



AGENDA
Committee on Development and Planning
Monday, April 2, 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

- March 19, 2018

4. Discussion/Action:

- A.) RESOLUTION** – Appointment; Cynthia Redman; Historic District Commission; At-Large Member; Term to Expire June 30, 2020
- B.) RESOLUTION** – Appointment; Heather Goupil; Historic District Commission; At-Large Member; Term to Expire June 30, 2020
- C.) ORDINANCE** – Z-1-2018; 600 Block East Michigan; Rezone from “H” Light Industrial District to “G” Business District
- D.) RESOLUTION** – ACT-1-2018; 600 Block East Michigan; Vacate Alley
- E.) RESOLUTION** - Amend Res. 0145 of 1981 for SLU-1-2016; 2101 E. Mt. Hope Avenue; Petition for the construction of a mobile cell tower
- F.) ORDINANCE**- PILOT for Camelot Hills; 601 Sadie Court

5) Other

6) Adjourn



DATE April 2, 2018

Please print

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DRAFT



MINUTES

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

CALL TO ORDER

Called to order at 4:00 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Susan Stachowiak, Economic Development & Planning
Brian McGrain, Economic Development & Planning
Don Kulhanek, Economic Development & Planning
Karl Dorshimer, LEAP
Elaine Womboldt
Greg Venker, Assistant City Attorney -arrived at 4:03p.m.
John Helmuth, Tecomet
Darren Dodson, Tecomet
Sheryl Landgraf, FTX Labs
Jeff Landgraf, FTX Labs

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM MARCH 5, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION- Set Public Hearing; IFT-01-18; Industrial Facilities Exemption Certificate for Tecomet, Inc.; 5858 Enterprise Drive

Mr. Dorshimer informed the Committee that the District was created in 2000, and this is a new certificate.

Mr. Helmuth provided a sheet outlining their business, Tecomet Lansing, and their proposed business expansion. The company began in 1985, privately owned with a focus on forging for medical and aerospace equipment and materials. This expansion, it was noted on the handout, will take the current staffing levels from 380 to an additional 70 in year one, then another 25 in year two, and a total of 160 after year 3. Mr. Dorshimer confirmed the project cost will be at \$14.5 million. The building where they are putting in the expansion is currently occupied, which received an IFT in the past. Tecomet will be taking 40-45% of space on a 5-yr lease with this proposed expansion, and the reason they are choosing this option is because they have run out of space at their current location. The building itself is 17 years old, and not exposed to heavy manufacturing. Since the property is already in an IFT District they can apply for a tax abatement to make space suitable for their operations. This will improve the property and the tax abatement will be 50% for 5 years. Mr. Dorshimer continued with a breakdown of funds. The developer will save approximately \$78,000 over 5 years, and of that \$78,000, \$20,000 will be abated by the City. Because there will be at least 160 new jobs, one thing the City will still see is \$20,000 over five years and with those new employees at \$40,000-\$50,000 in salary, they will bring in an estimated income tax of \$225,000 over those 5 years.

Council Member Washington asked if they anticipate a difficulty in filling jobs. Mr. Helmuth acknowledged it is difficult, but they use a multi-State recruiter, and trade schools.

Mr. Dorshimer provided the Committee with a timeline which would be setting the hearing on March 26th for April 23rd with potential final approval on May 7th, 2018.

Council Member Hussain asked Mr. Dorshimer what LEAP does to make sure they are putting forth efforts in getting the project done in earnest and working to consider local talent for employees, contractors and subcontractors. Mr. Dorshimer acknowledged they do not enforce but the applicants pledge and if Council, Mayor or anyone asked for evidence they would have to produce it. The findings could then be used in deliberations for future tax abatements.

Council Member Washington asked if the applicants would be using local labor for their expansion. Mr. Helmuth confirmed they have in the past on other locations, and collaborated with Eyde, so plan to continue with local labor.

Ms. Womboldt questioned the address of the property listed in the documents. Mr. Dorshimer confirmed it was 5840 Enterprise, but then the parcel was split to 5850 Enterprise and the correct address is on the development agreement.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR IFT-01-18 FOR APRIL 23, 2018. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set Public Hearing; Z-8-2017; 3440 N East Street; Rezone from “F” Commercial to “G-2” Wholesale District

Ms. Stachowiak highlighted the property which was requesting to be rezoned to G-2 Wholesale District for a medical marijuana safety/testing facility. After review, Ms. Stachowiak stated that the majority of the west side of the street in the area is G-2 and consists of industrial storage and repairs shops. Mr. Stachowiak stated that she believed the request was consistent with the master plan, and there were no objections at the public hearing of the Planning Board, and they in turn recommended approval.

Council Member Washington stated she had driven the area, and recognized that the property shares a property line with residential and that was one of her concerns. In response to information provided by the applicant in the request for rezoning, Council Member Washington

corrected the statement that there were no other facilities in the city by acknowledging the two currently in the City; one on Hazel and one on north MLK. Her opposition, she stated, was not the use itself, however, but the rezoning to G-2 next to residential and that it is a major corridor from DeWitt.

The owner admitted they are currently doing some renovating, and they chose the site because it met the criteria for the setback also for a lab.

Council Member Hussain voiced his concerns with rezoning approvals where the uses and buffers do not meet the intent of the requested zoning, noting once it is rezoned it is done and any use in G-2 can go on that site.

Ms. Stachowiak reminded the Committee that the only request at this meeting is to set the public hearing which she stated they are entitled to. Council Member Hussain noted to the staff present that just as the Planning Board cannot take action on something, once it gets to Council they too cannot take action. He did not want to proceed with passing something to the full Council if he believed it was a bad policy. Ms. Stachowiak assured the Committee that when applicants approach their office, if it is something the staff cannot support because it does not meet the ordinance, master plan or design plan, they tell them immediately. Even if they cannot support a specific proposal, they cannot stop someone from applying to the Board and Council.

Mr. Venker stepped away from the meeting at 4:25 p.m.

Council Member Hussain acknowledged he struggled with the planning department not stopping the process but telling the Council. Council Member Hussain decided to hold the question on what the Committee is allowed to do until Mr. Venker returned from the meeting. Ms. Stachowiak apologized for any miscommunication in her explanation earlier.

Mr. Venker returned to the meeting at 4:26 p.m.

Ms. Stachowiak explained that her department has an obligation up front to inform any applicants if staff can or cannot support a proposal or application before they go through the process. The Planning Board is an advisory board providing their recommendation to Council. Mr. McGrain clarified that the department advises people up front, not specific to the use itself, but if anyone comes forward they try to advise them. Ms. Stachowiak referenced the Master Plan which stated the typical uses for G-2 includes general commercial and light industrial with special approval. It was also noted by Ms. Stachowiak that there is case law that consideration for similar uses can also be consider if adjacent across the street if the right of way is no more than 100'.

Council Member Washington assured the applicants it was not about the use, but the rezoning and what could possibly go there once it is rezoned because the zoning stays with the property. Council Member Hussain stated his concern that it appeared as spot zoning, and he needs to look at applications on a case by case basis.

Council Member Hussain asked Mr. Venker if the City Council Committee had to set the public hearing. Mr. Venker stated that was not the question he heard being asked. Ms. Stachowiak restated the question is can the request "die" at the Committee level or do they have to make a decision, or is the applicant entitled to the due process and a public hearing at Council. Mr. Venker confirmed in general they are entitled to the process, but it is also permitted to "die" in Committee. He then referred to the zoning act and stated he would need time to review it to see

what can and cannot be placed “on the table”, for points of consideration. Ms. Stachowiak provided Mr. Venker with the zoning ordinance, 1240.04 (f), which Mr. Venker then read aloud that for rezonings, after a public hearing at the Planning Board, the Board shall make a report to Council. Then, after referral to Committee, Council shall hold a public hearing.

Council Member Hussain informed the applicants that it will be on the agenda March 26, 2018 to set the hearing for April 23, 2018. Council Member Hussain then stated the issue will be referred back to the Committee which will meet May 7th.

Ms. Womboldt spoke on her frustration in finding board and committee agendas on the website, and her opinion that some people who should get notifications are not getting them. Mr. McGrain stated he would follow up on the process, and Council Member Hussain verified the agendas on the website, but clarified that the concern is that the agendas might not be getting on the website until the day of or day after the meetings. Regarding the mailings, Ms. Stachowiak stated they are sent to the owner, taxpayer and occupant, via the GIS Mapping program. Their information is imported from the Assessing office, and currently her department is working with IT because the information is not updated in a timely manner.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-8-2017; 3440 N EAST STREET FOR APRIL 23, 2018.
MOTION CARRIED 2-0.

DISCUSSION – Ordinance Amendments for PILOTS

Council Staff recapped previous meetings where Council Member Spitzley had requested options to hold PILOT applicants accountable. Mr. Venker concurred there can be no side agreement, the PILOT ordinance is an agreement he clarified. The agreement is if the PILOT is less than 10%, how long it will last, the percentage and set by statutes. Mr. Venker gave an example that if some units did not meet the PILOT, the PILOT would be reduced by that. He recalled that at earlier Committee meetings, if Council wants something more than what is already in place, then Council needs to consider what they want and ask Law if it can be added to the ordinance itself. The City does not own the properties where PILOTS are applied, so the City cannot do a development agreement. Council Member Hussain understood, and added that the Council in the past have had PILOTS that have not done what they said they would do. His opinion was that Council needs to consider this when they do not even have the funds to address City debt and provide public services. Mr. McGrain assured the Committee that his department is also looking at PILOT's and had a meeting scheduled with the senior officials at MSHDA to discuss PILOTS to see what is expected. He proposed coming back at a later meeting on how they plan to handle them in the future in his department. The department is exploring options internally, and debt structures, but always want to bring the Council the best package. Council Member Hussain acknowledged Law and the Economic Development & Planning department on their assistance in the process.

Other

No other topics.

Adjourn

Adjourned at 4:48 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

From: gruhndC flyfsoxvfrp
Sent: IuJd | /Mdxdu | #1 < /#534 ; #6-86#DP
To: Sox p hu#P duBdq
Subject: R qdgh#rup #/xep lwd#Dssdfdwrg#ru#Dssrlwp hqw#r#Erdug#ru#Frp p lwrg

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	1/19/2018
First Name	Cynthia
Middle	Field not completed.
Last Name	Redman
Other name(s) by which you have been known, including maiden names	Field not completed.
Date of Birth	
Address	609 W. Shiawassee St.
City	Lansing
State	MI

Zip Code	48933
Email	redmancj@yahoo.com
Gender	Female
Ward	4
Precinct	<i>Field not completed.</i>
Best phone number to contact you	██████████
Last 4 digits of social security number	████
In what year did you move to Lansing?	1999
Additional information regarding experience and credentials	Downtown Neighborhood Association member and past president
Occupational Background	DHHS - juvenile residential treatment, Protective Services in field and intake.
Educational Background	Social Work
Please attach a resume if available	Resume.doc
First choice for board to serve on	Potter Park Zoo
Second choice of a board to serve on	Lansing Housing Commission
Third choice of a board to serve on	Human Relations and Community Services Board (HRCS)
Fourth choice of a board to serve on	Historic District Commission
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	As a member of the DNA and by my purchase of a house through the GLHC, I became interested in the city's housing issues. This includes developing more owner occupied housing, zoning, and maintaining residential areas. If considered for the zoo board, I have always had an interest in the zoo since I moved to Lansing. I have visited several zoos in both the US and Ontario.

commission

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

n/a

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

Cynthia J. Redman

Date & Time

1/26/2018 4:00 AM

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

WHEREAS, the Mayor made the appointment of Cynthia Redman of 609 W. Shiawassee Street in Lansing, MI, 48933, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020 ; and

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

WHEREAS, the Development & Planning Committee met on April 2, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Cynthia Redman of 609 W. Shiawassee Street in Lansing, MI, 48933, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020.

From: gruhndC flyfsoxvfrp
Sent: Z hgqhvgd | #dpxdu | #: /534 ; #: -6 ; #DP
To: Sox p hu#P dub|q
Subject: R qdgh#rup #/xep lwd#Dssdfdwlrq#ru#Dssrlwp hqw#r#Erdug#ru#Frp p lwlrq

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	1/17/2018
First Name	Heather
Middle	Marie
Last Name	Goupil
Other name(s) by which you have been known, including maiden names	Schuette-Goupil
Date of Birth	
Address	431 North Magnolia Avenue
City	Lansing
State	MI

Zip Code	48912
Email	hgoupil@outlook.com
Gender	Female
Ward	1
Precinct	5
Best phone number to contact you	██████████
Last 4 digits of social security number	████
In what year did you move to Lansing?	1979
Additional information regarding experience and credentials	As a life-long resident of Lansing and a public servant, I have a keen interest in the success of our community. I am dedicated to service and would be honored to bring experience in public purchasing and information literacy as a member of a board or commission.
Occupational Background	I am currently the Purchasing Specialist for the Capital Area District Libraries; serving Ingham county with 13 branch libraries. I support all buying for all libraries, as well as contract and project management tasks. Previously I worked for several years in public service, working directly with patrons at the Downtown Lansing branch of CADL.
Educational Background	I hold a Master's degree in Library and Information Science; I believe including a local Librarian on a board or committee would have great benefits in regards to knowledge of information literacy and research skills, as well as insights from direct experience in working with the public and our communities.
Please attach a resume if available	Resume_H_Goupil.pdf
First choice for board to serve on	Potter Park Zoo
Second choice of a board to serve on	Human Relations and Community Services Board (HRCS)
Third choice of a board to serve on	Historic District Commission

Fourth choice of a board to serve on

Community Corrections Advisory 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

Potter Park Zoo Board As a resident of Lansing and a librarian, I am often asked by new residents or visitors “what do you do around here?” One of my top responses is always the Potter Park Zoo. I am proud to list the Zoo among our many world-class parks and attractions; and my husband and I visit every year as many times as we can – we also partake in the Zoo’s annual events which are always incredibly fun and insightful. I am a strong supporter of animal welfare issues and the Zoo impresses me with its many conservation efforts and partnerships. I would be proud to serve on this board and help shape the future of this wonderful feature of our city. I would bring experience in developing annual budgets to the table as well; currently I assist with budgeting in several categories for CADL and as the Purchasing Specialist, I am ever mindful of good stewardship of tax funds. Human Relations and Community Service Board As a 15 year employee of Capital Area District Libraries, I have been proud to work a range of roles in public service which have allowed me to work directly with and for our community members. From teaching computer classes to locating housing resources, finding out what patrons need and connecting them with more than they came in for has been a joy. I represented CADL at the first Community Connect event in Lansing (then Project Homeless Connect) as well as several subsequent years; this event was one of the high points of my year and the opportunity to reach this at-risk population is invaluable. As a member of the HR & Community Relations Advisory Board, I would be proud to once again work to connect my community in new ways. Historic District Commission I have a keen interest in our area’s architectural and cultural heritage; I have spent time researching our Lansing home, as well as research for patrons. My husband and I also renovated the exterior and interior of our 1926 home ourselves over the past eight years, with an eye to preserving the period details and bringing a once derelict building back to life in our east side neighborhood. History is a living thing which should be preserved, celebrated, and promoted. As a member of the Historic District Commission I would be proud to assist with assessing projects; although my construction work experience is limited to overseeing some building projects at the Downtown branch of CADL, I would be excited for the opportunity to learn more from experts in the field.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications

Field not completed.

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

Background Check
Authorization

I agree, I disagree

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

Heather Marie Goupil

Date & Time

1/17/2018 8:45 AM

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

WHEREAS, the Mayor made the appointment of Heather M. Goupil of 431 N. Magnolia Avenue, Lansing 48912, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020 ; and

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

WHEREAS, the Development & Planning Committee met on April 2, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Heather M. Goupil of 431 N. Magnolia Avenue, Lansing 48912, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020.

GENERAL INFORMATION

APPLICANT: GG Acquisitions, LLC
330 Marshall Street, Suite 100
Lansing, MI 48912

OWNERS: See attached.

REQUESTED ACTIONS: Rezone from "H" Light Industrial to "G-1" Business District
Alley vacation

EXISTING LAND USE: Commercial, Industrial, Single and Multi-Family Residential

EXISTING ZONING: "H" Light Industrial District

PROPOSED ZONING: "G-1" Business District

PROPERTY SIZE: 159,244 square feet – 3.65 acres – total area to be rezoned
including the alley to be vacated

SURROUNDING LAND USE: N: Various commercial & office uses, Lansing Rescue
Mission
S: Commercial, industrial, single and multi-Family
Residential
E: Railroad/office Building
W: Stadium District (multi-family residential &
commercial)

SURROUNDING ZONING: N: "G-1" Business & "H" Light Industrial Districts
S: "H" Light Industrial District
E: "H" Light Industrial District
W: "G-1" Business & "H" Light Industrial Districts

MASTER PLAN: The Central Lansing Comprehensive Plan designates the
subject property for retail/commercial with upper floor mixed
use. The Design Lansing Master Plan designates the subject
property for Downtown Mixed-Use Center: Edge. E.
Michigan Avenue is designated as a minor arterial. S. Larch
Street is designated as an activity corridor. Barnard Street is
designated as a local road.

DESCRIPTION:

The following requests by GG Acquisitions, LLC, are to facilitate a future mixed use development on the property described below, including the alley to be vacated:

Act-1-2018: Vacate the alley commencing at the southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, except the east 10 feet of the north 51.5 feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing.

Z-1-2018: Rezone from "H" Light Industrial district to "G-1" Business district, the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

AGENCY RESPONSES

BWL:

BWL Electric: Approved. No comments. Contact person: Jerry Wheeler, ph: 517-702-6644

BWL Street Lighting: Approved. No Comments.

BWL Water & Steam Distribution: Approved

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

- General Comments:
 - o All service piping, up to and including the service risers are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. BWL jurisdiction for domestic services ends at the outlet of the domestic meter setting. BWL jurisdiction for fire services ends at the connection point to the backflow preventer. Service risers to the building will only be constructed by LBWL forces or a LBWL approved contractor.
 - o It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The LBWL will not take responsibility for inadequately sized services or metering specified by the applicant.
 - o The Customer is responsible for coordinating with the Fire Marshall of Jurisdiction for hydrant placement on the site. Note that if the installation of fire

- hydrants is required, then the installation will require permitting by the MDEQ, and the owner will be responsible for meeting all requirements for the installation of water main. The BWL's experience is that the Fire Marshall will require a fire hydrant be installed within 100 feet of any proposed fire department connection.
- o MDEQ permits and signed easements shall be established prior to construction, if applicable.
 - Site Specific Comments:
 - o Commercial zoning requires 2500 gpm of fire flow protection. Therefore, the following must be considered for future development:
 - In order to meet commercial fire flow requirements, any proposed water main for future development must connect to the existing 24-inch main in Michigan Avenue. Commercial fire flow is not available from a connection taken solely off of Larch or Barnard.
 - Based on the lengths and layout of proposed water main, the BWL will enforce looping requirements.
 - It is the BWL's experience that the Lansing Fire Marshall will require a fire hydrant to be placed within 100' of new building fire department connections. Developer is to coordinate fire protection requirements for any future development with the Lansing Fire Marshall, and communicate those requirements to the BWL so connection and looping requirements can be determined.

BWL Water Operations: I have no comments or concerns.

BWL Environmental Wellhead Protection: We have no Wellhead Protection Concerns in this area.

