easement to Consumers Energy, legally described as:

That part of Lot 38 of Assessor's Plat No. 11, as recorded in Liber 10 of Plats, Page 14, at the Ingham County Register of Deeds described as: The West 15.00 feet of the following Parcel Description as recorded in Warranty Deed, Liber 599, Page 589, Ingham County Register of Deeds: The South 472.65 feet of Lot 38, Assessor's Plat No. 11, except the West 120 feet of the North 50 feet of said described land,

for the purpose of installing and maintaining a gas distribution pipe across the west side of the property, for the sum of Seven Thousand Dollars (\$7,000.00).

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 transaction(s), subject to their prior approval as to content and form by the City Attorney.

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 supporting and/or opposing the Ordinance amending the Payment in Lieu of Taxes (PILOT) for Camelot Hills, f/k/a Hickory Woods, located at 601 Sadie Court, Lansing, Michigan.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LANSING BY ADDING A NEW SECTION 888.____ FOR THE PURPOSES OF PROVIDING FOR A SERVICE CHARGE IN LIEU OF TAXES FOR ONE HUNDRED TWO (102) LOW INCOME MULTI-FAMILY DWELLING UNITS IN A PROJECT KNOWN AS CAMELOT HILLS, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. That Chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section 888.____ to read as follows:

888.____ CAMELOT HILLS

(A) *PURPOSE*. IT IS ACKNOWLEDGED THAT IT IS A PROPER PUBLIC PURPOSE OF THE STATE AND ITS POLITICAL SUBDIVISIONS TO PROVIDE HOUSING FOR ITS RESIDENTS OF LOW AND MODERATE INCOME AND TO ENCOURAGE THE DEVELOPMENT OF SUCH HOUSING BY PROVIDING FOR A SERVICE CHARGE IN LIEU OF PROPERTY TAXES IN ACCORDANCE WITH THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, BEING PUBLIC ACT 346 OF 1966, AS AMENDED [MCL 125.1401, ET SEQ.]. THE CITY IS AUTHORIZED BY SUCH ACT TO ESTABLISH OR CHANGE THE SERVICE CHARGE TO BE PAID IN LIEU OF TAXES BY ANY OR ALL CLASSES OF HOUSING EXEMPT FROM TAXATION UNDER SUCH ACT AT ANY AMOUNT IT CHOOSES, NOT TO EXCEED THE TAXES THAT WOULD BE PAID BUT FOR THIS ACT. IT IS FURTHER

1 ACKNOWLEDGED THAT SUCH HOUSING FOR PERSONS OF LOW AND
2 MODERATE INCOME IS A PUBLIC NECESSITY, AND AS THE CITY WILL BE
3 BENEFITED AND IMPROVED BY SUCH HOUSING, THE ENCOURAGEMENT OF
4 THE SAME BY PROVIDING CERTAIN REAL ESTATE TAX EXEMPTION FOR
5 SUCH HOUSING IS A VALID PUBLIC PURPOSE.

6 (B) *DEFINITIONS.*

7 (1) "*ACT*" MEANS THE STATE HOUSING DEVELOPMENT AUTHORITY ACT,
8 BEING PUBLIC ACT 346 OF 1966, AS AMENDED.

9 (2) "*ANNUAL SHELTER RENTS*" MEANS THE TOTAL COLLECTIONS DURING AN
10 AGREED ANNUAL PERIOD FROM ALL PERSONS OF LOW OR MODERATE
11 INCOME, OCCUPYING THE HOUSING DEVELOPMENT REPRESENTING
12 RENTS FOR OCCUPANCY, WHICH RENTAL AMOUNTS SHALL BE
13 EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT OR OTHER
14 UTILITIES FURNISHED TO THE OCCUPANTS.

15 (3) "*AUTHORITY*" MEANS THE MICHIGAN STATE HOUSING DEVELOPMENT
16 AUTHORITY.