Building Safety:	The BSO has no objections.
Development Office:	No comments pertaining to the Development Office.
Fire Marshal:	No response received.
Parks & Recreation:	The removal of any right-of-way trees and or altering of any right-of-way rain gardens for future development plans would require review and approval by the Forestry division.
Public Service:	Regarding the impacts of this vacation to sanitary sewer service, all of the parcels fronting Michigan Ave. have service in the "new" sanitary sewer on Michigan Ave. Further, regarding sanitary sewer service at the parcel at the west end of the east/west alley (i.e., Liskey's), their sanitary sewer service is off of Cedar St. However, it's not clear how or whether the steel "pole barn-type" building south of the east/west alley (i.e.,

Parcel #33-01-01-16-428-100) is served, but there is no existing public sewer in the east/west alley, so the question of sanitary service to that building is probably moot. The county's info shows Parcel #33-01-01-16-428-100 as owned by Brogan's and I believe they simply store tires in there, but there is and would be no sanitary service available to that parcel (again, this probably isn't an issue, because there apparently has never been sanitary service to that building)

Regarding any access issues, the large parcel that is kind of a parking lot, Parcel #33-01-01-16-428-002, has access off of their driveway approach on Michigan Ave. HOWEVER, again regarding the steel building that encompasses Parcel #33-01-01-16-428-100, it looks like that'd be land-locked, if we vacate the east/west alley. Although the steel building is only a few feet from Brogan's tire shop, they have to cross the east/west alley to access the steel building.

Further, regarding utilities in that alley, the attached map from Consumers Energy shows a 2" medium pressure gas main in the alley. I'm pretty sure this main serves the structures north of the alley along the south side of Michigan Ave.

To summarize, it appears the only issue relative to vacation of both of these alleys is access to the steel building/Parcel #33-01-01-16-428-100, if the east/west alley is vacated.

Transportation Engineer:

There is no objection to the rezoning, however, driveway access points will need to be consolidated and will be subject to City and/or MDOT driveway location standards as appropriate. A traffic study may also be required, depending on the proposed use. If any parcels that have access exclusively off the alley are not owned by the applicant, alternate access will have to be provided by the applicant for these parcels. Any public utilities in the alleys will need to be addressed with relocation/abandonment costs paid for as part of the development.

ACT 33 – ALLEY VACATION

An Act 33 Review is conducted in accordance with Section 208 of the Administration Code when the City purchases, sells or substantially changes the use of property. The Michigan Municipal Planning Act (P.A. 33 of 2008, as amended) requires a review of the location, character, and extent of the proposal by the Planning Board, prior to consideration by the City Council. The following is a review of Act-1-2018 in accordance with these standards.

ANALYSIS

Location: The alley to be vacated runs east off of S. Larch Street along the south lines of the properties fronting along the south side of the 600 block of E. Michigan Avenue, for a distance of 348.82 feet. The alley that runs north for a distance of 109.92 feet to the E. Michigan Avenue right-of-way line is also proposed to be vacated. The east and west alley is platted and originally extended from Larch Street to what was formerly East Street and is now a railroad right-of-way. The east 77 feet of the alley was vacated in 1961. The City then acquired the property that runs north and south to provide a connection between the remaining alley and E. Michigan Avenue.

The alley is located in the midst of properties that are being assembled for a larger building site on East Michigan Avenue. As such, all utilities within the alley will need to be relocated, and lots combined so as to eliminate land-locked parcels.

Character: The alley will change from being a utilitarian means of access to the rear of the buildings in a quasi-industrial setting to being incorporated in a larger mixed-use development with the character and intensity of downtown Lansing.

Extent: Analysis of the extent of a proposal evaluates whether the level or magnitude of the proposed request is appropriate in relation to the intended land use pattern, public facilities, and services in the area. The alley would impede the proposed development in accordance with the shared vision expressed in the Design Lansing Comprehensive Plan.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone the block bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad to the east from "H" Light Industrial to "G-1" Business district, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

The subject property is located in an area that contains an eclectic mix of uses. The site is located just east of the Stadium District site which is a commercial/residential mixed use building.

The Cooley Law School baseball stadium is located to its north. The block directly north of the subject property includes the Lansing Rescue Mission and various first floor commercial/office uses with upper floor residential units. The property directly adjoins an active rail line to the east and residential uses of varying densities to the south. Several of the parcels of land that are included in the rezoning request are vacant or being used strictly for parking. The dominant land uses on the site are automotive repair facilities.

The existing uses on the subject property are out of character with the general land use pattern along E. Michigan Avenue which consists of commercial/residential uses and entertainment venues. These types of uses support each other, draw people to the area, many of whom utilize the bus system for transportation, create activity outside of normal business hours, and generally contribute to the vibrancy of an area located in close proximity to the core downtown. Parking lots and automobile repair facilities, by contrast, do not produce activity outside of normal business hours, do not provide support for other businesses in the area and do not draw pedestrian traffic to the area. A mixed use development on the site would provide a renewed sense of vitality to the area site and is a strategic location for the realization of the overall mixed land use pattern being advanced in the Master Plans for this area.

COMPLIANCE WITH MASTER PLAN:

The Central Lansing Comprehensive Plan designates the subject property for retail/commerce with upper floor mixed use. The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. The purpose of this designation as described 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.”

With respect to placemaking characteristics, the Plan states that:

“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 G-1 Business district is the most appropriate zoning designation to facilitate the mixed use development strategy being advanced in the Central Lansing and Design Lansing Master Plans. It is specifically designed for the downtown in that it allows a mix of retail, office, and high density residential uses as a matter of right. It is also the zoning designation that allows for development in

accordance with the placemaking characteristics described above (no parking or setback requirements and no building height or lot coverage limitations).

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

No negative impacts on vehicular or pedestrian traffic are anticipated to result from future mixed use development of the site. A mixed use development will generate additional pedestrian traffic which is very positive for the area. The current pedestrian walkway system and traffic controls in the area are designed to accommodate large volumes of pedestrian traffic in a safe manner. With respect to vehicular traffic, access to the site will likely be from S. Larch Street which is a major road, designed to carry a high volume of traffic.

The subject property is located on two major bus routes (E. Michigan and Larch) and thus, the occupants of a future mixed use building can be less dependent on privately owned automobiles. It is also within walking distance of several major employers and institutional facilities such as Sparrow Hospital, State of Michigan offices, Lansing city hall, the Accident Fund, Lansing Community College, Cooley Law School and Davenport University. Despite its location, a future developer will have to provide adequate on-site parking to accommodate the needs of the occupants of a mixed use building, even though on-site parking is not required under the "G-1" zoning district. It is anticipated that the site will be developed in a manner similar to the Stadium District to the west with the building located at the front property line along E. Michigan Avenue and parking to its south, accessible primarily from S. Larch Street with secondary access from Barnard Street.

IMPACT ON PUBLIC FACILITIES:

New development will require administrative site plan review at which time the specific details of the the utility systems to accommodate the development will be evaluated. No concerns about the availability of utilities have been expressed by any of the reviewing agencies.

ENVIRONMENTAL IMPACT:

Given the amount of human intervention already occurring on this site, the zoning proposal will have little impact on the physical environment. Redevelopment of the site will be required to go through the City's administrative site plan approval process, during which the drainage system as well as all other physical aspects of the development will be reviewed for compliance with city codes. Furthermore, Michigan Avenue and Larch Street are major bus routes which allow residents of the area to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment since less traffic results in less pollution created by the greenhouse gas emissions that motorized vehicles produce and less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning is intended to accommodate redevelopment of the site for a mixed residential/commercial building which would have a positive impact on future development patterns in the area and strengthen the linkage between the E. Michigan Avenue corridor east of the River and the core downtown. New residential units will provide convenient housing for people who work, attend

school or simply choose to live in an area that is within walking distance of the goods, services and entertainment venues already available in Lansing's core downtown. In addition, the occupants of the residential units will have convenient access to public transportation and will provide a strong customer base for the existing commercial uses in the area.

The "G-1" Business district is the appropriate zoning designation to facilitate the mixed land use development pattern being advanced in the Central Lansing and Design Lansing Comprehensive Plans. Redevelopment of the site may encourage more redevelopment projects in the area that will further the goals of the Master Plans to create a vibrant mixed use area surrounding the core downtown. The "G-1" district allows for a mix of office, commercial and residential uses to the highest density permitted under the Zoning Ordinance (up to 87 dwelling units per acre). It also has no setback or parking requirements and no limitations on building height or lot coverage which is why the overwhelming majority of the land in and around the core downtown area is currently zoned "G-1" Business.

SUMMARY

These are requests by GG Acquisitions, LLC, to facilitate a future mixed use development on the property described below, including the alley to be vacated:

Act-1-2018: Vacate the alley commencing at the southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, except the east 10 feet of the north 51.5 feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing.

Z-1-2018: Rezone from "H" Light Industrial district to "G-1" Business district, the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

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

RECOMMENDATIONS

Pursuant to the findings described above, staff is recommending approval of the following requests:

Act-1-2018: Vacate the alley commencing at the southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, except the east 10 feet of the north 51.5 feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, contingent on the combination of parcels adjacent to the alley to eliminate land-locking any parcel.

Z-1-2018: Rezone from "H" Light Industrial district to "G-1" Business district, the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

Respectfully Submitted,

Bill Rieske
Assistant Planning Manager

Susan Stachowiak
Zoning Administrator

SUPPLEMENT TO ACT 33 REVIEW APPLICATION

Submitted by GG Acquisitions, LLC

The alley sought to be vacated: This is an application to vacate an alley as depicted on the survey attached (**Exhibit A**), and legally described in the attached **Exhibit B**. The alley runs east and west between Larch Street and the former East Street. At its eastern end, it turns to the North to E. Michigan Avenue.

The Applicant: The Applicant is GG Acquisitions, LLC. Applicant is an affiliate of The Gillespie Group. The Applicant has entered into agreements to purchase the properties adjacent to the alley (as addressed further herein), with the exception of the property owned by 600 E. Michigan-Lansing, LLC.. 600 E. Michigan-Lansing, LLC is an affiliate of Applicant / The Gillespie Group and said property is to be included in the contemplated development.

The Properties Abutting the Alley:

1. The property owned by 600 E. Michigan-Lansing, LLC and described on **Exhibit C**. This property abuts the alley to the North and generally at the corner of Larch and E. Michigan. It includes the West 18 feet of Lot 13, and all of lots 14, 15, 16, 17, 18 and 19 of the Plat of Connards Subdivision of Lot 1, Block 242, of the Original Plat of the City of Lansing ("Connards Subdivision"). The contact for this property is the Applicant.
2. The property owned by James E. Brogan as described on **Exhibit D**. This property is to the East of the 600 E. Michigan-Lansing, LLC property and is located along E. Michigan Avenue (North side of the alley)—Lots 6, 7, 8, 9, 10, 12 and 13 of Connards Subdivision; and, part of Lot 24 of said subdivision which lies to the South of the alley. Mr. Brogan's address is 1270 Whittier Drive, East Lansing, MI 48823. His phone number is (517) 332-6153 and his email address is sarastanbrog@gmail.com.
3. The property owned by 621 East Michigan, LLC as described on **Exhibit E**. This property is to the East of the Brogan property along east Michigan Avenue, and is to the North and West of the alley—being Lot 5 of Connards Subdivision. The contact for 621 East Michigan, LLC is Fady Samuel Albout, 625 E. Michigan Ave., Lansing MI, 48912.

4. The property owned by Michigan Avenue Development Co., LLC as described on **Exhibit F**. This property is to the West of the Alley (Lots 1, 2, 3 and part of Lot 4 of Connards Subdivision) and to the South (Lot 24 of Connards Subdivision). The contact for Michigan Avenue Development Company, L.L.C is Lawrence A. Bass, 405 E. Maple Street, Lansing, MI, P.O. Box 14180, Lansing, MI 48901.
5. The property owned by Edward C Carpenter Family Trust dated March 28, 2002 described as Parcel on **Exhibit G**. Applicant's agreement to purchase also includes the balance of the property describe in Exhibit G, but only "Parcel 5" abuts the alley. Parcel 5, being the North 16.50 feet of Lot 20 of Connards Subdivision, is abuts the south of the alley, across from the 600 E. Michigan-Lansing, LLC property and part of the Brogan property (Lot 12 of Connards Subdivision). The contact person for this property is Edward Carpenter, 119 S. Larch St., Lansing, MI.; phone number 417-204-5856.

The Requested Action

Applicant requests that the alley be vacated to its full extent and width. It is requested that the resolution approving this vacation provide that the effective date of the vacation, and the conveyance of title be the date of site plan approval for the development of a project including properties outlined above and described in Exhibits D through G (or immediately thereafter).

Miscellaneous

Based upon conversation with the City's staff it is Applicant's understanding that (a) neither an appraisal or an environmental report will be required as part of this application or the approval being requested; and (b) the owners of the property abutting the alley need not sign the application. If this understanding is not accurate please advise at your earliest opportunity.

SUPPLEMENT TO PETITION FOR RE-ZONING

Submitted by GG Acquisitions, LLC

The property to be re-zoned: This is an application to rezone the property described below and depicted on the survey attached (**Exhibit A**), and legally described in the attached Exhibits B through E (and the alley (as addressed below and in a separate application to vacate the alley brought pursuant to Act 33). The request is to re-zone the property from H (Light Industrial) to G-1 (Business) to allow the property to be developed for mixed commercial and residential uses. In referencing the survey, please note this application does not apply to the property owned by 600 E. Michigan-Lansing, LLC (generally at the corner of Larch and E. Michigan) being the West 18 feet of Lot 13, and all of lots 14, 15, 16, 17, 18 and 19 of the Plat of Connards Subdivision of Lot 1, Block 242, of the Original Plat of the City of Lansing ("Connards Subdivision"), as that property is currently zoned G-1. Also this application does not include the property owned by 621 East Michigan, LLC—(628 E. Michigan) being Lot 5 of Connards Subdivision as that property is zoned G-1; or Lots 2 and 3 of Block 1, of Barnard's Subdivision (even though they are depicted in the survey being provided).

The Applicant: The Applicant is GG Acquisitions, LLC. Applicant is an affiliate of The Gillespie Group. The Applicant has entered into agreements to purchase the properties sought to be re-zoned (addressed further herein), has also entered into an agreement to purchase the property owned by 621 East Michigan, LLC (common address 628 E. Michigan which is zoned G-1) and 600 E. Michigan-Lansing, LLC., the owner of the West 18 feet of Lot 13, and all of lots 14, 15, 16, 17, 18 and 19 of the Connards Subdivision (zoned G-1), is an affiliate of Applicant / The Gillespie Group.

The Properties to Be Re-Zoned:

1. The property owned by James E. Brogan as described on **Exhibit B**. This property is to the East of the 600 E. Michigan-Lansing, LLC property and is located along E. Michigan Avenue—Lots 6, 7, 8, 9, 10, 12 and 13 of Connards Subdivision; and, part of Lot 24 of said subdivision which lies to the South of the alley. This property consists of 27,075 sqft. Mr. Brogan's address is 1270 Whittier Drive, East Lansing, MI 48823. His phone number is (517) 332-6153 and his email address is sarastanbrog@gmail.com.
2. The property owned by Michigan Avenue Development Co., LLC as described on **Exhibit C**. This property is to the East of the Brogan Property (Lots 1, 2, 3 and part of Lot 4 of Connards Subdivision) and to the South (Lot 24 of Connards Subdivision). This property consists of 35,163 sqft. The contact for Michigan Avenue Development Company, L.L.C is Lawrence A. Bass, 405 E. Maple Street, P.O. Box 14180, Lansing, MI 48901.
3. The property owned by Carpenter Apartments, LLC (as to Parcels 1-4 and 8 described on **Exhibit D**), Edward C Carpenter Family Trust dated March 28, 2002 (as to the property described as Parcels 5 and 6 on **Exhibit D**), and Edward C. Carpenter, (as to Parcel 7 on **Exhibit D**). Theses parcels include Lots 6, 7 and 8 and a portions of Lots 9 and 10 of Block 1 of the Barnard's Addition to the City of Lansing ("Barnards Subdivision"), and portions of Lots 2 and 20 of Connards Subdivision, all of which are more particularly

described on the survey. Note, this request for rezoning does not include all of the property owned by Carpenter, just the land as described in **Exhibit D** and the survey. This property consists of 79,323 sqft. The contact person for these properties is Edward Carpenter, 119 S. Larch St., Lansing, MI. 48912; phone number 417-204-5856.

4. The property owned by the Ingham County Treasurer—being Lots 4 and 5, Block 1, of Barnards Subdivision, as described on **Exhibit E**. This property consists of 10,202 sqft. The contact information for the Ingham County Treasurer is Eric Schertzing, Treasurer, 313 W. Kalamazoo St. Lansing, MI 48933. (517) 483-6503
5. The Alley-- the alley runs east and west between Larch Street and the former East Street. At its eastern end, it turns to the North to E. Michigan Avenue. The alley consists of 7,481 sqft.

The Requested Action

Applicant requests the above referenced property be rezoned from H to G-1 Business so that it may be developed for a mixed commercial and residential use. Upon rezoning, all of Connards Subdivision will be zoned G-1, with the exception of the Liskey's (Carpenter) operation/property not being purchased. The size and nature of residential uses and structures and, as to commercial uses, the number of employees, parking spaces, and hours / days of operation have yet to be determined.

Miscellaneous

This Petition pertains to 159,244 sqft of property or 3.65 acres=/. An \$800.00 filing fee is therefore being provided.

Applicant is represented by John R. Fifarek, Lasky Fifarek, P.C. with respect to this Petition. Any comments, questions or concerns may be directed to him at 120 N. Washington Square, Suite 625, Lansing, MI 48933. His phone number is (517) 267-2226 and email jfifarek@laskyfifarek.com.



First American Title™

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Exhibit A

File No.: 174761

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Parcel 1:

Lot 7, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 2:

The East 45 feet of Lots 9 and 10, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 3:

The West 90 feet of Lot 9, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 4:

The West 90 feet of Lot 10, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 5:

The North 16.50 feet of Lot 20, of Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, according to the recorded Plat thereof, as recorded in Liber 1 of Plats, Page(s) 31, Ingham County Records.

Parcel 6:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the West 135 feet of Lot 2, Block 242 of the Original Plat of the City of Lansing, according to the recorded Plat thereof, as recorded in Liber 1 of Plats, Page(s) 31, Ingham County Records.

Carpenter

Parcel 7:

Lot 8, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 8:

Lot 6, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

	First American Title™	Commitment for Title Insurance
Exhibit A		ISSUED BY First American Title Insurance Company

File No.: 174556

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Lot 4 and 5, Block 1, of Barnards Subdivision of Lots 2, 3 and 4, Block 242 of the Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Ingham County Treasurer



First American Title™

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Exhibit A

File No.: 174691

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Lot 6, 7, 8, 9, 10, 11, 12 and 13, except the West 18 feet thereof, of Connard's Subdivision of Lot 1, Block 242 of Original Plat of the, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 31, Ingham County Records, ALSO that part of Lot 24, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, being further described as commencing at the Northwest corner of Lot 24, of said Plat; thence South 90°00'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 00°24'20" East, 62.63 feet; thence South 89°49'30" West, 161.32 feet to the Westerly line of Lot 24; thence North 00°02'00" East, 63.12 feet, along said Westerly line to the point of beginning.

Brogan Property

 First American Title™	Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Exhibit A	

File No.: 174555

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Lots 1, 2, 3, 24, and the East 10 feet of the North 51.55 feet of Lot 4, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof; ALSO beginning at the Southeast corner of said Lot 1; thence South 16 feet; thence West 77 feet; thence North 16 feet; thence East 77 feet to the point of beginning; ALSO Lot 1 of Block 1 of Barnard's Subdivision, recorded in Liber 1 of Plats, Page 32, Ingham County Records; ALSO the North 1/2 of Lot 2, Block 242, except the West 135 feet thereof and except the East 30 feet of the West 165 feet of the North 8 feet thereof, Original Plat of the City of Lansing. The said property may also be described as: Beginning at the Northeast corner of Lot 1 of Connard's Subdivision of Lot 1 of Block 242 of the Original Plat of the City of Lansing, according to the recorded plat thereof; thence South along the Eastern boundaries of Lot 1, Lot 1 extended; and Lot 24 of Connard's Subdivision, the North 1/2 of Lot 2, Block 242 and Lot 1 of Block 1 of Barnard's Subdivision, a measured distance of 521.30 feet to an "X" cut on concrete marking the Southeast corner of Lot 1 of Block 1 of Barnard's Subdivision; thence West 42 feet to a point being the Southwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence North 121.5 feet to a point, which point is a measured distance of 41.87 feet West of the Eastern boundary line of Lots 1 and 24 aforesaid, being the Northwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence West 251.21 feet to a point being the Northwest corner of Lot 7, Block 1, of Barnard's Subdivision; thence North 78.62 feet; a point 135 feet East of the East Boundary of Larch Street; thence East 30 feet to a point being 8 feet South of the North line of Lot 2, Block 242; thence North a measured distance of 195.9 feet along the West boundary line of Lot 24 of Connard's Subdivision of Block 242 to a point being the Northwest corner of said Lot 24; thence East 183.04 feet along the Northern boundary line of said Lot 24 to a point 16 feet South of the Southwest corner of Lot 3 of Connard's Subdivision; thence Northerly 16 feet to a point being the Southwest corner of Lot 3 of Connard's Subdivision; thence continuing North along the West boundary line of said Lot 3, 59.5 feet to an "X" cut therein; thence West 10 feet to an "X" cut; thence North a measured distance of 51.55 feet to a point in the North Boundary line of Lot 4 and the South boundary line of Michigan Avenue; thence East along the South boundary of Michigan Avenue and the North boundary lines of Lots 4, 3, 2, and 1 of Connard's Subdivision to place of beginning.

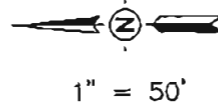
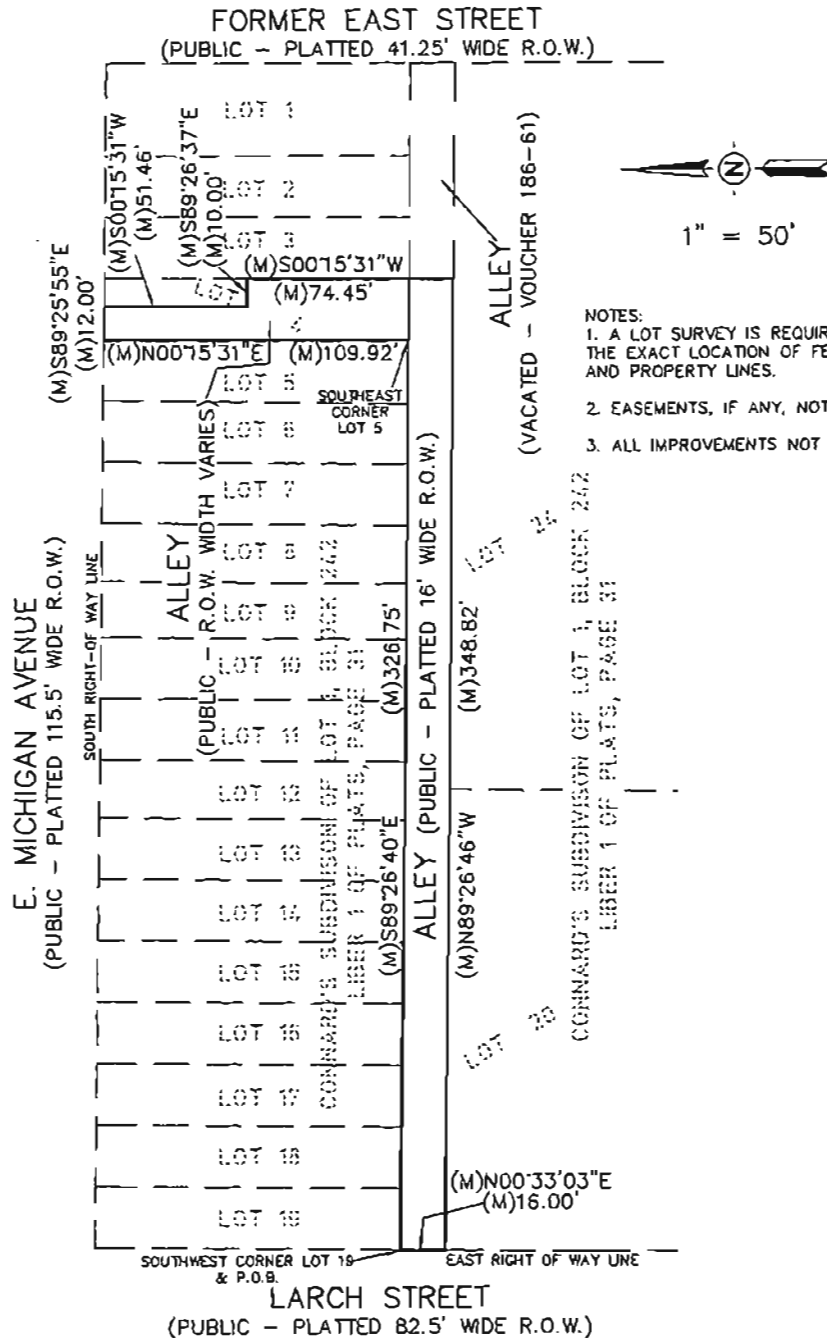
EXCEPT:

Part of Lot 24, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, being further described as commencing at the Northwest corner of Lot 24, of said Plat; thence South 90°00'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 00°24'20" East, 62.63 feet; thence South 89°49'30" West, 161.32 feet to the Westerly line of Lot 24; thence North 00°02'00" East, 63.12 feet, along said Westerly line to the point of beginning.

Michigan Avenue Development Co., LLC

PLOT PLAN

For:
Gillespie Group
330 Marshall Street
Lansing, MI 48912



- NOTES:
1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
 2. EASEMENTS, IF ANY, NOT SHOWN.
 3. ALL IMPROVEMENTS NOT SHOWN.

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Distance
M = Measured Distance
--- = Dead Line
--- = Distance Not to Scale



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49088
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH

SECTION 18, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 1 OF 2

92950.PLT-ALLEY

PLOT PLAN

ALLEY DESCRIPTION:

A parcel of land being part of the Plat of Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plots, Page 31, Ingham County Records; said parcel is more particularly described as: Beginning at the Southwest corner of Lot 19, of said Plat of Connard's Subdivision; thence S89°26'40"E along the North line of an alley of said plat a distance of 326.74 feet to the Southeast corner of Lot 5 of said plat; thence N00°15'31"E along the East line of said Lot 5 a distance of 109.92 feet to the South Right of Way line of East Michigan Avenue; thence S89°25'55"E along said South line a distance of 12.00 feet; thence S00°15'31"W 51.46 feet; thence S89°26'37"E 10.00 feet to a point on the West line of Lot 3 of said plat; thence S00°15'31"W 74.45 feet to a point on the South line of said alley; thence N89°26'46"W along said South line 348.82 feet to the East Right of Way line of South Larch Street; thence N00°33'03"E along said East Right of Way line 16.00 feet to the point of beginning; said alley containing 0.17 acre, more or less; said alley subject to all easements and restrictions if any.


DANE B. PASCOE
PROFESSIONAL SURVEYOR


DATE
No. 54434



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH

SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 2 OF 2

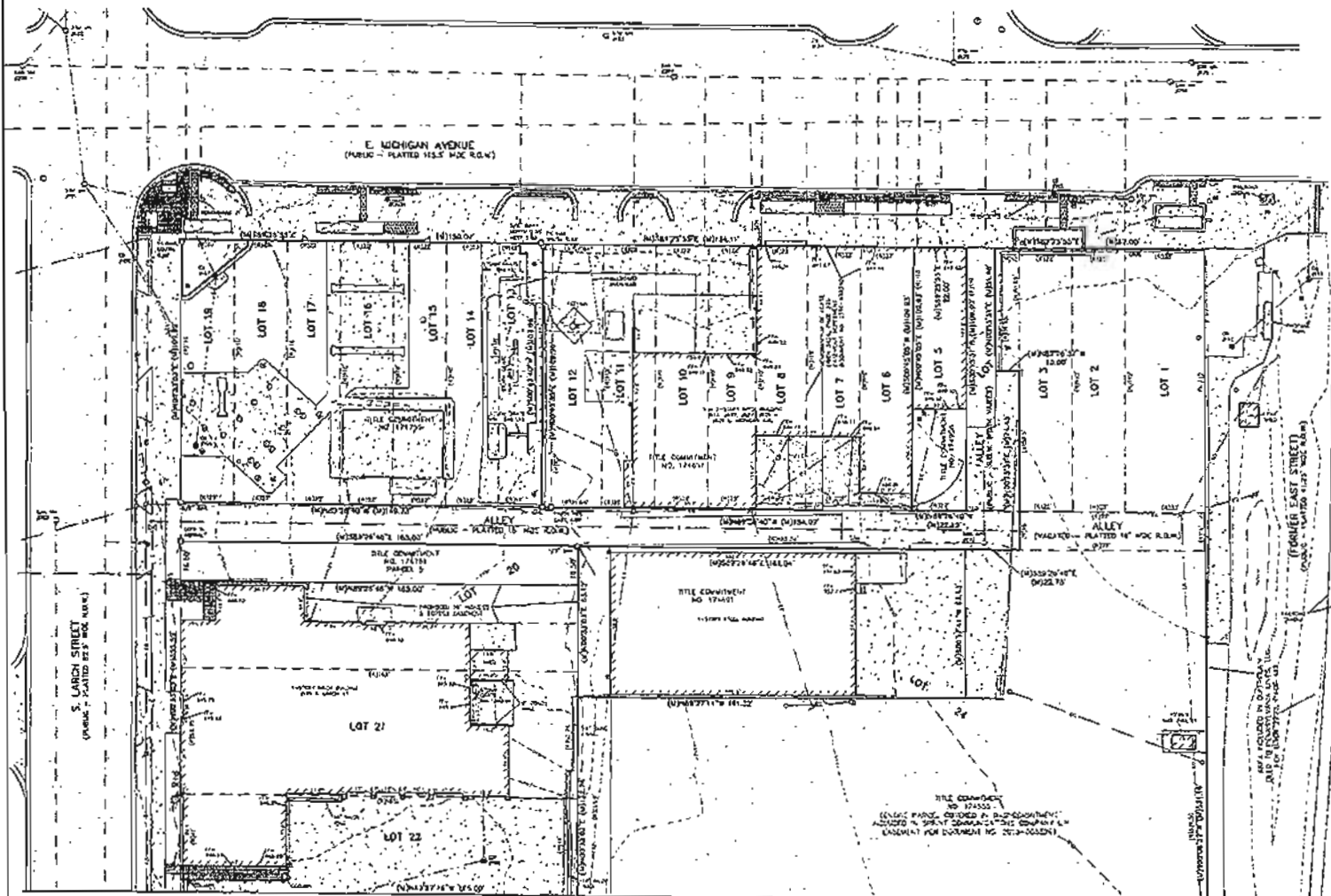
92950.PLT-ALLEY

BOUNDARY & TOPOGRAPHIC SURVEY

"600 E. MICHIGAN PROJECT"

FOR GILLESPIE GROUP

SCALE 1" = 20'



LEGEND

- SET 1/2" BARS WITH CAP
- FOUND IRON AS NOTED
- DEED LINE
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- DRIVE
- STEEL PLATE
- ADA PLATE
- POLE/POLE/STAKE
- BRICK
- EXISTING SPIRE ELEVATION
- EXISTING CONTOUR ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- OVERHEAD WIRE
- BUILDING ELEVATION
- DECEASED TREE
- REMOVED TREE
- SANITARY MANHOLE
- SANITARY MANHOLE
- ELECTRICAL MANHOLE
- TELEPHONE MANHOLE
- STEEL MANHOLE
- FLD MANHOLE
- MORTAR MANHOLE
- CATCH BASIN
- CLEANOUT
- FIVE INCH
- VALVE
- FIVE INCH VALVE
- UTILITY POLE
- LIGHT POLE
- LIGHT POLE (BASE ONLY)
- GUY WIRE
- UTILITY PEG
- TRANSFORMER
- HANDHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- WATER METER
- SON
- POST/STANDARD
- AIR CONDITIONING UNIT
- PARKING METER

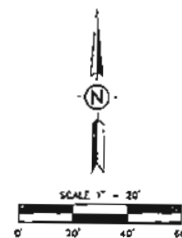


MATCH LINE SEE SHEET 2

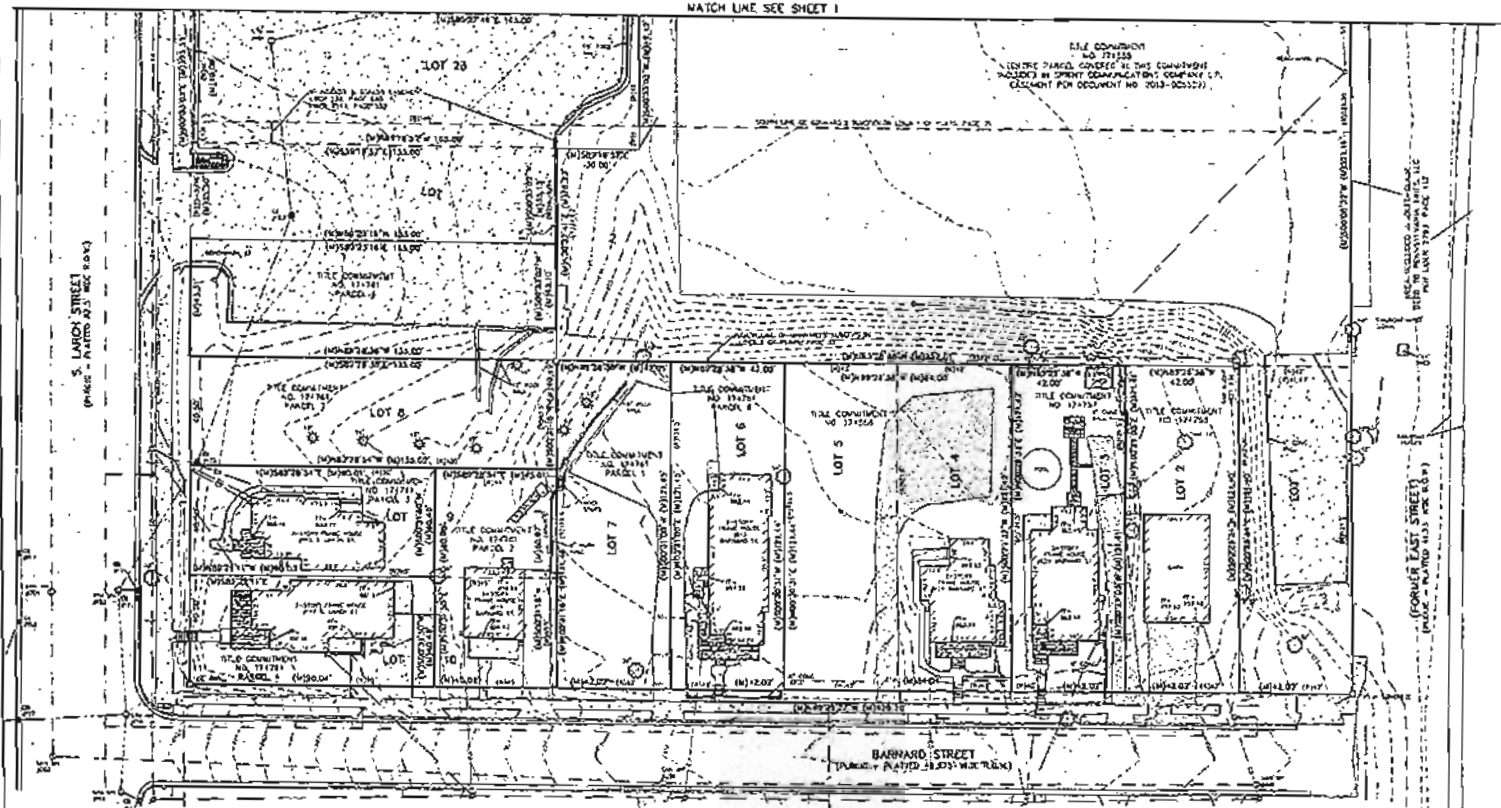
Ulf P. J. J.
DESK R. FRIESTON
PROFESSIONAL SURVEYOR NO. 33437

REVISIONS	DATE	BY	REASON
1	10/1/2011	Ulf P. J. J.	INITIALS
2	10/1/2011	Ulf P. J. J.	INITIALS
3	10/1/2011	Ulf P. J. J.	INITIALS
4	10/1/2011	Ulf P. J. J.	INITIALS
5	10/1/2011	Ulf P. J. J.	INITIALS
6	10/1/2011	Ulf P. J. J.	INITIALS
7	10/1/2011	Ulf P. J. J.	INITIALS
8	10/1/2011	Ulf P. J. J.	INITIALS
9	10/1/2011	Ulf P. J. J.	INITIALS
10	10/1/2011	Ulf P. J. J.	INITIALS

"600 E. MICHIGAN PROJECT"