17 (4) "*HOUSING DEVELOPMENT* " OR " *DEVELOPMENT*" MEANS A DEVELOPMENT
18 WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR PERSONS
19 OF LOW AND MODERATE INCOME AND SUCH ELEMENTS OF OTHER
20 HOUSING, COMMERCIAL, RECREATIONAL, INDUSTRIAL, COMMUNAL AND
21 EDUCATIONAL FACILITIES AS THE AUTHORITY MAY DETERMINE WILL
22 IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT RELATES TO

1 HOUSING FOR PERSONS OF LOW AND MODERATE INCOME. FOR THE
2 PURPOSE OF THIS SECTION, THE NAME OF THIS DEVELOPMENT IS
3 CAMELOT HILLS, AND CONSISTS OF ONE HUNDRED TWO (102) UNITS OF
4 RENTAL HOUSING LOCATED WITHIN LANSING AT ALL OF BRISHBIN
5 PARK, EXCEPT LOTS 1, 2, AND 3, A SUBDIVISION OF A PART OF THE
6 SOUTHWEST ¼ OF SECTION 4, TOWN 4 NORTH, RANGE 2 WEST, AND THE
7 NORTHWEST ¼ OF SECTION 9, TOWN 4 NORTH, RANGE 2 WEST, CITY OF
8 LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED
9 PLAT THEREOF AS RECORDED IN LIBER 36, PAGES 19 AND 20, INGHAM
10 COUNTY RECORDS.

11 (5) "*HUD*" MEANS THE DEPARTMENT OF HOUSING AND URBAN
12 DEVELOPMENT OF THE UNITED STATES GOVERNMENT.

13 (6) "*LOW INCOME HOUSING TAX CREDIT PROGRAM*" MEANS THE PROGRAM
14 ESTABLISHED BY SECTION 42 OF THE UNITED STATES INTERNAL
15 REVENUE CODE.

16 (7) "*LOW OR MODERATE INCOME*" MEANS LOW OR MODERATE INCOME
17 ELIGIBILITY UNDER THE AUTHORITY ACT OR RULES.

18 (8) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY
19 AND INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE
20 FINANCING OF THE PURCHASE AND REHABILITATION OF THE HOUSING
21 DEVELOPMENT.

1 (9) "*SPONSOR*" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING
2 DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE
3 ACT. FOR PURPOSES OF THIS SECTION, THE SPONSOR OF CAMELOT HILLS
4 IS MHT HOUSING, INC., OR ITS SUCCESSORS OR ASSIGNS.

5 (10) "*UTILITIES*" MEANS FUEL, WATER, SANITARY SEWER AND/OR
6 ELECTRICAL SERVICE, WHICH IS PAID FOR BY THE HOUSING
7 DEVELOPMENT.

8 (C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

9 (1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY
10 HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF CAMELOT HILLS IN
11 RELIANCE UPON THE ENACTMENT AND CONTINUING EFFECT OF THIS
12 SECTION AND UPON THE QUALIFICATION OF THE ONE HUNDRED TWO
13 (102) UNITS OF HOUSING IN THE HOUSING DEVELOPMENT FOR
14 EXEMPTION FROM ALL PROPERTY TAXES AS ESTABLISHED IN THIS
15 SECTION.

16 (2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION
17 AND THE ACT, THE ONE HUNDRED TWO (102) UNITS IN THE HOUSING
18 DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME
19 IDENTIFIED AS CAMELOT HILLS AND THE PROPERTY ON WHICH THEY
20 ARE CONSTRUCTED SHALL BE EXEMPT FROM ALL PROPERTY TAXES FOR
21 NOT MORE THAN THIRTY-FIVE (35) YEARS, COMMENCING WITH AND
22 INCLUDING TAX YEAR 2019.

1 (3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE ONE HUNDRED TWO (102)
2 UNITS IN THE HOUSING DEVELOPMENT, THE SPONSOR SHALL PAY, AND
3 THE CITY WILL ACCEPT, AN ANNUAL SERVICE CHARGE FOR PUBLIC
4 SERVICES, IN THE SUM EQUAL TO, FOUR PERCENT (4%) OF THE
5 DIFFERENCE BETWEEN THE ANNUAL SHELTER RENTS ACTUALLY
6 COLLECTED AND UTILITIES.

7 (4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL COMMENCE
8 WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1) OF 1966 PA 346, AS
9 AMENDED, CODIFIED AS MCL 125.415A(1), WHICH PROVIDES: THE OWNER
10 OF A HOUSING PROJECT ELIGIBLE FOR THE EXEMPTION SHALL FILE WITH
11 THE LOCAL ASSESSING OFFICER (THE CITY ASSESSOR) A NOTIFICATION
12 OF THE EXEMPTION, WHICH SHALL BE IN AN AFFIDAVIT FORM AS
13 PROVIDED BY THE AUTHORITY. THE COMPLETED AFFIDAVIT FORM FIRST
14 SHALL BE SUBMITTED TO THE AUTHORITY FOR CERTIFICATION BY THE
15 AUTHORITY THAT THE PROJECT IS ELIGIBLE FOR THE EXEMPTION. THE
16 OWNER THEN SHALL FILE THE CERTIFIED NOTIFICATION OF THE
17 EXEMPTION WITH THE LOCAL ASSESSING OFFICER BEFORE NOVEMBER 1
18 OF THE YEAR PRECEDING THE TAX YEAR IN WHICH THE EXEMPTION IS
19 TO BEGIN.