WATCH LINE, SEE SHEET 1

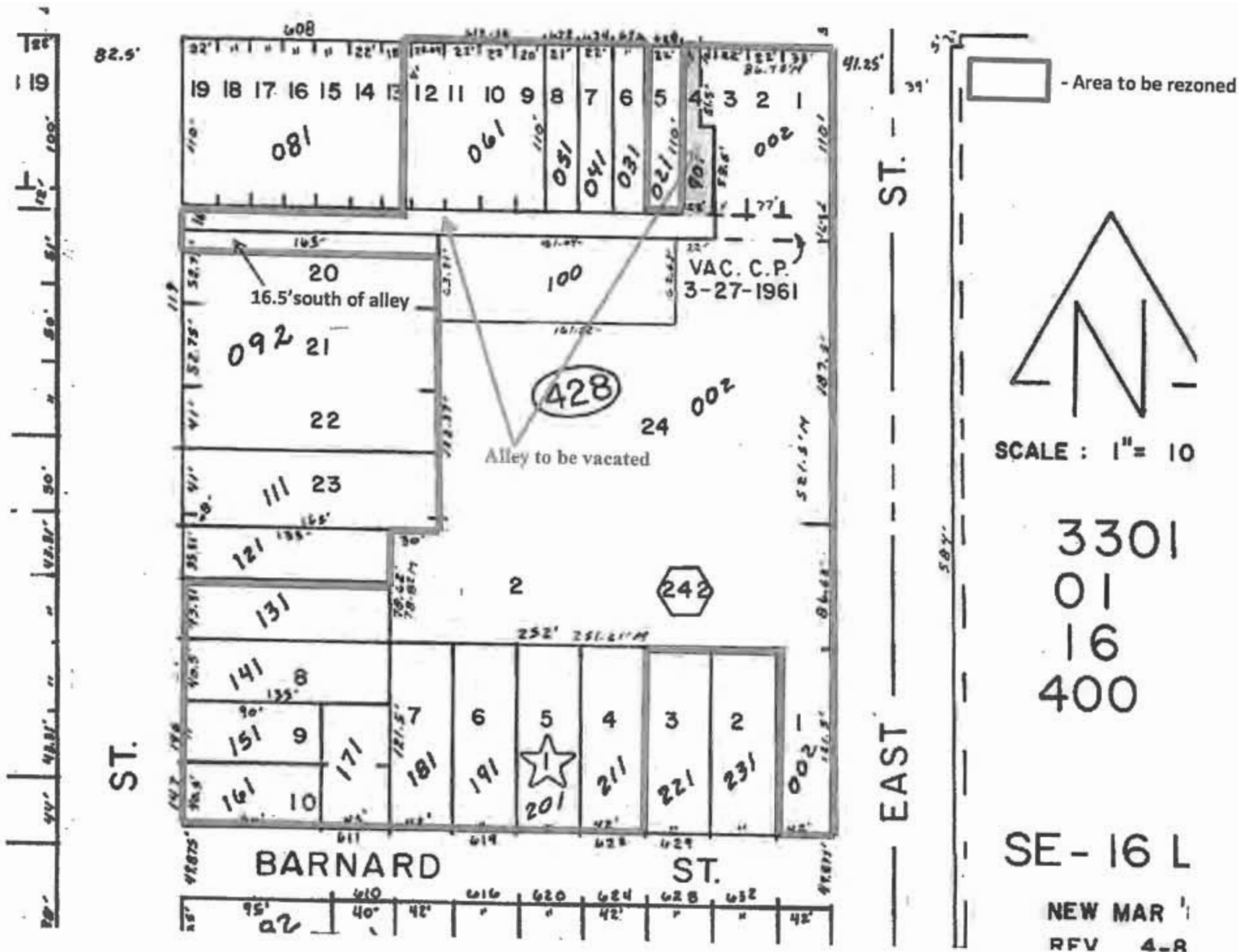


LEGEND

- = 1/2" - 3/4" B&W WELD CAP
- = SET BACK AS NOTED
- = SPEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = STEEL PLATE
- = ADA PLATE
- = CEMENT
- = PORCELANO/DECK/STAIRS
- = BRICK
- = EXISTING SPOT ELEVATION
- = EXISTING FINISH ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = DIVISION WALLS
- = BUILDING DRUMS
- = DRIVWAYS
- = CONCRETE TRAIL
- = BASEMENT MANHOLE
- = EMBANKMENT MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = FLOOD MANHOLE
- = FUEL MANHOLE
- = MONITORING WELL
- = EATON BASIN
- = CLEANOUT
- = FUEL TANK
- = VALVE
- = POST INDICATOR VALVE
- = UTILITY POLE
- = LIGHT POLE
- = LIGHT POLE (BASE ONLY)
- = GUY WIRE
- = UTILITY PEDestal
- = TRANSFORMER
- = MANHOLE
- = ELECTRIC METER
- = GAS METER
- = GAS VALVE
- = WATER METER
- = BOX
- = POST/BOLLARD
- = AIR CONDITIONING UNIT
- = PARKING METER

[illegible]

Ed. R. Frostman 12/1/77
 EDEN R. FROSTMAN DATE
 PROFESSIONAL SURVEYOR NO. 9349





Legend

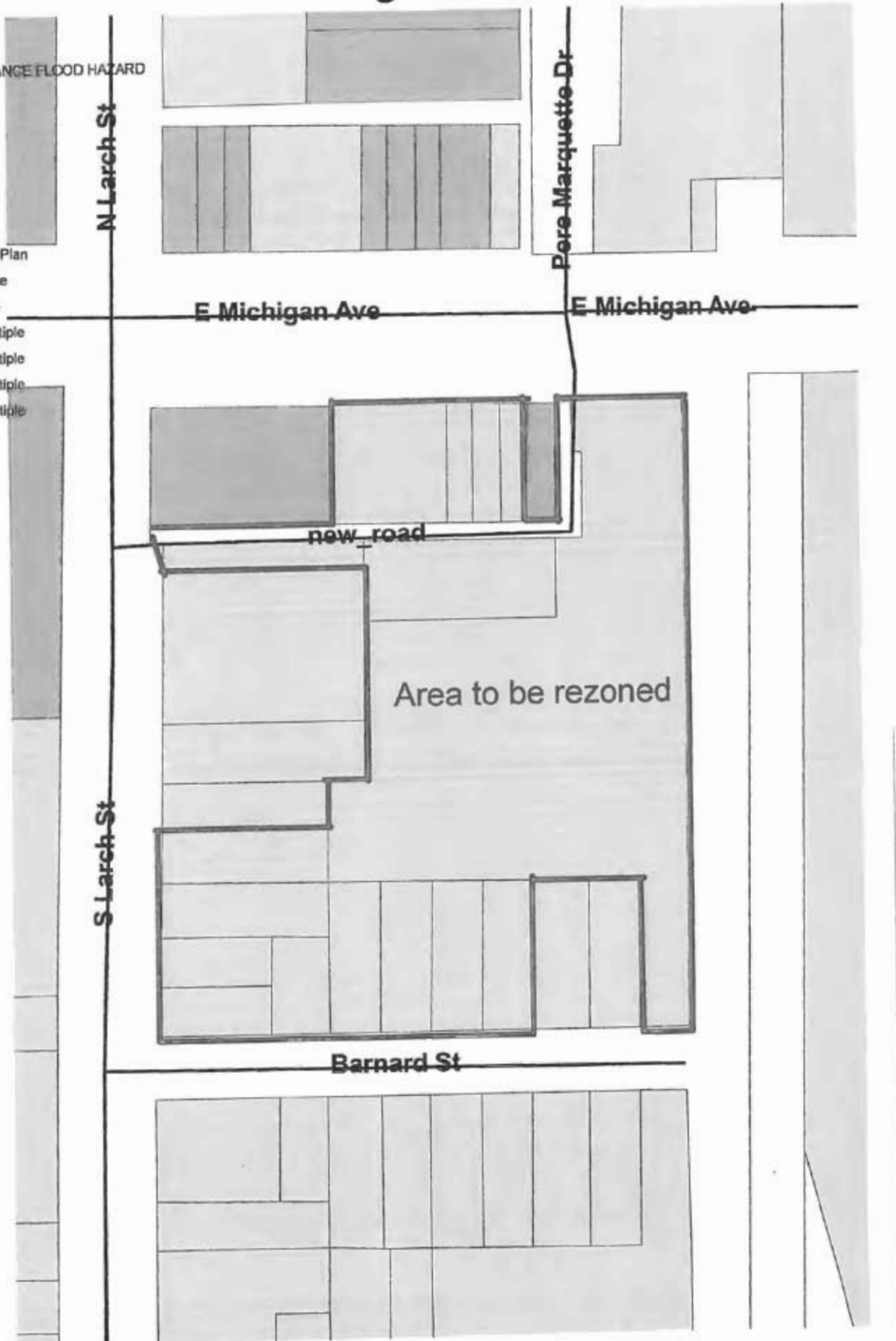
roads_final

FEMA Flood Zones

Flood Zone

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  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



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-1-2018

Parcel Number's: 33-01-01-16-428-002/-031/-041/-051/-061/-131/-141/-151/-161/-171/-181/-191/-201/-211 and the north 16.5 feet of 33-01-01-16-428-092

Legal Descriptions: Lots 1 through 4, Lots 6 through 12 and the East 4 feet of Lot 13, Connards Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, the alley, including the vacated portion thereof, located south of Lots 1 through 19 of Connards Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, Lots 1 through 24 of Barnard's Subdivision, except Lots 2, 3, 21, 22, 23, the South 36.25 feet of Lot 20, the North 8 feet of the West 165 feet of Lot 2, Block 242 of the Original Plat of the City of Lansing and the South 35.31 feet of the North 43.31 feet of the West 135 feet of Lot 2, Block 242 of the Original Plat of the City of Lansing, Ingham County, MI, from "H" Light Industrial district to "G-1" Business district.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2018, 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.

RESOLUTION #_____

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-1-2018, 600 Blk. E. Michigan Ave. (S. Side) Alley Vacation

WHEREAS, Pat Gillespie of GG Acquisitions, LLC, requests the vacation of the east-west alley south of the 600 Block of E. Michigan Ave.; and

WHEREAS, the alley is "L" shaped, beginning in the 100 Block of S. Larch Street, eastward parallel to Michigan Ave., then north between buildings that face Michigan Avenue; and

WHEREAS, at its meeting on February 6, 2018, the Planning Board found, based on a review of the location, character, and extent of the Act-1-2018 proposal, that:

- The alley is located in the midst of properties that are being assembled for a larger building site on East Michigan Avenue and all utilities within the alley will need to be relocated, and lots combined so as to eliminate land-locked parcels,
- The alley will change from being a utilitarian means of access to the rear of the buildings in a quasi-industrial setting to being incorporated in a larger mixed-use development with the character and intensity of downtown Lansing.
- Retaining the alley would impede the proposed development in accordance with the shared vision expressed in the *Design Lansing Comprehensive Plan*; and

WHEREAS, the Planning Board voted unanimously (4-0) to recommend approval of Act-1-2018, the vacation of the entire alley, contingent on the combination of parcels adjacent to the alley to eliminate land-locking any parcel; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-1-2018, and vacates the subject alley as requested, legally described as:

Commencing at the Southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, Except the East 10 Feet of the North 51.5 Feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing,

contingent on the combination of parcels adjacent to the alley to eliminate land-locking any parcel;

BE IT FINALLY RESOLVED, that the City Clerk within 30 days of passage of the resolution shall forward certified copies of the resolution to the Ingham County Register of Deeds for recording and upon return, transmit a copy of the recorded resolution to the Michigan Department of Licensing and Regulatory Affairs, Office of Land Survey and Remonumentation (OLSR), the Planning and Development and Assessor's Offices, the Department of Public Service, and the applicant.

RESOLUTION #
BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, on June 22, 1981, as recommended by the Lansing Parks Board and presented by the Parks and Recreation Department, the Lansing City Council adopted a classification report listing designated parkland under Resolution #0145; and

WHEREAS, Crego Park, located at 2101 E. Mt. Hope Avenue, Lansing, Michigan 48910, (hereinafter "Property" is classified as designated parkland under Resolution #0145 of 1981); and

WHEREAS; the City of Lansing is desirous of repurposing the section of Property set forth herein for the purpose of a wireless communication tower;

WHEREAS, the Lansing Parks Board at its November 18, 2015 meeting, voted unanimously (6-0) to approve the proposed site; and

WHEREAS, the Planning Board at its April 5, 2016 meeting, voted unanimously (5-0) to recommend approval of SLU-1-2016 to permit a wireless communication tower at 2101 E. Mt. Hope Avenue; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2016 on June 13, 2016 and approved SLU-1-2016, to permit a wireless communication tower at 2101 E. Mt. Hope Avenue within the 100-year floodplain of the Red Cedar River; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby amends the Property as listed in Resolution #0145 of 1981 for the purpose of removing the section of Property set forth herein, as described in Resolution #1045 of 1981, from the list of "dedicated parkland", as recommended by the Parks Board

BE IT FURTHER RESOLVED, that the Lansing City Council hereby adopts amendment as described above, and changes the designation of Crego Park, particularly described as:

Commencing at the South 1/4 corner of Section 23, T4N, R2W, City of Lansing, Ingham County, Michigan; thence N 89°59'28" E 371.70 feet along the south line of said Section 23 (also being the centerline of Mount Hope Avenue, 66 feet wide); thence N 00°21'28" E 1056.00 feet to the north line of "Supervisor's Plat of Fidelity Farms" as recorded in Liber 15 of Plats, Page 7, Ingham County Records; thence N 00°00'32" W 140.00 feet; thence N 27°51'35" W 80.00 feet; thence N 48°45'17" W 107.47 feet; thence N 59°51'35" W 485.00 feet; thence N 56°02'24" W 200.00 feet; thence N 38°07'43" W 125.00 feet; thence S 51°52'17" W 15.00 feet to the POINT OF BEGINNING:

thence S 38°07'43" E 50.00 feet;
 thence S 51°52'17" W 30.00 feet;

thence N 38°07'43" W 50.00 feet;
thence N 51°52'17" E 30.00 feet to the POINT OF ENDING; being a part of
the Southwest 1/4 of Section 23, T4N, R2W, City Lansing, Ingham
County, Michigan; containing 10,000 square feet or 0.230 acres of land;
and subject to easements and restrictions of record, if any;

Together with a 30 foot wide easement for ingress egress and public utilities, the
centerline of said easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T4N, R2W, City of Lansing, Ingham
County, Michigan; thence N 89°59'28" E 371.70 feet along the south line of said Section
23 (also being the centerline of Mount Hope Avenue, 66 feet wide); thence N 00°21'28"
E 1056.00 feet to the north line of "Supervisor's Plat of Fidelity Farms" as recorded in
Liber 15 of Plats, Page 7, Ingham County Records and the POINT OF BEGINNING:

thence N 00°00'32" W 140.00 feet;
thence N 27°51'35" W 80.00 feet,
thence N 48°45'17" W 107.47 feet;
thence N 59°51'35" W 485.00 feet;
thence N 56°02'24" W 200.00 feet;
thence N 38°07'43" W 125.00 feet to the POINT OF ENDING; being a part of
the South 1/2 of Section 23, T4N, R2W, City of Lansing, Ingham County,
Michigan; except any part taken, deeded or used for public road purposes;
and subject to easements and restrictions of record, if any;

And together with a 10 foot wide easement for public utilities, the centerline of said
easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T4N, R2W, City of Lansing, Ingham
County, Michigan; thence N 89°59'28" E 371.70 feet along the south line of said Section
23 (also being the centerline of Mount Hope Avenue, 66 feet wide); thence N 00°21'28"
E 1056.00 feet to the north line of "Supervisor's Plat of Fidelity Farms" as recorded in
Liber 15 of Plats, Page 7, Ingham County Records; thence S 89°59'28" W 20.00 feet
along the north line of said "Supervisor's Plat of Fidelity Farms" to the POINT OF
BEGINNING:

thence N 00°00'32" E 125.00 feet;
thence N 26°22'12" W 86.65 feet;
thence N 48°45'17" W 95.00 feet;
thence N 59°51'35" W 483.72 feet;
thence N 56°02'24" W 203.82 feet;
thence N 38°07'43" W 78.15 feet to the POINT OF ENDING; being a part of the
South 1/2 of Section 23, T4N, R2W, City of Lansing, Ingham County,
Michigan; except any part taken, deeded or used for public road purposes;
and subject to easements and restrictions of record, if any.

from “Open Space – Dedicated Park” to “Open Space – Quasi-Public / Wireless Cell Tower” to accommodate the proposed Verizon Wireless monopole tower.



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CAMELOT HILLS

601 SADIE COURT

City of Lansing PILOT Application





An affordable housing corporation
serving Michigan's housing needs

32600 TELEGRAPH ROAD, STE 102 ✕ BINGHAM FARMS, MICHIGAN 48025
T: 248.833.0550 F: 248.833.0551

11/21/2017

Robert Johnson, Director of Planning and Neighborhood Development
City of Lansing
316 N Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: **Camelot Hills, 601 Sadie Court, Lansing MI**

Dear Mr. Johnson,

Please find the enclosed request for the extension of the existing 4% Payment in Lieu of Taxes ("PILOT") agreement. A key component of the comprehensive rehabilitation of Camelot Hills is closing on a new 35 year tax exempt loan through the Michigan State Housing Development Authority ("MSHDA"). MSHDA requires that PILOTs run concurrent with their loans.

As you may be aware, Federal Tax Reform will likely change the way affordable housing is developed and preserved in the future. The proposal described in the attached summary was submitted to MSHDA last spring and became officially part of their pipeline in August of 2017. MSHDA recently indicated their acceptance of the transaction and notified us that they are now working diligently to close the bond side of the transaction by the end of 2017 in order to insure bond financing is in place prior to Tax Reform. We have secured an investor and are "shovel ready". The remaining component is receiving the City of Lansing's confirmation that they will allow the current PILOT to be extended so that it will be concurrent with the new 35 year MSHDA mortgage.

Enclosed you will find a summary of our request and a number of supporting documents. Please contact myself, Katie Thoits at (248) 833-0559 or Jennifer Liddell at (248) 833-0598 if you require further documentation related to this request for the City of Lansing's consideration.

As always, we appreciate your involvement and cooperation.

Sincerely,

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

Donna McMillan, Director of Preservation
MHT Housing, Inc.
dmcmillan@mhthousing.net
(248) 833-0588

Cc: James D. Smiertka, City Attorney
Donald J. Kulhanek, Development Manager



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2. Location Map of Project Parcels
3. Existing PILOT & 2016 – 2017 PILOT Invoices
4. Ownership Entity Organizational Documents
5. Trade Payment Breakdown & Scope of Work
6. Capital Needs Assessment
7. Statement of Developer Experience



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City of Lansing PILOT Request Summary

Camelot Hills (originally developed as Hickory Woods) is a 102 unit multifamily apartment complex located at 601 Sadie Court, Lansing, MI. It is owned by MHT Housing ("MHT") and managed by Continental Management. It was originally built in 1982 and residents who live there are eligible to receive assistance with their rent through HUD's Section 8 project based rental assistance program. This rental assistance contract is a critical safety net for the low and moderate income families and seniors who live there. The property is always fully occupied and the waiting list is long. Families appreciate the property's location near public transportation and the many amenities offered to them and the hundreds of children that live on site. These families know that without this safe and decent housing, they would certainly face homelessness. Preservation of this type of affordable housing is critical to the wellbeing of the constituents living in this Lansing Community.

Camelot Hills is set on a 5.78 acre site just off North Grand River Avenue in Lansing's 4th Ward. The site is beautifully located on the edge of the Grand River and is well maintained having no current deferred maintenance. However, a recently completed capital needs assessments identified that the many of the property's physical components will exhaust their useful life in the next 5 to 10 years. This study was reviewed by the Michigan State Housing Development Authority ("MSHDA") and they concur that without action, the property will face significant deficits in its reserves for replacements in only a few short years

In order to proactively address looming property needs, ownership applied to MSHDA for refinancing using new 35 year tax exempt mortgage revenue bond financing and (4%) Low Income Housing Tax Credits (LIHTC). Concurrently, ownership applied for a new 20 year Housing Assistance Payment contract from HUD. The new contract will result in a slight rent increase **which in turn actually increases PILOT payments to the City. A calculation of 2016, 2017 and PROPOSED 2018 PILOT payments is attached.** This comprehensive proposal includes a \$3.6 million rehabilitation of the property and the establishment of \$1.2 million in project reserves. Refinancing using LIHTC's requires creating Limited Dividend Housing Associations and partnering with investors whose equity is needed to balance out the financing. MHT Housing, Inc. (a 501 c (3) nonprofit) is prepared to invest over \$1 million of its own capital to make this deal but given the rent restrictions, there is only minimal cash flow to pay all operating expenses and the new required debt.

Exasperating the issue further is the fact that the current Payment in Lieu of Tax Payment ("PILOT") agreement with Lansing is set to expire in 2024. If the PILOT was to expire as projected, rents will not cover full taxes which would put the new loan in jeopardy. The existing PILOT allows the property to pay 4% of net revenue annually in lieu of full taxes and there is no opportunity to increase



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the federally regulated rents in order to pay any amount higher than 4% of net revenues. MSHDA and our potential new investor (National Equity Fund) must have certainty that the 4% PILOT runs concurrent with the new 35 year MSHDA Loan in order to move forward with the transaction. Therefore we are requesting that the PILOT be extended concurrent with the new MSHDA financed mortgage.

In order to support our request, we offer the following background information about us, the property and the transaction.

ABOUT OWNERSHIP

MHT Housing, Inc. has over 27 years of affordable housing development experience in the State of Michigan and is a 501(c)(3) nonprofit organization. MHT serves as the general or managing member of nearly 6,500 elderly and family units and has been successful in obtaining multiple funding sources for preservation, adaptive reuse, and new construction projects, that include HOME and NSP funding, Brownfield and Historic tax credits, HUD221(d)4 and Fannie Mae loans. The property is managed by MHT's affiliated management company, Continental Management. Continental Management was formed in 2003 and now oversees 106 affordable housing developments which are unsurpassed in terms of quality and efficiency. In fact, Continental Management was named 2016 Property Management Company of the Year by the Detroit Metropolitan Apartment Association.

ABOUT THE PROPERTY

Camelot Hills has 84 two bedroom units (804 square feet), five barrier-free two bedroom units (808 square feet) and 13 three bedroom units (906 square feet). The property has eight buildings and a Section 8 project based contract that covers 100% of the units. It is conveniently located near major bus transportation. All units are equipped with full kitchens including refrigerators, ranges and disposals, walk-in closets, cable hook-ups and patio/balconies. The development features nicely manicured green space, private parking, playground area and coin operated laundry. All units will be covered with a new 20 year HAP agreement with HUD.

Camelot Hills' staff coordinates closely with various nonprofit groups, including Northwest Initiatives, to bring services to the residents. Programs include services to the elderly, fresh vegetable trucks in the summer, and summer lunch programs for the children.



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ABOUT THE DEVELOPMENT TEAM

The Camelot Hills development team is experienced and has all of the skills necessary to complete this rehabilitation project. The team also has experience working together on successful past LIHTC projects.

Investor/Syndicator Partner

National Equity Fund, Inc.

Kristen Senff, Vice President

Ph: 614-216-8695

Lender

Michigan State Housing Development Authority

John Hundt, Manager, Multifamily Development

Ph: 517-241-7207

General Contractor:

Continental Construction Management, LLC

Michael O'Dell, Project Director

Ph: 248-833-0557, Email model@continentalconstructionllc.net

Architect:

Kem-Tec Engineering & Associates

Jeffery Graham, Architect

Ph: 313-618-0322, Email jgraham@kemtec-survey.com

Attorney:

Gromer PLLC

James R. Gromer, Attorney

Ph: 248-833-0564, Email jgromer@continentalmgt.com

Accountant:

Kirschner Hutton Perlin, P.C.

Steve Champa, CPA

Ph: 248-356-3880, Email schampa@khppc.com



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ABOUT THE JOBS SAVED AND CREATED

It is anticipated that this transaction will preserve 4 permanent positions and 1 part-time and those of the various contractors (landscaping, laundry and security) who provide services to the site annually. Additionally, this substantial rehabilitation will result in the employment approximately 52 professionals and laborers in the construction industry. This estimate of jobs created was based on review of past projects of similar size and scope of work.

ABOUT THE TRANSACTION

This comprehensive transaction combines a substantial rehabilitation with an extension of the Section 8 contract. In addition, \$3.6 million rehabilitation reserves will be established from proceeds that will insure that the future physical needs of the property will be met throughout the 35 year new loan with the Michigan State Housing Development Authority.

Proposed renovations, if the PILOT request is approved, include exterior site work including new asphalt, roofing, siding, landscaping, windows and doors, and upgrades to the HVAC systems, and mechanicals. The common area and the office will see new flooring, lighting, paint and furnishings. Residential units will receive new cabinetry, lighting, flooring, and energy efficient appliances. A full scope of work is included as an attachment.

As mentioned, this preservation transaction will occur through the refinancing and awarded in of Low Income Housing Tax Credits from the Michigan State Housing Development Authority. The following is a summary of the sources and uses of this transaction as proposed.



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PROFORMA

Sources

MSHDA Permanent Mortgage	\$5,221,644
Equity from LIHTC Syndication	\$3,439,464
MSHDA GAP Assistance	\$1,536,000
General Partner	\$1,112,088
Operating and Deferred Fees	<u>877,549</u>
TOTAL	\$12,186,745

Uses

Acquisition (Resolving old debt)	\$4,680,625
Construction Hard Costs	\$3,639,303
Soft Costs, Fees and Reserves	<u>\$3,866,817</u>
TOTAL	\$12,186,745



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CALCULATION OF PAYMENT IN LIEU OF TAXES

**Based on the proposed rents included in this preservation transaction
PILOT payments will increase significantly.**

2016 (Billing based upon 2015 Calculation)

Annual Shelter Rents	\$838,040
Annual Utilities	(\$94,226)
Total Base Amount	\$743,814
PILOT Ratio	4%
Total Due/Paid	\$29,752.56

2017 (Billing based upon 2016 Calculation)

Annual Shelter Rents	\$842,367
Annual Utilities	(\$98,807)
Total Base Amount	\$743,560
PILOT Ratio	4%
Total Due/Paid	\$29,742.40

PROJECTED 2018 (Billing based upon EST 2017 Calculation)

Annual Shelter Rents	\$901,505
Annual Utilities	(\$100,180)
Total Base Amount	\$801,325
PILOT Ratio	4%
Total Due/Paid	\$32,053.00



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Location Map of Project Parcels





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Existing PILOT & 2016-2017 PILOT Invoices

Hickory PILOT

Page 41 of 54

located at 601 Sadie Court by Hickory Woods/MHT Limited Dividend Housing Association Limited Partnership for Persons of Low Income to be Financed or Assisted Pursuant to the Provisions of the State Housing Development Authority Act of 1966, as Amended, be placed on order of immediate passage

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

BY COUNCILMEMBER ALLEN

Resolved by the City Council of the City of Lansing that an Ordinance to amend the Code of Ordinances of the City of Lansing by Amending Chapter 888 by Adding a New Section, 888.28, to Provide for the Payment of a Service Charge in Lieu of Property Taxes (PILOT) for a Proposed 102-unit Multiple Family Dwelling Project located at 601 Sadie Court by Hickory Woods/MHT Limited Dividend Housing Association Limited Partnership for Persons of Low Income to be Financed or Assisted Pursuant to the Provisions of the State Housing Development Authority Act of 1966, as Amended, be now passed

YEAS: Councilmembers Allen, Bauer, Jeffries, Leeman, Meyer, Smith, Williams, Wood

NAYS: None

ABSENT: None

By Councilmember Allen

That this Ordinance, being necessary for the immediate preservation of the public peace, health or safety shall take effect upon its passage

Carried Unanimously

ORDINANCE #01074



AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 888 OF THE LANSING CODE OF ORDINANCES BY ADDING A NEW SECTION 888.28 TO PROVIDE FOR A SERVICE CHARGE IN LIEU OF TAXES FOR A PROPOSED 102-UNIT MULTIPLE FAMILY DWELLING PROJECT, LOCATED WITHIN LANSING, MICHIGAN AT 601 SADIE COURT BY HICKORY WOODS/MHT LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP FOR PERSONS OF LOW INCOME TO BE FINANCED OR ASSISTED 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 and is hereby amended by adding Section 888.28 to read as follows:

888.28 MULTIPLE FAMILY RENTAL UNIT LOCATED AT 601 SADIE COURT

SEND PAYMENT TO:

CITY OF LANSING
TREASURER'S OFFICE
124 WEST MICHIGAN AVE
LANSING, MI 48933-1693

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes

2016 BILLING BASED UPON 2015 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

TOTAL AMOUNT DUE 29,752.56

AMOUNT REMITTED: \$ _____

ANNUAL PAYMENT SHALL BE PAID ON OR BEFORE JULY 1, 2016

HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

PLEASE INDICATE ADDRESS CHANGES BELOW:

TREASURER'S COPY
ACCT NO. 101-0-113201-0

FOLD AND DETACH HERE

(Please retain this portion for your record)

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes
2016 BILLING BASED UPON 2015 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

BILLING ADDRESS:
HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

LANSING SCHOOL DISTRICT 01

PERCENTAGE OF FULL RATE	100.00%	
SUMMER DISBURSEMENT AGENCIES	RATES	DUE AMOUNTS
CITY OF LANSING	19.44000	6,542.42
CITY DEBT	0.26000	87.50
LANSING COMMUNITY COLLEGE	3.80720	1,281.29
LANSING SCHOOL DEBT	3.84000	1,292.33
'93 LANSING SCHOOL OPERATING	35.10000	11,812.70
INGHAM INTERMEDIATE SCHOOLS	4.69560	1,580.28
STATE EDUCATION	6.00000	2,019.27
INGHAM COUNTY - SUMMER	6.38420	2,148.57
WINTER DISBURSEMENT AGENCIES		
INGHAM COUNTY - WINTER	3.20310	1,077.98
CAPITAL AREA DISTRICT LIBRARY	1.56000	525.01
POTTER PARK ZOO	0.41000	137.98
AIRPORT AUTHORITY	0.69900	235.24
CAPITAL AREA TRANS AUTHORITY	3.00700	1,011.99
TOTALS	88.4061	29,752.56

ANNUAL PAYMENT SHALL BE PAID ON OR
BEFORE JULY 1, 2016

TAXABLE VALUE BASED PAYMENT CALCULATIONS

2016 SEV:

2016 TAXABLE VALUE:

INCOME BASED PAYMENT CALCULATIONS

ANNUAL SHELTER RENTS: 838,040.00
ANNUAL CONTRACT RENTS: 94,226.00
FLAT SERVICE CHARGE: 743,814.00
TOTAL BASE AMOUNT: 4.00%
CURRENT YEAR RATIO: 29,752.56
TOTALS DUE:

UNDER THE STATE LAW MCL 211.40, YOUR CITY, COMMUNITY COLLEGE AND SCHOOL TAXES ARE FOR THE FISCAL YEAR BEGINNING THAT JULY 1 THROUGH THE NEXT JUNE 30. YOUR STATE SCHOOL TAX IS FOR THE FISCAL YEAR FROM OCTOBER 1 OF THIS YEAR TO SEPTEMBER 30 OF NEXT YEAR. YOUR COUNTY TAX IS FOR THE NEXT FISCAL YEAR JANUARY 1 THROUGH DECEMBER 31.

SEND PAYMENT TO:

CITY OF LANSING
TREASURER'S OFFICE
124 WEST MICHIGAN AVE
LANSING, MI. 48933-1693

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes
2017 BILLING BASED UPON 2016 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

TOTAL AMOUNT DUE: **29,742.40**

AMOUNT REMITTED: \$ _____

ANNUAL PAYMENT SHALL BE PAID ON OR BEFORE JULY 1, 2017

HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

PLEASE INDICATE ADDRESS CHANGES BELOW:

TREASURER'S COPY
ACCT NO. 101-0-113201-0

FOLD AND DETACH HERE

(Please retain this portion for your record)

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes
2017 BILLING BASED UPON 2016 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

BILLING ADDRESS:
HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

LANSING SCHOOL DISTRICT 01

PERCENTAGE OF FULL RATE	100.00%	
SUMMER DISBURSEMENT AGENCIES	RATES	DUE AMOUNTS
CITY OF LANSING	19.44000	6,548.33
CITY DEBT	0.26000	87.58
LANSING COMMUNITY COLLEGE	3.80720	1,282.45
LANSING SCHOOL DEBT	3.90000	1,313.71
'93 LANSING SCHOOL OPERATING	35.10000	11,823.38
INGHAM INTERMEDIATE SCHOOLS	4.69560	1,581.71
STATE EDUCATION	6.00000	2,021.09
INGHAM COUNTY - SUMMER	6.38420	2,150.51
WINTER DISBURSEMENT AGENCIES		
INGHAM COUNTY - WINTER	3.03310	1,021.69
CAPITAL AREA DISTRICT LIBRARY	1.56000	525.48
POTTER PARK ZOO	0.41000	138.11
AIRPORT AUTHORITY	0.69900	235.46
CAPITAL AREA TRANS AUTHORITY	3.00700	1,012.90
TOTALS	88.2961	29,742.40

ANNUAL PAYMENT SHALL BE PAID ON OR
BEFORE JULY 1, 2017

TAXABLE VALUE BASED PAYMENT CALCULATIONS

2017 SEV:
2017 TAXABLE VALUE:

INCOME BASED PAYMENT CALCULATIONS

ANNUAL SHELTER RENTS:
ANNUAL CONTRACT RENTS: 842,367.00
ANNUAL UTILITIES: 98,807.00
FLAT SERVICE CHARGE:
TOTAL BASE AMOUNT: 743,560.00
CURRENT YEAR RATIO: 4.00%
TOTALS DUE: 29,742.40

UNDER THE STATE LAW MCL. 211.40, YOUR CITY, COMMUNITY COLLEGE AND SCHOOL TAXES ARE FOR THE FISCAL YEAR BEGINNING THAT JULY 1 THROUGH THE NEXT JUNE 30. YOUR STATE SCHOOL TAX IS FOR THE FISCAL YEAR FROM OCTOBER 1 OF THIS YEAR TO SEPTEMBER 30 OF NEXT YEAR. YOUR COUNTY TAX IS FOR THE NEXT FISCAL YEAR JANUARY 1 THROUGH DECEMBER 31.



An affordable non-profit housing corporation serving Michigan's housing needs

Ownership Entity Organizational Documents

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)

for

CAMELOT HILLS II / MHT LIMITED DIVIDEND HOUSING ASSOCIATION, LLC

ID NUMBER: F20551

received by facsimile transmission on June 21, 2017 is hereby endorsed.

Filed on June 27, 2017 by the Administrator.

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



Sent by Facsimile Transmission

***In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
In the City of Lansing, this 27th day
of June, 2017.***

Julia Dale

***Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau***

CSC/LCD-700 (Rev. 08/15)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU

Date Received

(FOR BUREAU USE ONLY)

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Name

Holly Strebe

Address

32600 Telegraph Rd.

City

State

ZIP Code

Bingham Farms, MI 48025

EFFECTIVE DATE:

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

ARTICLES OF ORGANIZATION

For use by Domestic Limited Liability Companies

(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

ARTICLE I

The name of the limited liability company is: Camelot Hills II / MHT Limited Dividend Housing Association, LLC

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

Please see attached pages.

ARTICLE III

The duration of the limited liability company if other than perpetual is: T. Van Fox

ARTICLE IV

1. The name of the resident agent at the registered office is: T. Van Fox

2. The street address of the location of the registered office is:

32600 Telegraph Rd., Suite 102,

Bingham Farms

, Michigan

48025

(Street Address)

(City)

(Zip Code)

3. The mailing address of the registered office if different than above:

(P.O. Box or Street Address)

(City)

, Michigan

(Zip Code)

ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

The Business of the Limited Liability Company is to be managed by a manager or managers.

Signed this 21 day of June, 2017

By

(Signature(s) of Organizer(s))

T. Van Fox

(Type or Print Name(s) of Organizer(s))

Article II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

The Limited Liability Company has been organized exclusively to provide housing facilities for person of low and moderate income, or for persons whose income does not exceed limits established in Act No. 346 of the Public Acts of 1966 of the State of Michigan, as amended (the "Housing Act"), and Section §42 of the Internal Revenue Code of 1986, as amended, and for social, recreational, commercial, and communal facilities as may be necessary to serve and improve a residential area in which Michigan State Housing Development Authority ("MSHDA")-aided or federally aided housing is located or is planned to be located, thereby enhancing the viability of the housing

Article VI

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY ("MSHDA") PROVISIONS

1 Return Notwithstanding any other provisions of the Articles and the Operating Agreement, every Member of this Limited Liability Company shall be deemed by acceptance of a beneficial interest in the Limited Liability Company or by executing the document of basic organization, to have agreed that he/she or it at no time shall receive from the Limited Liability Company any return in excess of the face value of the investment attributable to his/her or its respective interest plus cumulative dividend payments at a rate which MSHDA determines to be reasonable and proper computed from the initial date upon which money was paid or property delivered in consideration for the interest and that upon the dissolution of the Limited Liability Company any surplus in excess of those amounts shall be paid to MSHDA or to any other regulating government body as MSHDA directs. To assist in the interpretation of this paragraph MSHDA has adopted definitions of two terms employed therein as follows

A The term 'surplus' as used in this paragraph of these Articles and the Operating Agreement shall not be deemed to include any increase in assets of the Limited Liability Company by reason of reduction of a mortgage by amortization or similar payments or realized from the sale or disposition of any assets of the Limited Liability Company to the extent such surplus can be attributed to an increase in market value of any real property or tangible personal property accruing during the period the assets were owned and held by the Limited Liability Company

B Any payment to a person having a beneficial interest in the Limited Liability Company shall not be deemed a 'return' if the funds with which such payments is made are funds contributed to the Limited Liability Company by the persons purchasing a beneficial interest in the Limited Liability Company

2 Supervision by MSHDA Notwithstanding any other provision of these Articles and the Operating Agreement the operation of the Limited Liability Company may be supervised by MSHDA or by any other governmental body as MSHDA directs, and the Limited Liability Company shall enter into agreements with MSHDA or with the governmental body as MSHDA from time to time requires. The agreements shall provide for regulation by MSHDA or governmental body of planning, development, and management of any housing project undertaken by the Limited Liability Company and the disposition of the Property and franchises of the Limited Liability Company

3 MSHDA's Right to Appoint Managing Agent Notwithstanding any other provision of these Articles and the Operating Agreement MSHDA shall have the power to appoint a managing agent of the Limited Liability Company and its members who may be an officer, employee, or agent of MSHDA and such managing agent shall have complete power to act as agent and attorney in fact for the Limited Liability Company to fulfill any obligations the Limited Liability Company may have to MSHDA if

A The Limited Liability Company has received a loan or advance as provided for in the Housing Act and MSHDA determines that the loan or advance is in jeopardy of not being repaid

B The Limited Liability Company has received a loan or advance as provided for in the Housing Act and MSHDA determines that the proposed housing development for which the loan or advance was made is in jeopardy of not being constructed

C MSHDA determines that some part of the net income or net earnings of the Limited Liability Company in excess of that permitted by other provisions of the Housing Act shall inure to the benefit of any private individual firm corporation, partnership trust or association

D MSHDA determines that the Limited Liability Company is in violation of the rules promulgated under Section 22 of the Housing Act or

E MSHDA determines that the Limited Liability Company is in violation of any agreements entered into with MSHDA of the planning, development and management of any housing development undertaken by the limited Liability Company or the disposition of the property and franchises of such Limited Liability Company

4 MSHDA's Reliance on Continuing Effect of Provisions Notwithstanding any other provision of these Articles and the Operating Agreement, the Members of the Limited Liability Company agree that MSHDA may rely upon the continued effect of these Articles and the Operating Agreement in the forms as approved by the MSHDA and by the execution hereof such Members agree not to amend alter or change the provisions of these Articles or the Operating Agreement without prior written consent of an Authorized officer of MSHDA



An affordable non-profit housing corporation serving Michigan's housing needs

Trade Payment Breakdown & Scope of Work

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN



Michigan State Housing
Development Authority

DATE:	10/24/2017
DEVELOPMENT NO:	658
PROJECT NAME:	Camelot Hills
CITY / COUNTY:	Lansing/Ingham
MORTGAGOR:	
CONTRACTOR:	Continental Construction Management, LLC.