20 (5) IN ADDITION TO THE CERTIFICATION REQUIRED PURSUANT TO
21 SUBSECTION (C)(4), THE SPONSOR SHALL PROVIDE FOR THE HOUSING
22 DEVELOPMENT ANNUALLY IN WRITING TO THE CITY ASSESSOR FOR THE

PRECEDING YEAR IN WHICH THE PROPERTY TAX EXEMPTION WAS IN
EFFECT:

A. THE ANNUAL AUDITED ACCOUNTING REPORT FOR THE PAYMENT IN
LIEU OF TAXES; AND

B. A CERTIFIED STATEMENT IDENTIFYING ALL THE UNITS RENTED TO
PERSONS OF LOW OF MODERATE INCOME; AND

C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING
DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN
ALTERED IN ANY FORM, UNLESS THE CITY HAS OTHERWISE
AMENDED THE PROVISIONS OF THIS SECTION.

(D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.*

NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID
EACH YEAR IN LIEU OF TAXES FOR THE PART OF THE HOUSING
DEVELOPMENT PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY OTHER
THAN LOW OR MODERATE INCOME PERSONS SHALL BE EQUAL TO THE FULL
AMOUNT OF THE TAXES THAT WOULD OTHERWISE BE DUE AND PAYABLE
ON THAT PORTION OF THE HOUSING DEVELOPMENT PROJECT IF THE
PROJECT WERE NOT TAX EXEMPT.

(E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF

TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE
SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY,
EXCEPT THAT THE ANNUAL PAYMENT SHALL BE MADE ON OR BEFORE JULY

1 1 OF THE YEAR FOLLOWING THE YEAR UPON WHICH SUCH CHARGE IS
2 CALCULATED.

3 (F) *CONTRACTUAL EFFECT*. NOTWITHSTANDING THE PROVISIONS OF SECTION
4 15(A)(5) OF THE ACT TO THE CONTRARY, A CONTRACT BETWEEN THE CITY
5 AND THE SPONSOR WITH THE AUTHORITY AS THIRD-PARTY BENEFICIARY
6 UNDER THE CONTRACT, TO PROVIDE TAX EXEMPTION AND ACCEPT
7 PAYMENT IN LIEU OF TAXES AS PREVIOUSLY DESCRIBED, IS EFFECTUATED
8 BY THE ENACTMENT OF THIS SECTION.

9 (G) *DURATION*. THIS SECTION SHALL REMAIN IN EFFECT AND SHALL NOT
10 TERMINATE FOR THIRTY-FIVE (35) YEARS, COMMENCING WITH AND
11 INCLUDING TAX YEAR 2019, PROVIDED THAT THE SPONSOR COMPLIES WITH
12 THE REQUIREMENTS OF THE ACT AND THIS SECTION, AND FURTHER
13 PROVIDED THAT THE HOUSING DEVELOPMENT CONTINUES TO BE RENTED
14 TO LOW OR MODERATE INCOME PERSONS AT RENTS DETERMINED UNDER
15 THE LOW INCOME HOUSING TAX CREDIT PROGRAM, AS THE SAME MAYBE
16 FURTHER AMENDED OR SUPERSEDED, OR THERE IS AN AUTHORITY-AIDED
17 OR FEDERALLY-AIDED MORTGAGE ON THE HOUSING DEVELOPMENT AS
18 PROVIDED IN THE ACT, OR THE AUTHORITY OR HUD HAS AN INTEREST IN
19 THE PROPERTY; BUT IN NO EVENT BEYOND DECEMBER 31, 2054. IF THE
20 SPONSOR CHANGES THE SCOPE OR PURPOSE OF THE ONE HUNDRED TWO
21 (102) UNITS OF HOUSING WITHIN THE DEVELOPMENT WITHOUT THE
22 CONSENT OF THE CITY OF LANSING, BY AND THROUGH ITS
23 REPRESENTATIVES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE

LANSING CITY CHARTER, THIS SECTION SHALL AUTOMATICALLY EXPIRE
AND BE OF NO EFFECT.