LINE	TRADE ITEM	COST	LINE	TRADE ITEM	COST
1	Site Environmental Mitigation		27	Specialties	240,000
2	Earth Work		28	Special Equipment	50,000
3	Roads / Walks	105,000	29	Appliances	105,000
4	Site Utilities		30	Cabinets	395,000
5	Site Improvements	112,000	31	Blinds / Drapes	-
6	Landscaping	25,000	32	Special Construction	-
7	Site Irrigation		33	Elevators	
8	Special Site Construction		34	Plumbing / Domestic Hot Water	77,000
	Total Site Work	242,000	35	Fire Protection	
			36	HVAC	400,000
			37	Electrical	155,000
9	Building Concrete		38	Low Voltage Electrical	
10	Masonry	80,000	39	Architectural Environmental Mitigation	
11	Metals			Total Structures	2,854,000
12	Rough Carpentry	20,000			
13	Finish Carpentry		40	Community Building	-
14	Insulation		41	Accessory Buildings	
15	Roofing	215,000	42	Off-Site Improvements	
16	Siding	430,000	43	Site Security	-
17	Caulking (Exterior) Sealants	20,000	44	General Requirements @ 6%	185,760
18	Doors / Hardware	94,000	45	Builder's Overhead @ 2%	65,635
19	Windows	282,000	46	Builder's Profit @ 6%	200,844
20	Glass		47	Building Permits	23,064
21	Drywall		48	Bond Premium	62,000
22	Ceramic Tile / Quarry Tile		49	Contingency-10%	-
23	Acoustical Ceilings		50	Cost Certification Expense	6,000
24	Resilient Flooring	126,000		Total Construction	3,639,303
25	Carpets	20,000			
26	Painting / Decorating	145,000			

COMMENTS:

Total construction costs shown have been approved by MSHDA. The line item breakdown of costs is subject to revision, prior to disbursement of construction draws, after review of subcontractor and supplier contracts and approval by MSHDA. The total construction contract may not be increased or decreased.

Continental Construction

Camelot Hills

Contractor (please print)

Sponsor / Mortgagor (please print)

MSHDA Representative (please print)

Signature

Signature

Signature

Scope of Work For: Camelot Hills

Description of Item	Replacement Items - Quantity?	Planned Additions - Quantity?	Estimated Cost	Notes
---------------------	----------------------------------	-------------------------------------	-------------------	-------

SITE SYSTEMS:

Surface

Roadways/Parking	51,384 sf		105,000	Asphalt- minor surface deterioration, mill and replace
Roadways/Parking				
Storm Drains				
Sidewalks	1 ls		19,000	R&R all poor conditions sidewalks throughout the site
Railing	295 lf		7,000	Replace railings along the top of the retaining wall
Pedestrian Bridges	3 ea		7,500	Replace decking and railings
Dumpsters & Enclosures	2 ea		3,500	Replace dumpster enclosures
Site Lighting	1 ls		30,000	Upgrade all light fixtures to LED
Play Equipment(Tot Lot)	1 ea		25,000	Install playground equipment and rubberized base
Landscaping	1 ls		25,000	Tree trimming & Improve drainage at #631
Steps				
Lawn Irrigation				
Signage	1 ls		20,000	Install new site signage

Site Distribution Systems

Gas Lines				
Sanitary Lines				
Cold Water Lines				
Electric Distribution				
Sanitary Leach fields				

SUBTOTAL: 242,000

BUILDING MECHANICAL & ELECTRICAL

Building Mechanical

Compactors				
ing Fire Suppression				
Building Heating-Boilers				
Domestic Hot Water Generation	1 ea		4,250	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	3 ea		12,750	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	1 ea		4,250	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	2 ea		8,500	Replace gas-fired, 76 gallon
Domestic Hot Water Generation	1 ea		4,250	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	1 ea		1,200	Replace gas-fired, 40 gallon
Warm Air Furnace	3 es		6,750	Replace gas-fired furnace
Warm Air Furnace	5 ea		11,250	Replace gas-fired furnace
Warm Air Furnace	1 ea		2,250	Replace gas-fired furnace

Building Electrical

Building Power Wiring				
Smoke/Fire Detection	4 ea		48,000	Replace Mircom Series 200
Smoke/Fire Detection	3 ea		36,000	Replace MircomFA260
Building Security Fence/Gate				
Building Security				
Signaling / Communication				
Signaling / Communication				

Building Elevators

Cabs/Machine Room Equipment				
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SUBTOTAL: 139,450

BUILDING ARCHITECTURE

Structure

Foundation				
Framing				
Slab				
Miscellaneous				

Building Exterior

Exterior Common Doors
 Exterior Unit Doors
 Service Doors
 Glass Sliding Doors
 Garage Door
 Exterior Walls: Masonry
 Exterior Walls:
 Exterior Walls: Vinyl Siding
 Trim, Soffit & Fascia
 Downspouts & Gutters
 Caulking
 Window Lintels
 Windows
 Exterior Water Spickets
 Storm / Screen Windows
 Unit Balconies/Wood Decks
 Balcony Railings
 Address Plates
 Back Patio Steps
 Building Bird Netting
 Bldg Mounted Lighting

204 ea	102,000		Replace mechanical closet and storage closet
102 ea	132,600		Replace sliding glass balcony/patio doors
1 ea	1,300		Replace garage door at maintenance shop
1 ls	30,000		Tuckpointing, powerwash, masonry sealer
1 ls	265,400		Replace siding on all buildings
1 ls	20,000		Caulking any/all open spaces
1 ls	182,000		Install new vinyl windows
2,720 sf	20,400		Replace wood decking
680 lf	10,880		Replace railing

Roof Systems

Structure
 Roof Covering--1
 Roof Drainage
 Attic Insulation
 Roof Railings

1 ls	270,000		New roof for each building.

Halls

Hall Walls:
 Hallway Acoustical Ceilings
 Hallway Ceilings/Walls
 Hallway Floors
 Hallway Door/ Jambs
 Hallway Railings
 Hallway Interior Lighting
 Hallway Heating
 Miscellaneous

34,912 sf	26,010		Paint walls and ceiling
1 ls	20,000		Replace VCT

Stairs

Stair Walls and Ceilings
 Stair Floors
 Stairwell Doors
 Stairwell Cabinet Heaters
 Stairwell Railing & treads

Lobbies/Mail Facilities

Lobby Walls & Ceilings
 Lobby Floors
 Lobby Lighting
 Mail Facilities
 Mail Facilities-Boxes

Community Room

Comm. Walls Painting
 Comm. Lighting
 Comm. Ceiling
 Comm. Room Floor Covering
 Comm. Cabinets/Countertop
 Comm. Kitchen Appliances
 Comm. Room Furnishings

1 ea	3,000		Replace office kitchen
1 ea	500		Replace refrigerator

Office

Office Walls/Ceilings
 Office Lighting
 Office Floor Covering
 Office Equipment & Furnishings

2,625 sf	2,000		Paint walls and ceiling
750 sf	2,200		Replace carpet

Public Laundry

Laundry Walls/Ceilings
 Laundry Floors
 Laundry Lighting
 Laundry Equipment

Public Restrooms

Restroom Walls/Ceilings
 Restroom Floors
 Restroom Fixtures
 Restroom Accessories

SUBTOTAL: 1,088,290

Roof Drainage**Living Area Finishes**

Unit Interior & Closet Doors
 Living Area Ceiling & Walls
 Living Area Floors
 Blinds

Kitchens

Kitchen Walls & Ceilings
 Kitchen Floors
 Kitchen Cabinets & Countertop
 Range
 Refrigerator
 Dishwasher
 Rangehood with Fire Stops
 Disposal
 Kitchen Shut-Off Valves

102 units		72,500	Paint entire kitchen area
102 units		62,500	Install vinyl planking and cove base
102 units		355,000	Install new cabinets, countertops, faucet, sinks
102 units		75,000	Install new ranges
102 units		51,000	Install new energy star refrigerators
102 units		18,200	Install rangehood with fire stops canisters
102 units		10,200	Install garbage disposal
102 units		10,200	Install shut off valves

Bathrooms

Bathroom Surround & Tub Insert
 Bathroom Walls & Ceiling
 Bathroom Floors
 Bathroom Vanity & Sink
 Bathroom Toilets
 Bathroom Shut-Off Valves
 Medicine Cabinets & Accessories
 Ventilation & Exhaust

102 units		240,000	Replace all tubs and bathroom surrounds
102 Units		72,500	Paint entire bathrooms
102 units		62,500	Install vinyl planking and cove base
102 units		45,900	Install vanities, sink, faucet
102 units		19,890	Install toilets
102 units		10,200	Install shut off valves
102 units		12,750	Install medicine cabinets
102 units		11,730	Install bathroom exhaust fan

In-Unit Mechanical

Fan-coils: Highrise
 Unit thermostats
 Magic Pak System- Heating & Cooling
 Warm Air Furnaces
 Air Conditioning
 DHW Generation

102 units		9,190	Replace thermostats
102 units		357,000	Replace furnaces and central air conditioning units

In-Unit Electrical

Unit Electrical Panel
 Unit Outlets & Covers
 Lighting
 Unit Smoke / Fire Detection
 Unit Thermostats

102 units		41,000	Install kitchen & bathroom GFI's
102 units		89,000	Update and upgrade all lighting in units

SUBTOTAL: 1,626,260

TOTAL: 3,096,000



An affordable non-profit housing corporation serving Michigan's housing needs

Capital Needs Assessment

Capital Needs Assessment and Replacement Reserve Analysis *Preservation*

Prepared for:

Michigan State Housing Development Authority

735 East Michigan Avenue

P.O. Box 30044

Lansing, MI 48909



77 Franklin Street, 3rd Floor
Boston, MA 02110-1510
617.593.3485

on-site-insight.com



Camelot Hills

MSHDA # 658-2

Lansing, MI

July 19, 2017

Preliminary Report

Capital Needs Assessment

Camelot Hills

Lansing, MI

Camelot Hills is a residential development for families. The development is currently comprised of three continuous (eight walkup addresses), three-story, residential buildings that contain a total of 102 units – 89 two-bedrooms and 13 three-bedrooms. A one-story office/community building is attached to building 605.

This assessment (CNA) is being conducted on behalf of the Michigan State Housing Development Authority (MSHDA). The report is aimed at determining the development's current and prospective capital needs as part of a possible refinancing of the property under the Authority's "Preservation" program. The property has substantive capital needs anticipated in the coming years; a number of systems and components are at, or approaching, the end of their useful lives. The Rehab Scope of Work (SOW) covers most of near term needs for the development. Capital work to be completed under the Scope of Work (SOW) are shown with an age of zero(0). A copy of the Scope of Work is attached as an addendum to the report. Additional needs not identified in the SOW include; replacement of the site railing systems; dumpster enclosures; improving site drainage; rebuilding of the pedestrian bridges; replacement of the fire alarm panels at buildings #605, #619, #627 and #631; rebuilding/replacement of the balcony decks and railings; replacement of bathroom vanities, medicine cabinets and exhaust fans.

For planning purposes, Year 1 of the report is shown as 2018. The Rehab Scope of Work (SOW) budget estimate provided totals \$2,824,000. Year 1 costs above the Rehab SOW are projected at \$246,959 or \$2,421 per unit. Twenty-year, post renovation, capital needs are projected at \$19,407 per unit in inflated dollars.

Under the parameters of MSHDA's 'Preservation' financing, annual reserve deposits are set at \$300/unit with a Reserve Balance of \$0/unit in Year 1 adjusted to a minimum of \$1,000/unit as a Reserve Balance at the beginning of Year 2. If necessary, an infusion of additional capital, beyond the costs of the work (SOW) anticipated in Year 1, may be in order to maintain positive replacement reserve balances throughout the plan's timeline. As presented here, the Preservation Plan calls for additional capital totaling \$765,000 in Year 1 in order to satisfy these parameters and maintain positive reserve balances through Year 20.

Site

Site Surface

Camelot Hills is situated on a relatively large parcel of land that slopes down toward the Grand River on the southwest side of the property. Site landscaping includes a mix of open lawn areas, mature trees, shrubs, and other plantings. The SOW includes costs for trimming, tree removal and landscaping upgrades. Additional costs are included in Year 1 of the plan to improve/extend the drainage system to the northwest side of building #631.

Site access/egress is from two separate points along Sadie Court. The entry driveways, interior vehicular circulation drives, and parking areas, located at the front of each building, are asphalt-paved. The paving is in poor condition at the present time. The SOW

includes costs to repair and resurface all parking areas and driveways. Periodic allowances for routine cycles of asphalt surface maintenance (crackfilling, sealcoating, and striping) are shown in Years 5, 10, 15, and 20.

A network of concrete sidewalks provides access between the buildings and parking areas. The concrete surfaces vary in condition. Surface cracks and subsidence were observed at multiple locations throughout the site; evidence of past repair efforts are also evident at various locations. Subsidence between the sidewalk and stoop area at the common entry doors was noted to be widespread at the present time. The SOW includes as-needed sectional repair and/or replacement of the concrete surfaces.

Pedestrian bridges provide access to the first floor of #623, #627 and #631. The structures are wood decked and feature steel framing and railings. Widespread rust and deterioration of the railings was observed during the assessment. Wood decking exhibits age related wear, discoloration and slitting. Costs to repair framing and replace the decking and railings are shown in Year 1 of the plan.

Costs repair/replace sections of the wood timber retaining walls (primarily located in front of #623, #627, #631) are shown in Years 4-9 of the plan. Costs to replace the painted steel railing system along the top of the retaining wall in front of residential buildings are shown in Year 1 of the plan.

A pair of dumpsters for solid waste disposal are located in the parking areas. Costs to replace the enclosures are shown in Years 1 and 16 of the plan.

Site Distribution Systems

The development is served by a full complement of utilities including municipal water and sewer and utility provided natural gas and electric service. There were no reported problems with any of the site distribution systems, and no capital expenditures are anticipated with regard to them.

Mechanical Room

Boilers

Each of the eight modules (three buildings) with separate addresses features a central boiler room. Each boiler room houses the domestic hot water equipment serving dwelling units within that building. Each boiler room feature a gas-fired, standard efficiency domestic hot water heater. Each tank has a rated input capacity of 199 MBH and a storage capacity of 76-80 gallons. The age and condition of the tanks varies. Costs to replace the water heaters are shown as needed based on observed conditions and expected useful lives.

The 40-gallon electric domestic hot water heater serving the leasing office is shown for replacement in Year 7 of the plan.

Building Mechanical and Electrical Systems

Mechanical Systems

Heating and cooling for common hallways/stairwells is provided by natural gas-fired, warm air furnace. Based on observations the Payne furnaces are believed to date to 1997 and the newer carrier units are believed to date to a moderate rehab in 2003. Costs to replace the older furnaces are shown in Year 4 of the plan. The newer units are shown being replaced in Years 10-11.

Electrical Systems

No problems related to the electrical equipment were observed or reported, and no capital costs are shown. Each address features a central fire alarm control panel. Based on observations it is believed that the older Mircom Series 200 panels serving four buildings were installed circa 1997. The Mircom FA260 panels are believed to date to the rehabilitation completed in 2003. One of the panels was replaced in 2016. Costs to install addressable fire alarm control panels and replace all common area devices are shown as needed based on observed condition and expected useful service lives.

Building Architectural Systems

Building Exterior

All of the residential buildings at the development are three-story, wood-framed, structures on concrete foundations. Due to the sloping topography three of the buildings (623, 627, 631) feature walk out basements with basement level dwelling units. The leasing office is a one story structure attached to #605. No problems related to any of the foundations or framing systems were observed or reported, and no capital costs are shown with regards to them.

The majority of the buildings' exterior wall surfaces are clad with clapboard profile vinyl siding. Brick veneer cladding is present at each common entryway. The brick and vinyl siding was observed to be in fair overall condition. The SOW includes replacement of all existing vinyl siding as well as sectional trim soffit, and fascia replacement. The SOW includes sectional repair/re-pointing of the brick veneer siding. As needed installation of new caulking/sealants between dissimilar materials is also included in the SOW.

Primary entry to the buildings is via fully-glazed single-leaf doors. The common entry doors were observed to be in good overall condition. Future replacement costs are shown starting in Year 9 of the plan. Each dwelling unit features a mechanical closet and storage closet accessed from the patio/balcony. Gradual replacement of the doors are shown in Years 4-11. The vinyl-framed sliding glass patio/balcony doors were observed to be in good overall condition. Costs to replace sliding glass doors are shown in Year 15.

Aluminum-framed slider type windows are typical at all buildings throughout the development. The windows exact age of the windows is unknown. No operational problems related to the windows were observed or reported during the course of the assessment. The SOW includes costs to replace all windows. Future allowances to replace fogged window glass are shown in Year 10 forward.

Unit balconies feature wood decking with painted steel railings with wood handrails. The decking was observed to be in poor overall condition. Crack, splitting and age related surface were was observed to be widespread. The painted steel railings exhibit surface rust and in several location posts and baseplates are rusted through. Costs to replace balcony decks and railings are shown in Year 1.

Roof

The pitched roof structures are covered with conventional three-tab shingles. Replacement of all existing roof shingles are included in the SOW. It is anticipated that the new shingles will provide reliable service throughout the term of the assessment; however, they should be monitored on a regular basis to help ensure that no significant premature wear, blow-offs, or other damage occurs. The gutters should be monitored and maintained going forward.

Interior Common Areas

Interior common areas are limited to common hallways/stairs. The hallways feature ceramic tile flooring in entry vestibules. Stairwell areas feature VCT covered floors and landings with rubber stair treads. Central hallways feature carpeting. The SOW includes costs to replace hallway carpeting. Future carpet replacement cycles are shown starting in Years 10 and 20. Painting costs are shown starting in Years 2 and 12 of the plan. VCT flooring is shown for replacement starting in Year 2 of the plan. Gradual replacement of the rubber stair treads is shown starting in Year 4. The original railings feature balusters with a gap of 5.5 inches. Allowance to install new railings are shown in Year 1. *Discuss*

The leasing office interior spaces were observed to be in fair overall condition. Costs to paint and repair interior wall/ceiling surfaces are shown in Year 1 and 11 of the plan. Costs to replace carpeting are shown in Years 1 and 11. The kitchen cabinets are shown for replacement in Year 10. The office refrigerator is shown for replacement in Year 1 and 11.

Dwelling Units

During the course of the assessment OSI accessed 6 units accounting for 10% of the total. These were distributed throughout the development and among all unit types. A sample of this size is felt to be sufficient given the age, tenancy, design, and location of the development. Additional information about units and capital replacements was obtained from discussions with management staff during the unit reviews.

Finishes

Wall and ceiling surfaces throughout the unit interiors are finished with a painted drywall. Surface prep and painting of all unit kitchens and bathrooms is included as part of the SOW. All subsequent in-unit painting needs are seen as a maintenance concern, and no capital costs are shown.

Floor surfaces in unit living areas are carpeted. Unit kitchen and bathroom floors are covered with vinyl and ceramic tile at the present time. All of the existing floor coverings vary in age and condition at the present time. The SOW includes costs to install vinyl plank flooring in all unit kitchens and bathrooms. Costs to replace unit carpeting are shown as needed throughout the plan based on a nine year expected useful service life.

Unit interior passage doors are hollow core wood and a mix of hollow core wood and bi-fold doors are present at a portion of the unit closets. Costs to replace interior passage and closet doors are shown in Years 1-20.

Kitchens

Cabinetry is constructed of laminated particleboard and plywood. Countertops are laminated particleboard. The SOW includes replacement of all existing cabinets, countertops, and sinks. The new cabinetry should perform reliably during the term of the assessment, and future replacement is not anticipated.

Typical appliances in each unit kitchen include a thirty-inch electric range, recirculating rangehood, frost-free refrigerator, and fractional horsepower garbage disposal. Replacement of all existing ranges, refrigerators are included in the SOW - including the use of Energy-Star rated replacements. Future replacement allowances for these appliances are shown based on respective expected useful service lives. Costs to replace the rangehoods are shown in Years 1-5 of the plan. The Fire Stop canisters are shown for replacement in Years 3, 9 and 15 of the plan.

Bathrooms

Each unit has one full bathroom. Typical fixtures in all bathrooms include a vitreous china toilet, enameled steel bathtub and ceramic tile surround with anti-scald mixing valve, and vanity with a one-piece sink top. Each unit bathroom also includes a recessed metal medicine cabinet with mirrored door, metal towel bar, and ceiling-mounted exhaust fan. The SOW includes costs to install vinyl plank flooring and replacement of tubs and surrounds. Costs to replace vanities and sinks are shown in Year 1. Allowances to replace toilets as needed are shown throughout the plan's timeframe. Costs to replace medicine cabinets are shown in Year 1. Costs to replace the ceiling mounted exhaust fans are shown in Year 1.

Unit Mechanical and Electrical

Each unit features a gas-fired, standard efficiency warm air furnace located in the mechanical closet. Cooling is produced by a split system DX condensing unit. The furnaces and condensers are believed to date to the 2003 rehabilitation. The SOW includes costs to replace all furnaces and condensers. Future condenser replacement is shown starting in Year 14 of the plan.

Each unit has a 'Bryant' electrical load center that is equipped with circuit breakers. No problems related to the breaker panels were observed or reported. As part of the SOW, installation of new in-unit lighting fixtures. At the time of the assessment replacement of all unit smoke detectors and installation of smoke detectors in all bedrooms was underway. Management reported that the remaining two buildings #627 and #631 will be replacement by 2018 (Year 1 of this report). The SOW currently includes costs to replace all smoke detectors. *Discuss at review*

Capital Needs Summary, Replacement Reserve Analysis

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. The timing of actions by system (including quantities and costs) is also presented in the Capital Needs Worksheet. Costs for the twenty-year (post renovation) plan total \$1,979,548 or \$19,407 per unit in inflated dollars (\$14,686 per unit in 2017 dollars).

The Preservation Plan is aimed at fully meeting projected needs through Year 20 under the Preservation guidelines. Annual contributions are set at \$30,600 per year or \$300 per unit. For planning purposes here, these contributions are shown being indexed at 3% for inflation going forward. The plan shows an infusion of \$765,000 in Year 1 to cover near-term capital costs, meet MSHDA Preservation guidelines for Year 2 minimum starting reserve balances, and to maintain positive balances through Year 20.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 13th 2017. Additional information was provided to ON-SITE INSIGHT by site staff and others. Daniel Iles represented OSI on this assignment. We would like to thank the Camelot Hills site staff for their assistance.
2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
3. No formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold has been undertaken as part of this assessment.



View of the entrance driveway to one of two parking lot areas. The surface exhibits cracking, potholes and age related wear/deterioration.



Typical condition of the asphalt paved parking lot areas.



View of the playground equipment.



Typical concrete walkway conditions and example of timber retaining walls found throughout the site.



View of a pedestrian bridge providing access to the first floor.



Close up of wood decking deterioration and rust damage to the railing system at a pedestrian bridge.



View of the wood retaining wall and steel railing system located at the front entrance of #623, #627 and #631.



The development sign.



Example of an older (estimated 15 years old) A.O. Smith, gas-fire domestic hot water tanks with a rated 199 MBH input capacity and 80-gallon storage tanks.



Example of an older (estimated 21 years old) RUUD, gas-fire domestic hot water tanks with a rated 199 MBH input capacity and 80-gallon storage tanks.



View of the newer A.O. Smith domestic hot water heater serving #611.



The electric tank serving the leasing office.



Example of an older fire alarm control panel (approximately 21 years old).



Example of an older fire alarm control panel (approximately 15 years old).



Example of an older Payne gas-fired furnace serving common hallway/stairwells (one of three).



Example of a Carrier, gas-fired furnace serving common hallways/stairwells (one of five; similar furnace serving the leasing office).



Typical building architecture as seen at the front elevation of #615. One of five addresses with direct ground level access to the first floor.



Typical building architecture as seen at the front elevation of #631. One of three addresses with access provided by a wood/steel pedestrian bridge.



The leasing office.



Typical aluminum-framed, slider type, double-pane windows.



Close up of rust and deterioration of the steel balcony railing post. Arrow pointing to an area that has rusted through.



Close up of balcony decking.



View of a typical common hallway/stairwell entrance.



Typical common area hallway.



Each address feature a wash and dryer on the first floor level.



View of a common stairwell, railing system and rubber stair treads.



The leasing office waiting area.



The leasing office restroom.



Typical dwelling unit kitchen cabinetry and appliances.



Typical bathroom fixtures and finishes.

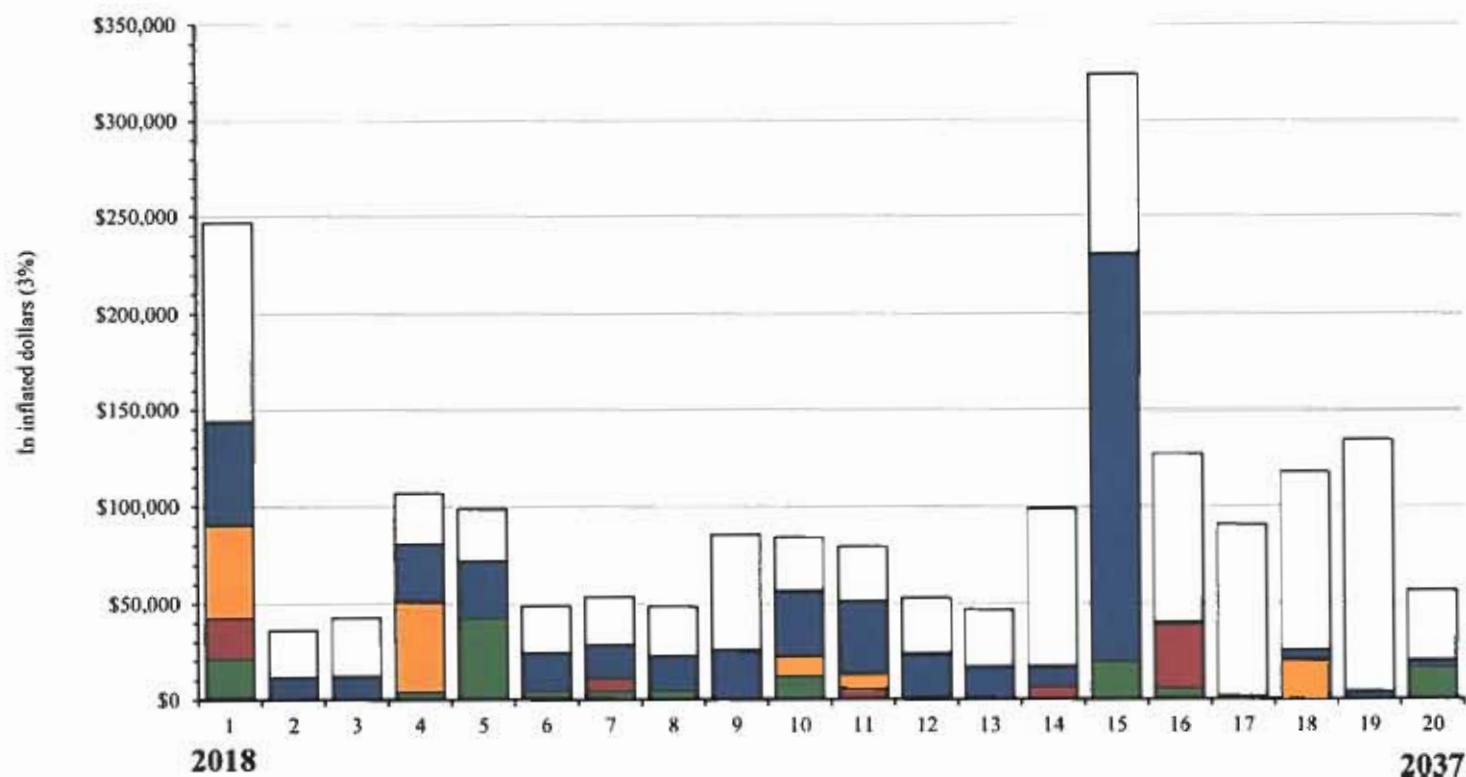


Typical living area and sliding glass door to a unit balcony.



Typical unit level gas-fired warm air furnace located in a mechanical closet on the balcony/patio.

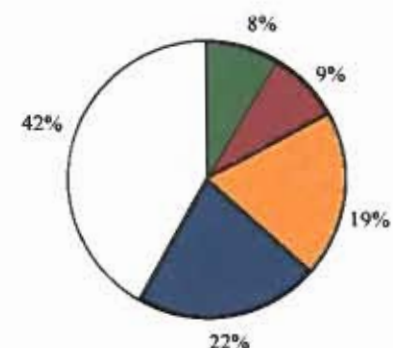
Capital Needs Summary



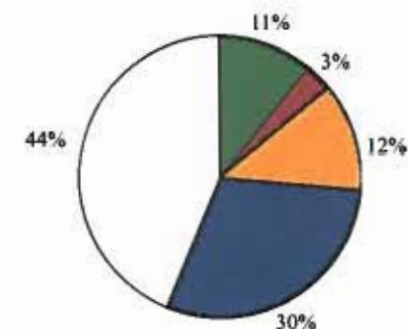
Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$21,180 or \$208/unit	\$92,723 or \$909/unit	\$133,834 or \$1,312/unit
Mechanical Room	\$21,250 or \$208/unit	\$27,758 or \$272/unit	\$72,817 or \$714/unit
Building Mech. & Elec.	\$48,000 or \$471/unit	\$104,989 or \$1,029/unit	\$132,383 or \$1,298/unit
Building Architectural	\$53,491 or \$524/unit	\$254,595 or \$2,496/unit	\$572,528 or \$5,613/unit
Dwelling Units	\$103,038 or \$1,010/unit	\$372,342 or \$3,650/unit	\$1,067,986 or \$10,470/unit
In inflated dollars:	\$246,959 or \$2,421/unit	\$852,406 or \$8,357/unit	\$1,979,548 or \$19,407/unit
In current dollars:	\$246,959 or \$2,421/unit	\$766,604 or \$7,516/unit	\$1,497,982 or \$14,686/unit

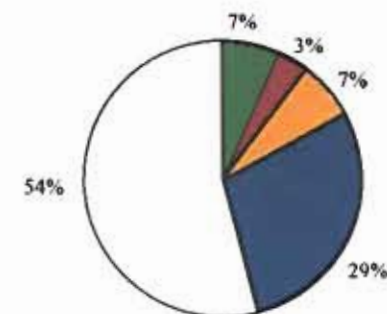
Camelot Hills



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

Capital Needs Summary

Camelot Hills
Lansing, MI

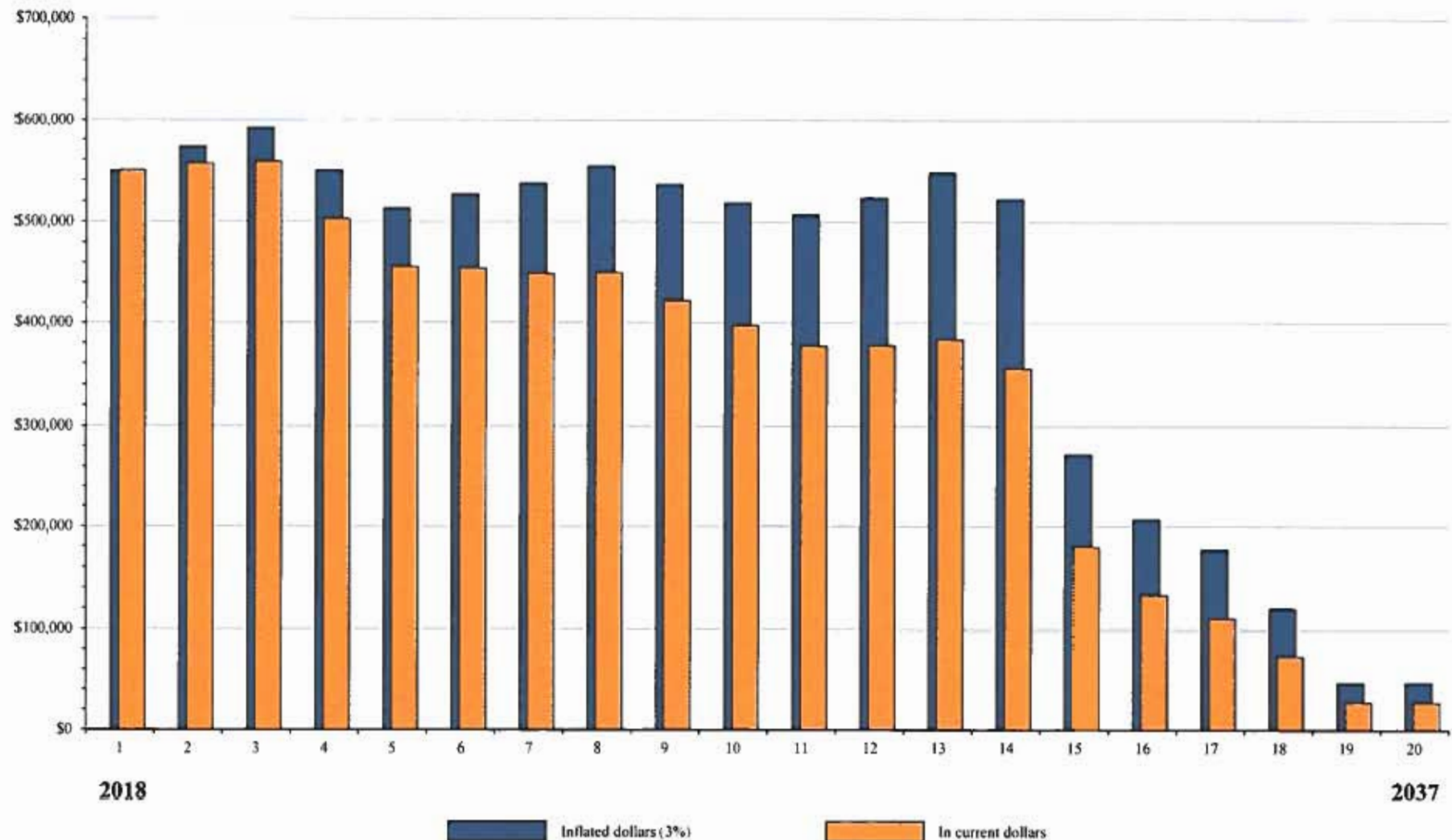
OSI Ref: 17349
Property Age: ~21
Financing: MSHDA

Residential Buildings: 6
Total Number of Units: 102
Occupancy: Families

	2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5	2023 Year 6	2024 Year 7	2025 Year 8	2026 Year 9	2027 Year 10
Site Systems										
Surface	\$21,180	\$0	\$0	\$3,942	\$42,608	\$4,182	\$4,307	\$4,436	\$0	\$12,068
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Sub-Total	\$21,180	\$0	\$0	\$3,942	\$42,608	\$4,182	\$4,307	\$4,436	\$0	\$12,068
Mechanical Room										
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$21,250	\$0	\$0	\$0	\$0	\$0	\$6,508	\$0	\$0	\$0
Mechanical Sub-Total	\$21,250	\$0	\$0	\$0	\$0	\$0	\$6,508	\$0	\$0	\$0
Building Mech. & Electrical										
Mechanical	\$0	\$0	\$0	\$7,376	\$0	\$0	\$0	\$0	\$0	\$10,275
Electrical	\$48,000	\$0	\$0	\$39,338	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$48,000	\$0	\$0	\$46,714	\$0	\$0	\$0	\$0	\$0	\$10,275
Building Architectural										
Structural and Exterior	\$31,280	\$0	\$0	\$15,353	\$14,350	\$17,679	\$15,224	\$15,681	\$22,992	\$24,869
Roof Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$17,280	\$11,851	\$12,207	\$15,000	\$15,450	\$2,575	\$2,652	\$2,732	\$2,814	\$5,762
Community Spaces	\$4,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,914
Building Architectural Sub-Total	\$53,491	\$11,851	\$12,207	\$30,353	\$29,800	\$20,254	\$17,876	\$18,413	\$25,805	\$34,545
Dwelling Units										
Living Areas	\$19,934	\$20,532	\$21,148	\$21,782	\$22,436	\$23,109	\$23,802	\$24,516	\$25,251	\$26,009
Kitchens	\$2,550	\$2,627	\$8,657	\$2,786	\$2,870	\$0	\$0	\$0	\$7,107	\$0
Bathrooms	\$71,375	\$1,024	\$1,055	\$1,087	\$1,119	\$1,153	\$1,187	\$1,223	\$1,260	\$1,298
Mechanical & Electrical	\$9,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,266	\$0
Dwelling Units Sub-Total	\$103,038	\$24,183	\$30,860	\$25,655	\$26,425	\$24,262	\$24,989	\$25,739	\$59,884	\$27,307
Total Capital Costs	\$246,959	\$36,034	\$43,066	\$106,664	\$98,833	\$48,697	\$53,680	\$48,588	\$85,690	\$84,195

Costs on these two pages are aggregated by category from the Capital Needs worksheets which follow. Total capital costs on these two pages are carried forward to line F of the Replacement Reserve Analysis(es) that follow.