SECTION 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or
rules inconsistent with the provisions hereof are hereby repealed as they pertain to Camelot Hills.

SECTION 3. Should any section, clause or phrase of this ordinance be declared to be
invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
other than the part so declared to be valid.

SECTION 4. This Ordinance shall take effect on the 30th day after enactment unless
given immediate effect by the City Council.

Approved as to form:

James D. Smiertka, City Attorney

Dated: _____

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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, JANUARY 8, 2018, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance amending the Payment in Lieu of Taxes (PILOT) for FRIENDSHIP MANOR APARTMENTS.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LANSING BY ADDING A NEW SECTION 884.____ FOR THE PURPOSES OF PROVIDING FOR AN EXTENSION OF A SERVICE CHARGE IN LIEU OF TAXES FOR ONE HUNDRED SEVENTY (170) LOW INCOME ELDERLY DWELLING UNITS IN A PROJECT KNOWN AS FRIENDSHIP MANOR, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 884 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section 884.____ to read as follows:

884.____ FRIENDSHIP MANOR

(A) *PURPOSE*. IT IS ACKNOWLEDGED THAT IT IS A PROPER PUBLIC PURPOSE OF THE STATE AND ITS POLITICAL SUBDIVISIONS TO PROVIDE HOUSING FOR ITS RESIDENTS OF LOW AND MODERATE INCOME AND TO ENCOURAGE THE DEVELOPMENT OF SUCH HOUSING BY PROVIDING FOR A SERVICE CHARGE IN LIEU OF PROPERTY TAXES IN ACCORDANCE WITH THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, BEING PUBLIC ACT 346 OF 1966, AS AMENDED [MCL 125.1401, ET SEQ.]. THE CITY IS AUTHORIZED BY SUCH ACT TO ESTABLISH OR CHANGE THE SERVICE CHARGE TO BE PAID IN LIEU OF TAXES BY ANY OR ALL CLASSES OF HOUSING EXEMPT FROM TAXATION UNDER SUCH ACT AT ANY AMOUNT IT CHOOSES, NOT TO EXCEED THE TAXES THAT WOULD BE PAID BUT FOR THIS ACT. IT IS FURTHER

1 ACKNOWLEDGED THAT SUCH HOUSING FOR ELDERLY PERSONS OF LOW AND
2 MODERATE INCOME IS A PUBLIC NECESSITY, AND AS THE CITY WILL BE
3 BENEFITED AND IMPROVED BY SUCH HOUSING, THE ENCOURAGEMENT OF
4 THE SAME BY PROVIDING CERTAIN REAL ESTATE TAX EXEMPTION FOR
5 SUCH HOUSING IS A VALID PUBLIC PURPOSE.

6 (B) *DEFINITIONS.*

7 (1) "*ACT*" MEANS THE STATE HOUSING DEVELOPMENT AUTHORITY ACT,
8 BEING PUBLIC ACT 346 OF 1966, AS AMENDED.

9 (2) "*ANNUAL SHELTER RENTS*" MEANS THE TOTAL COLLECTIONS DURING AN
10 AGREED ANNUAL PERIOD FROM ALL ELDERLY PERSONS OF LOW OR
11 MODERATE INCOME, OCCUPYING THE HOUSING DEVELOPMENT
12 REPRESENTING RENTS FOR OCCUPANCY, WHICH RENTAL AMOUNTS
13 SHALL BE EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT OR
14 OTHER UTILITIES FURNISHED TO THE OCCUPANTS.

15 (3) "*AUTHORITY*" MEANS THE MICHIGAN STATE HOUSING DEVELOPMENT
16 AUTHORITY.

17 (4) "*ELDERLY PERSON(S)*" MEANS (i) A SINGLE PERSON WHO IS 55 YEARS OF
18 AGE OR OLDER OR A HOUSEHOLD IN WHICH AT LEAST ONE MEMBER IS
19 55 YEARS OF AGE OR OLDER OR (ii) A PERSON WITH DISABILITIES, A
20 DISABLED FAMILY, OR DISPLACED FAMILY ALL AS DEFINED IN 24 CFR
21 5.403.

1 (5) "*HOUSING DEVELOPMENT* " OR "*DEVELOPMENT*" MEANS A DEVELOPMENT
2 WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR ELDERLY
3 PERSONS OF LOW AND MODERATE INCOME AND SUCH ELEMENTS OF
4 OTHER HOUSING, COMMERCIAL, RECREATIONAL, INDUSTRIAL,
5 COMMUNAL AND EDUCATIONAL FACILITIES AS THE AUTHORITY MAY
6 DETERMINE WILL IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT
7 RELATES TO HOUSING FOR ELDERLY PERSONS OF LOW AND MODERATE
8 INCOME. FOR THE PURPOSE OF THIS SECTION, THE NAME OF THIS
9 DEVELOPMENT IS FRIENDSHIP MANOR, AND CONSISTS OF ONE HUNDRED
10 SEVENTY (170) UNITS OF RENTAL HOUSING LOCATED WITHIN LANSING
11 AT LOT 2, EASTLAND SUBDIVISION ON THE PART OF THE NORTHWEST $\frac{1}{4}$
12 OF SECTION 13 TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING,
13 INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT
14 THEREOF, AS RECORDED IN LIBER 33 OF PLATS, PAGE 44. FORMERLY
15 DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN THE NORTHWEST
16 $\frac{1}{4}$ OF SECTION 13, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING,
17 INGHAM COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS
18 FOLLOWS: COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTIONS 13,
19 THENCE ALONG THE EAST-WEST $\frac{1}{4}$ LINE SOUTH $89^{\circ}01'36''$ EAST 330.73
20 FEET TO THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE
21 SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, THENCE ALONG SAID WEST LINE
22 NORTH $1^{\circ}22'44''$ EAST 663.89 FEET TO THE POINT OF BEGINNING, THENCE
23 CONTINUING NORTH $1^{\circ}22'44''$ EAST 663.89 FEET TO THE NORTH LINE OF

1 THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, THENCE ALONG SAID NORTH
2 LINE SOUTH $88^{\circ}55'33''$ EAST 111.22 FEET, THENCE SOUTH $1^{\circ}24'$ WEST 150.0
3 FEET, THENCE PARALLEL WITH SAID NORTH LINE SOUTH $88^{\circ}55'33''$ EAST
4 220.0 FEET TO THE WEST LINE OF THE REPLAT OF RUFUS A. BAILEY
5 SUBDIVISION, AS RECORDED IN LIBER 9 OF PLATS ON PAGE 43, INGHAM
6 COUNTY RECORDS, THENCE ALONG SAID WEST LINE SOUTH $1^{\circ}24'$ WEST
7 518.46 FEET, THENCE PARALLEL WITH THE EAST-WEST $\frac{1}{4}$ LINE NORTH
8 $89^{\circ}01'36''$ WEST 140.74 FEET, THENCE NORTH $1^{\circ}23'22''$ EAST 130.0 FEET TO A
9 POINT OF CURVATURE, THENCE NORTHEASTERLY 39.66 FEET ALONG THE
10 ARC OF A 25.25 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD
11 BEARS NORTH $46^{\circ}23'22''$ EAST 35.71 FEET TO A POINT OF TANGENCY,
12 THENCE SOUTH $88^{\circ}36'38''$ EAST 5.0 FEET TO A POINT OF CURVATURE,
13 THENCE NORTHWESTERLY 285.53 FEET ALONG THE ARC OF A 60 FOOT
14 RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH $44^{\circ}56'27''$
15 WEST 82.86 FEET TO A POINT OF REVERSE CURVATURE, THENCE
16 SOUTHERLY 48.58 FEET ALONG THE ARC OF A 89.25 FOOT RADIUS CURVE
17 TO THE RIGHT WHOSE CHORD BEARS SOUTH $14^{\circ}19'22''$ WEST 47.98 FEET
18 TO A POINT OF REVERSE CURVATURE, THENCE SOUTHERLY 37.22 FEET
19 ALONG THE ARC OF A 74.75 FOOT RADIUS CURVE TO THE LEFT WHOSE
20 CHORD BEARS SOUTH $15^{\circ}39'11''$ WEST 36.83 FEET TO A POINT OF
21 TANGENCY, THENCE SOUTH $1^{\circ}23'22''$ WEST 125.34 FEET, THENCE NORTH
22 $88^{\circ}58'34''$ WEST 140.74 FEET TO THE POINT OF BEGINNING.

1 (6) "*HUD*" MEANS THE DEPARTMENT OF HOUSING AND URBAN
2 DEVELOPMENT OF THE UNITED STATES GOVERNMENT.

3 (7) "*LOW INCOME HOUSING TAX CREDIT PROGRAM*" MEANS THE PROGRAM
4 ESTABLISHED BY SECTION 42 OF THE UNITED STATES INTERNAL
5 REVENUE CODE.

6 (8) "*LOW OR MODERATE INCOME*" MEANS LOW OR MODERATE INCOME
7 ELIGIBILITY UNDER THE AUTHORITY ACT OR RULES.

8 (9) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY
9 AND INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE
10 FINANCING OF THE PURCHASE AND REHABILITATION OF THE HOUSING
11 DEVELOPMENT.

12 (10) "*SPONSOR*" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING
13 DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE
14 ACT. FOR PURPOSES OF THIS SECTION, THE SPONSOR OF FRIENDSHIP
15 MANOR IS FHC TWELVE FRIENDSHIP MANOR LIMITED DIVIDEND
16 HOUSING ASSOCIATION LIMITED PARTNERSHIP, OR ITS SUCCESSORS OR
17 ASSIGNS.

18 (11) "*UTILITIES*" MEANS FUEL, WATER, HEAT, SANITARY SEWER AND/OR
19 ELECTRICAL SERVICE, WHICH IS PAID FOR BY THE HOUSING
20 DEVELOPMENT, AS DEFINED IN THE ACT.

21 (12) OTHER TERMS. ALL TERMS REFERENCING THE ACT BUT NOT DEFINED IN
22 THIS SECTION SHALL HAVE THE SAME MEANING GIVEN IN THE ACT.

1 (C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

2 (1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY
3 HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF FRIENDSHIP MANOR
4 IN RELIANCE UPON THE ENACTMENT AND CONTINUING EFFECT OF THIS
5 SECTION AND UPON THE QUALIFICATION OF THE ONE HUNDRED
6 SEVENTY (170) UNITS OF ELDERLY HOUSING IN THE HOUSING
7 DEVELOPMENT FOR EXEMPTION FROM ALL PROPERTY TAXES AS
8 ESTABLISHED IN THIS SECTION.

9 (2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION
10 AND THE ACT, THE ONE HUNDRED SEVENTY (170) UNITS IN THE ELDERLY
11 HOUSING DEVELOPMENT FOR PERSONS OF LOW AND MODERATE
12 INCOME IDENTIFIED AS FRIENDSHIP MANOR AND THE PROPERTY ON
13 WHICH THEY ARE CONSTRUCTED SHALL BE EXEMPT FROM ALL
14 PROPERTY TAXES FOR NOT MORE THAN FIFTY (50) YEARS, COMMENCING
15 WITH AND INCLUDING TAX YEAR 2019.

16 (3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE ONE HUNDRED SEVENTY
17 (170) UNITS IN THE ELDERLY HOUSING DEVELOPMENT, THE SPONSOR
18 SHALL PAY, AND THE CITY WILL ACCEPT, AN ANNUAL SERVICE CHARGE
19 FOR PUBLIC SERVICES, IN THE SUM EQUAL TO, FOUR PERCENT (4%) OF
20 THE DIFFERENCE BETWEEN THE ANNUAL SHELTER RENTS ACTUALLY
21 COLLECTED AND UTILITIES.

22 (4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL COMMENCE
23 WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1) OF 1966 PA 346, AS

1 AMENDED, CODIFIED AS MCL 125.1415(a)(1), WHICH PROVIDES: THE
2 OWNER OF A HOUSING PROJECT ELIGIBLE FOR THE EXEMPTION SHALL
3 FILE WITH THE LOCAL ASSESSING OFFICER (THE CITY ASSESSOR) A
4 NOTIFICATION OF THE EXEMPTION, WHICH SHALL BE IN AN AFFIDAVIT
5 FORM AS PROVIDED BY THE AUTHORITY. THE COMPLETED AFFIDAVIT
6 FORM FIRST SHALL BE SUBMITTED TO THE AUTHORITY FOR
7 CERTIFICATION BY THE AUTHORITY THAT THE PROJECT IS ELIGIBLE FOR
8 THE EXEMPTION. THE OWNER THEN SHALL FILE, OR CAUSE TO BE FILED,
9 THE CERTIFIED NOTIFICATION OF THE EXEMPTION WITH THE LOCAL
10 ASSESSING OFFICER BEFORE NOVEMBER 1 OF THE YEAR PRECEDING THE
11 TAX YEAR IN WHICH THE EXEMPTION IS TO BEGIN.

12 (5) IN ADDITION TO THE CERTIFICATION REQUIRED PURSUANT TO
13 SUBSECTION (C)(4), THE SPONSOR SHALL PROVIDE FOR THE HOUSING
14 DEVELOPMENT ANNUALLY IN WRITING TO THE CITY ASSESSOR FOR THE
15 PRECEDING YEAR IN WHICH THE PROPERTY TAX EXEMPTION WAS IN
16 EFFECT:

17 A. THE ANNUAL AUDITED ACCOUNTING REPORT FOR THE PAYMENT IN
18 LIEU OF TAXES; AND

19 B. A CERTIFIED STATEMENT IDENTIFYING ALL THE UNITS RENTED TO
20 ELDERLY PERSONS OF LOW OF MODERATE INCOME; AND

21 C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING
22 DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN

ALTERED IN ANY FORM, UNLESS THE CITY HAS OTHERWISE
AMENDED THE PROVISIONS OF THIS SECTION.

(D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.*

NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID
EACH YEAR IN LIEU OF TAXES FOR THE PART OF THE HOUSING
DEVELOPMENT PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY OTHER
THAN LOW OR MODERATE INCOME ELDERLY PERSONS SHALL BE EQUAL TO
THE FULL AMOUNT OF THE TAXES THAT WOULD OTHERWISE BE DUE AND
PAYABLE ON THAT PORTION OF THE HOUSING DEVELOPMENT PROJECT IF
THE PROJECT WERE NOT TAX EXEMPT.

(E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF
TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE
SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY,
AND DISTRIBUTED TO THE SEVERAL UNITS LEVYING THE GENERAL
PROPERTY TAX IN THE SAME PROPORTION AS PREVAILED WITH THE
GENERAL PROPERTY TAX IN THE PREVIOUS YEAR, EXCEPT THAT THE
ANNUAL PAYMENT SHALL BE MADE ON OR BEFORE JULY 1 OF THE YEAR
FOLLOWING THE YEAR UPON WHICH SUCH CHARGE IS CALCULATED.
COLLECTION PROCEDURE SHALL BE IN ACCORDANCE WITH THE PROVISIONS
OF THE GENERAL PROPERTY TAX ACT (1893 PA 206, AS AMENDED; MCL 211.1,
ET SEQ.).

(F) *CONTRACTUAL EFFECT.* NOTWITHSTANDING THE PROVISIONS OF SECTION
15(A)(5) OF THE ACT TO THE CONTRARY, A CONTRACT BETWEEN THE CITY

1 AND THE SPONSOR WITH THE AUTHORITY AS THIRD-PARTY BENEFICIARY
2 UNDER THE CONTRACT, TO PROVIDE TAX EXEMPTION AND ACCEPT
3 PAYMENT IN LIEU OF TAXES AS PREVIOUSLY DESCRIBED, IS EFFECTUATED
4 BY THE ENACTMENT OF THIS SECTION.

5 (G) *DURATION*. THIS SECTION SHALL REMAIN IN EFFECT AND SHALL NOT
6 TERMINATE FOR FIFTY (50) YEARS, COMMENCING WITH AND INCLUDING
7 TAX YEAR 2019, PROVIDED THAT THE SPONSOR COMPLIES WITH THE
8 REQUIREMENTS OF THE ACT AND THIS SECTION, AND FURTHER PROVIDED
9 THAT THE HOUSING DEVELOPMENT CONTINUES TO BE RENTED TO LOW OR
10 MODERATE INCOME ELDERLY PERSONS AT RENTS DETERMINED UNDER THE
11 LOW INCOME HOUSING TAX CREDIT PROGRAM, AS THE SAME MAY BE
12 FURTHER AMENDED OR SUPERSEDED, OR THERE IS AN AUTHORITY-AIDED
13 OR FEDERALLY-AIDED MORTGAGE ON THE HOUSING DEVELOPMENT AS
14 PROVIDED IN THE ACT, OR THE AUTHORITY OR HUD HAS AN INTEREST IN
15 THE PROPERTY; BUT IN NO EVENT BEYOND DECEMBER 31, 2069. IF THE
16 SPONSOR CHANGES THE SCOPE OR PURPOSE OF THE ONE HUNDRED
17 SEVENTY (170) UNITS OF HOUSING WITHIN THE DEVELOPMENT WITHOUT
18 THE CONSENT OF THE CITY OF LANSING, BY AND THROUGH ITS
19 REPRESENTATIVES, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE
20 LANSING CITY CHARTER, THIS SECTION SHALL AUTOMATICALLY EXPIRE
21 AND BE OF NO EFFECT.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed as they pertain to Friendship Manor.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be valid.

Section 4. This ordinance shall take effect on the 30th day after enactment unless given immediate effect by the City Council.

Approved as to form:

James D. Smiertka, City Attorney

Dated: _____

file:///S:/Attorney_Staff/ORDINANCES/PILOT Ordinances/Friendship Manor

PAUL G. CONNORS

1727 Canterbury Pl, Lansing, MI 48910 | C: (517) 899-1291 | sullivanshores@gmail.com

Executive Profile

I have over twenty years of legislative/executive office experience in Lansing. I have worked as a key advisor in numerous public policy areas for the Senate Majority Policy Office. In April 2011, the Governor's Office appointed me to the position of Legislative Liaison for the Department of Treasury. In 2015, as the department's Legislative Liaison, I was the point person for the Governor's Distressed School Early Warning legislative package. Once the legislation was enactment into law, I was promoted by the State Treasurer as the first Director of School Fiscal Accountability Division (SFAD).

Skill Highlights

- Leadership/communication skills
- Budgeting
- Negotiations
- Employee relations
- Self-motivated
- Project management

Core Accomplishments

As the first Director of SFAD, I managed the creation of the new executive office consisting of 6 FTEs with an annual budget of \$3.5M. Together with my talented staff, we created processes, metrics and guidelines leading to the identification of districts undergoing potential fiscal stress; managing the 11 districts subject to the PA 436 preliminary review process; creating Financial Recovery Agreements for each of the preliminary review districts to enter into with Treasury; managing issues confronting the 5 school districts under an Emergency Manager and/or Consent Agreement; and communicating with the various school associations and other state departments to ensure that all processes, metrics, and guidelines are transparent.

Professional Experience

Director Jul 2015 to Current
School Fiscal Accountability Division

Legislative Liaison Apr 2011 to Jul 2015
Michigan Department of Treasury

- Promote the Governor's vision, policies, and initiatives; advocate the department's legislative priorities with House and Senate members; manage a portion of the department's legislative activities, including drafting bills and amendments; testify publicly before House and Senate policy committees, as well as privately before Senate and House caucuses.
- Direct department-private sector work groups to alleviate burdensome regulations through legislation or internal administrative changes.

Policy Advisor Jul 2006 to Mar 2011
Senate Majority Policy Office

- Appointed by the Senate Majority Leader(s) to serve as primary policy advisor to the Senate Commerce Committee, the Senate Economic Development Committee, and the Senate Transportation Committee.
- Served as secondary policy advisor for the Senate Finance Committee and the Senate Local Government Committee.
- Created and help implement the policy agenda of the Senate Majority Leader and the Senate Republican Caucus.

1.1.12 11:10 @connors

- Testified before numerous committees, providing issue background and explaining various bills and amendments.

Legislative Analyst

Jan 1996 to Jun 2006

- Provided nonpartisan bill analysis for the Michigan Legislature.

Education

Ph.D, American History Loyola University of Chicago American History	1999
Master of Arts, American History University of Detroit-Mercy American History	1987
Bachelor of Arts, Communications Northern Michigan University Communications	1984

References

References Available upon request.

By the Committee on Development and Planning
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Verizon Wireless has offered to lease space in Crego Park to construct and operate a wireless communication tower; and

WHEREAS, a public hearing was previously held regarding permitting a special use within the zoning classification, but no public hearing was set or held regarding undedicating said space in Crego Park for non-park use; and

WHEREAS, a public hearing is not required by the Lansing Charter or its Ordinances, the Council feels the undedication of a portion of a park is a matter of general public interest, and worthy of public hearing;

NOW, THEREFORE, BE IT RESOLVED that a Public Hearing be held on March 26, 2018, at 7:00 p.m. in the City Council Chambers, Tenth Floor, City Hall, 124 West Michigan Avenue, Lansing, Michigan, to receive public comment on and to consider the Resolution to Undedicate a Portion of the Crego Park Parcel to Allow Construction and Operation of a Wireless Communication Tower.

A. Ernst @mtx