2028 Year 11	2029 Year 12	2030 Year 13	2031 Year 14	2032 Year 15	2033 Year 16	2034 Year 17	2035 Year 18	2036 Year 19	2037 Year 20	
\$0	\$0	\$0	\$0	\$19,284	\$5,609	\$0	\$0	\$0	\$16,218	Site Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Surface
										Site Distribution Systems
\$0	\$0	\$0	\$0	\$19,284	\$5,609	\$0	\$0	\$0	\$16,218	Site Sub-Total
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical Room
\$5,712	\$0	\$0	\$6,241	\$0	\$33,107	\$0	\$0	\$0	\$0	Boilers
										Boiler Room Systems
\$5,712	\$0	\$0	\$6,241	\$0	\$33,107	\$0	\$0	\$0	\$0	Mechanical Sub-Total
\$7,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Building Mech. & Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,834	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
										Elevators
\$7,560	\$0	\$0	\$0	\$0	\$0	\$0	\$19,834	\$0	\$0	Mechanical & Electrical Sub-Total
\$25,615	\$8,735	\$1,297	\$1,336	\$201,946	\$1,418	\$1,460	\$5,636	\$3,762	\$0	Building Architectural
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Structural and Exterior
\$5,935	\$15,174	\$15,629	\$9,613	\$9,901	\$0	\$0	\$0	\$0	\$3,849	Roof Systems
\$6,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
										Community Spaces
\$38,177	\$23,908	\$16,926	\$10,949	\$211,847	\$1,418	\$1,460	\$5,636	\$3,762	\$3,849	Building Architectural Sub-Total
\$26,789	\$27,593	\$28,421	\$29,273	\$30,152	\$31,056	\$31,988	\$32,947	\$33,936	\$34,954	Dwelling Units
\$0	\$0	\$0	\$17,226	\$26,228	\$18,275	\$18,823	\$19,388	\$19,970	\$0	Living Areas
\$1,337	\$1,377	\$1,418	\$1,460	\$1,504	\$1,549	\$1,596	\$1,644	\$1,693	\$1,744	Kitchens
\$0	\$0	\$0	\$33,703	\$34,714	\$35,755	\$36,828	\$37,933	\$74,371	\$0	Bathrooms
										Mechanical & Electrical
\$28,126	\$28,970	\$29,839	\$81,663	\$92,598	\$86,636	\$89,235	\$91,912	\$129,969	\$36,698	Dwelling Units Sub-Total
\$79,574	\$52,878	\$46,765	\$98,853	\$323,730	\$126,769	\$90,695	\$117,382	\$133,732	\$56,765	Total Capital Costs



Current reserve Balance: \$0
 Current annual contributions to reserves: \$30,600

At the end of Year One, Reserve Balances are projected to be: **\$549,406**
 At the end of Year 20, Reserve Balances are projected to be: **\$46,643**
 All projected capital needs are met throughout the plan

1. Infusion of \$765,000 in Year 1 of the plan.

		Reserve Funding In Year 1									
		Start replacement reserve balance \$0 or \$00/unit Contributions to Reserves \$30,600 or \$300/unit									
		2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5	2023 Year 6	2024 Year 7	2025 Year 8	2026 Year 9	2027 Year 10
(A) Reserve Balances											
	Starting Replacement Reserves	\$0	\$549,406	\$573,148	\$592,014	\$549,224	\$513,154	\$526,476	\$536,571	\$553,386	\$535,098
(B) Annual Funding											
	Contributions Indexed at 3%	\$300	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380	\$391
(C) Additional Unit Contributions											
		300	309	318	328	338	348	358	369	380	391
(D) Total Annual Reserve Funding		\$30,600	\$31,518	\$32,464	\$33,437	\$34,441	\$35,474	\$36,538	\$37,634	\$38,763	\$39,926
(E) Interest on Reserves at 5%		\$765	\$28,258	\$29,469	\$30,437	\$28,322	\$26,545	\$27,237	\$27,769	\$28,638	\$27,753
Total Funds Available		\$31,365	\$609,182	\$635,081	\$655,888	\$611,987	\$575,173	\$590,251	\$601,974	\$620,788	\$602,777
(F) Total Capital Cost		\$246,959	\$36,034	\$43,066	\$106,664	\$98,833	\$48,697	\$53,680	\$48,588	\$85,690	\$84,195
(G) Reserve Balances		(\$215,594)	\$573,148	\$592,014	\$549,224	\$513,154	\$526,476	\$536,571	\$553,386	\$535,098	\$518,582
	Outside Capital:	\$765,000									
Adjusted Reserve Balances		\$549,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Notes:

1. Infusion of \$765,000 in Year 1 of the plan.

*ANNUAL RR CONTRIBUTIONS are shown being indexed for inflation at the % specified above except when Additional Contributions are called for

Line C, Additional Contributions allows for material adjustments in annual RR funding that would enable the property to meet all projected needs out of reserves through Year 20

**INTEREST EARNINGS ON RESERVES are calculated on 100% of starting balances and on 50% of the total annual contribution for the year at the rate shown

Replacement Reserve (RR) Analysis: *Preservation Plan*

Camelot Hills

Reserve Funding In Year 20										
Projected replacement reserve balance is \$46,643					This is \$457 per unit in inflated dollars or \$261 per unit in uninflated dollars					
Projected annual funding to reserves is \$53,657					This is \$526 per unit in inflated dollars or \$300 per unit in current dollars					
2028 Year 11	2029 Year 12	2030 Year 13	2031 Year 14	2032 Year 15	2033 Year 16	2034 Year 17	2035 Year 18	2036 Year 19	2037 Year 20	
										Reserve Balances (A)
\$518,582	\$507,090	\$522,983	\$547,086	\$521,648	\$271,443	\$207,111	\$177,104	\$120,418	\$46,104	Starting Replacement Reserves
										Annual Funding (B)
\$403	\$415	\$428	\$441	\$454	\$467	\$481	\$496	\$511	\$526	Contributions Indexed at 3%
										Additional Unit Contributions (C)
403	415	428	441	454	467	481	496	511	526	
\$41,124	\$42,358	\$43,628	\$44,937	\$46,285	\$47,674	\$49,104	\$50,577	\$52,094	\$53,657	Total Annual Reserve Funding (D)
\$26,957	\$26,413	\$27,240	\$28,478	\$27,240	\$14,764	\$11,583	\$10,120	\$7,323	\$3,647	Interest on Reserves at 5% (E)
\$586,663	\$575,861	\$593,851	\$620,501	\$595,172	\$333,881	\$267,799	\$237,800	\$179,836	\$103,408	Total Funds Available
\$79,574	\$52,878	\$46,765	\$98,853	\$323,730	\$126,769	\$90,695	\$117,382	\$133,732	\$56,765	Total Capital Cost (F)
\$507,090	\$522,983	\$547,086	\$521,648	\$271,443	\$207,111	\$177,104	\$120,418	\$46,104	\$46,643	Reserve Balances (G)
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
SURFACE							
Roadways & Parking	51,384 sf		\$0	0	20		Asphalt paved parking areas and roadways - cracking/deterioration SOW Includes costs to repair and overlay
Crack-Fill and Sealcoat	51,384 sf	0.18	\$9,249	0	5	5 /10 /15 /20 in 1 Year	Future allowance for surface maintenance
Sidewalks	6,785 sf		\$0	0	30		Concrete walkways - cracking and settlement observed SOW includes costs to replace/repair sections of the sidewalk in poor cond.
Railings	295 lf	24.00	\$7,080	-21	20	1 in 1 Year	Painted steel railings primarily located along the top of the retaining wall at #623 #627 #631, rust and deterioration observed - costs to replace
Retaining Walls	501 lf	36.00	\$18,036	-21	25	4 over 5 Years	Wood timber retaining walls (1'-5' tall) - fair condition, age related wear Allowances for periodic sectional replacement
Pedestrian Bridges	3 ea	2500.00	\$7,500	-21	20	1 in 1 Year	Metal framed wood bridges with steel railings at #623 #627 #631 Costs to repair framing, replace decking and railings
Fencing	lf						
Dumpsters & Enclosures	2 ea	1800.00	\$3,600	-15	15	1 /16 in 1 Year	Wood timber enclosures - age related wear and organic growth observed Costs to replace dumpster enclosures
Play Equipment	1 ea	25000.00	\$25,000	-15	20	5 in 1 Year	Metal and high impact plastic structure, smaller metal equipment Costs to install new playground equipment and rubberized base
Site Lighting	1 ea		\$0	0	20		Pole mounted parking area fixtures SOW includes costs to install LED fixtures
Landscaping	1 ls	3000.00	\$3,000	-21	15	1 in 1 Year	Improve drainage on the northwest side of #631
Landscaping	1 ls		\$0	0	20		Lawn areas, mature trees encroaching on roof lines, planting beds SOW includes costs to trim/remove trees and landscaping upgrades
Development Sign	1 ls	3500.00	\$3,500	0	15	15 in 1 Year	SOW includes costs to install a new monument sign, future replacement
Miscellaneous	1 ea		\$0	-21	20		
Miscellaneous	ea						
SITE DISTRIBUTION SYSTEMS							
Gas Lines	1 ls		\$0	-21	60		No problems observed or reported Monitor
Sanitary Lines	1 ls		\$0	-21	60		No problems observed or reported Monitor
Cold Water Lines	1 ls		\$0	-21	60		No problems observed or reported Monitor
Electric Distribution	1 ls		\$0	-21	60		No problems observed or reported Monitor
Sanitary Leach fields	ls						
Miscellaneous	ls						

Projected Capital Needs Over Twenty Years

Camelot Hills

SITE SYSTEMS

Costs projected at 3%

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
SURFACE																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$10,410	\$0	\$0	\$0	\$0	\$12,068	\$0	\$0	\$0	\$0	\$13,990	\$0	\$0	\$0	\$0	\$16,218
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$7,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$3,942	\$4,060	\$4,182	\$4,307	\$4,436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,609	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$28,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,294	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SITE DISTRIBUTION SYSTEMS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BOILERS							
Boilers-1	ca						
Boilers-2	ca						
Boilers-3	ca						
Controls	ca						
Controls	ca						
Controls	ca						
Condensate & Feed Water	ca						
Boiler Water Pumps	ca						
Heating Water Pumps	ca						
Chilled Water Pumps	ca						
Flue Exhaust	ca						
BOILER ROOM SYSTEMS							
Boiler Room Piping/Valves	1 ls		\$0	36	25		No problems observed or reported Monitor
Domestic Hot Water Generation	1 ca	4250.00	\$4,250	8	15	7 in 1 Year	A.O. Smith, gas-fired, 80-gallon, 199 MBH, #605 Costs to replace
Domestic Hot Water Generation	3 ca	4250.00	\$12,750	15	15	1 /16 in 1 Year	A.O. Smith, gas-fired, 80-gallon, 199 MBH, #609 #623 #627 Costs to replace
Domestic Hot Water Generation	1 ca	4250.00	\$4,250	1	15	14 in 1 Year	A.O. Smith, gas-fired, 80-gallon, 199 MBH, #611 Costs to replace
Domestic Hot Water Generation	2 ca	4250.00	\$8,500	21	15	1 /16 in 1 Year	RU/ID, gas-fired, 76-gallon, 199 MBH; #615 #619 Costs to replace
Domestic Hot Water Generation	1 ca	4250.00	\$4,250	4	15	11 in 1 Year	Bradford White, gas-fired, 80-gallon, 199 MBH, #631 Costs to replace
Domestic Hot Water Generation	1 ca	1200.00	\$1,200	-8	15	7 in 1 Year	Lochanvar, electric 40-gallon water heater Costs to replace
Fuel Oil Storage	ca						
Fuel Oil Transfer System	ls						
Sump Pumps	ca						

Projected Capital Needs Over Twenty Years

Costs projected at 3%

Camelot Hills MECHANICAL ROOM

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
BOILERS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BOILER ROOM SYSTEMS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$5,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$12,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,864	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,241	\$0	\$0	\$0	\$0	\$0	\$0
\$8,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,243	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$1,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful Life)

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BUILDING MECHANICAL							
Compactors	_____ ea	_____	_____	_____	_____	_____	_____
Building Fire Suppression	_____ ls	_____	_____	_____	_____	_____	_____
Building Heating Distribution	_____ ls	_____	_____	_____	_____	_____	_____
Domestic Hot/Cold Water Dist	_____ ls	_____	_____	_____	_____	_____	_____
Building Sanitary Waste & Vent. Dist.	_____ ls	_____	_____	_____	_____	_____	_____
Building Gas Distribution	_____ ls	_____	_____	_____	_____	_____	_____
Building Air Conditioning	_____ ea	_____	_____	_____	_____	_____	_____
Ventilation & Exhaust	_____ ea	_____	_____	_____	_____	_____	_____
Warm Air Furnace	3 ea	2250.00	\$6,750	-21	25	4 in 1 Year	Payne, gas-fired, atmospherically vented Costs to replace
Warm Air Furnace	5 ea	2250.00	\$11,250	15	25	10 over 2 Years	Carrier, gas-fired, atmospherically vented Costs to replace
Warm Air Furnace	1 ea	2250.00	\$2,250	15	25	10 in 1 Year	Carrier, gas-fired, atmospherically vented at office Costs to replace
Sewage Ejectors	_____ ea	_____	_____	_____	_____	_____	_____
BUILDING ELECTRICAL							
Building Power Wiring	1 ls	_____	\$0	-21	99	_____	No problems observed or reported Monitor
Smoke / Fire Detection	4 ea	12000.00	\$48,000	-21	20	1 in 1 Year	Mircom Series 200, estimated age of 21 Years - no other info available Costs to replace
Smoke / Fire Detection	3 ea	12000.00	\$36,000	-15	20	4 in 1 Year	MircomFA260, estimated age of 15 Years - no other info available Costs to replace
Smoke / Fire Detection	1 ea	12000.00	\$12,000	2	20	18 in 1 Year	Firelite MS-4, Reportedly installed in 2016 Future costs to replace
Signaling / Communication	_____ ls	_____	_____	_____	_____	_____	_____
BUILDING ELEVATORS							
Shafts and Doorways	_____ ea	_____	_____	_____	_____	_____	_____
Cabs	_____ ea	_____	_____	_____	_____	_____	_____
Controller/Dispatcher	_____ ea	_____	_____	_____	_____	_____	_____
Machine Room Equipment	_____ ea	_____	_____	_____	_____	_____	_____

BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Schedule

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project	Notes
STRUCTURE							
Foundation	2,039 lf		\$0	36	50		Monitor
Framing	1 ls		\$0	36	70		Monitor
Slab	sf						
Miscellaneous	ca						
BUILDING EXTERIOR							
Exterior Common Doors	18 ea	1200.00	\$21,600	-21	30	9 over 4 Years	Aluminum/glass, single leaf - fair overall condition Costs to replace
Exterior Unit Doors	ca						
Service Doors	204 ea	500.00	\$102,000	-15	25	4 over 8 Years	Mechanical closet and storage closet at each unit balcony/patio Replace as needed
Glass Sliding Doors	102 ea	1300.00	\$132,600	-15	30	15 in 1 Year	Vinyl-framed sliding glass balcony/patio doors - fair condition Costs to replace
Garage Door	1 ea	1300.00	\$1,300	??	15	4 /19 in 1 Year	Garage door at maintenance garage - costs to replace
Exterior Walls	59,570 sf		\$0	0	35		Clapboard profile vinyl siding, isolated damage, replacements, organic growth SOW includes costs to replace
Exterior Walls	3,360 sf		\$0	0	35		Brick siding at each common entry - fair condition SOW includes costs for pointing/repairs
Exterior Walls	3,160 sf		\$0	0	35		Concrete at basement level units - fair condition SOW includes costs for pointing/repairs
Trim, Soffit & Fascia	1 ls		\$0	0	20		Vinyl trim and perforated soffits Replace with siding
Canopy	1 ls	2500.00	\$2,500	??	12	6 /18 in 1 Year	Canvas canopy at office entry - good condition
Window Frames	240 ea		\$0	0	35		Aluminum-framed, double paned, slider type windows SOW includes costs to replace all windows
Window Frames	480 ttl						
Window Glass	140 ea	65.00	\$9,100	0	15	10 over 10 Years	Allowances to replace fogged window glass as needed
Storm / Screen Windows	ea						
Unit Balconies/Wood Decks	2,720 sf	7.50	\$20,400	-21	20	1 in 1 Year	Wood decking, splitting, weathered, popping nails, org. growth Costs to replace decking
Balcony Railings	680 lf	16.00	\$10,880	-21	20	1 in 1 Year	Painted steel and wood railings - rust, deterioration and weathered cond. Costs to replace railings
Fire Escapes	ea						
Bldg Mounted Lighting	ea						

Projected Capital Needs Over Twenty Years

Camelot Hills

Costs projected at 3%

BUILDING ARCHITECTURE

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
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\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

STRUCTURE

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,841	\$7,046	\$7,257	\$7,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$13,932	\$14,350	\$14,781	\$15,224	\$15,681	\$16,151	\$16,636	\$17,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,569	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$1,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,213	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$2,898	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,132	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,187	\$1,223	\$1,260	\$1,297	\$1,336	\$1,376	\$1,418	\$1,460	\$1,504	\$1,549	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$20,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$10,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

BUILDING EXTERIOR

BUILDING ARCHITECTURE--continued

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
Year of action AND duration of project								
ROOF SYSTEMS								
Structure	41,458 sf		\$0	-21	40			Patched roof surface Monitor
Roof Covering	41,458 sf		\$0	0	20			Asphalt covered roof surfaces SOW includes costs to rip and replace
Roof Covering	sf							
Roof Covering	sf							
Roof Drainage	3,120 lf		\$0	-21	25			Aluminum gutters and downspouts Maintain
Skylights	ca							
Penthouses	ca							
Access Doors & Hatches	ca							
Roof Railings	lf							
HALLS								
Hallway Walls	27,200 sf	0.75	\$20,400	11	10	2 /12	over 4 Years	Painted surfaces Costs to paint/repair
Hallway Ceilings	7,712 sf	0.75	\$5,784	11	10	2 /12	over 4 Years	Painted surfaces Costs to paint/repair
Hallway Floors	768 sf		\$0	-21	30			Ceramic tile at each entrance, fair condition for age Monitor
Hallway Floors	3,968 sf	5.00	\$19,840	-21	20	2	over 4 Years	VCT at first floor and each stair landing Costs to replace
Hallway Floors	2,976 sf	2.95	\$8,779	0	10	10 /20	over 4 Years	Carpeting in hallways SOW includes costs for carpet replacement; future allowance
Stair Railings	1,152 lf	15.00	\$17,280	-21	25	1	in 1 Year	5 5 inch gap between railing balusters Discuss at review
Stair Treads	663 ca	33.50	\$22,211	-21	25	4	over 10 Years	Rubber stair treads - good overall condition Allowance to replace stair treads as needed
Miscellaneous	ca							
STAIRS								
Stair Walls and Ceilings	sf							Included with hallways
Stair Floors	sf							
Stair Doors	ca							
Stair Railings	sf							

Projected Capital Needs Over Twenty Years

Camelot Hills

Costs projected at 3%

BUILDING ARCHITECTURE--continued

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
ROOF SYSTEMS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HALLS																			
\$0	\$5,253	\$5,411	\$5,573	\$5,740	\$0	\$0	\$0	\$0	\$0	\$0	\$7,060	\$7,271	\$7,490	\$7,714	\$0	\$0	\$0	\$0	\$0
\$0	\$1,480	\$1,534	\$1,580	\$1,627	\$0	\$0	\$0	\$0	\$0	\$0	\$2,002	\$2,062	\$2,123	\$2,187	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$5,109	\$5,262	\$5,420	\$5,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,864	\$2,950	\$3,038	\$3,129	\$0	\$0	\$0	\$0	\$0	\$0	\$3,849
\$17,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$2,427	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,074	\$3,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STAIRS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

(Expected Useful life)

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Replacement Schedule		Notes
Year of action AND duration of project								
LOBBIES/MAIL FACILITIES								
Lobby Walls & Ceilings	_____ sf	_____	_____	_____	_____	_____	_____	_____
Lobby Floors	_____ sf	_____	_____	_____	_____	_____	_____	_____
Lobby Floors	_____ sf	_____	_____	_____	_____	_____	_____	_____
Mail Facilities	_____ ea	_____	_____	_____	_____	_____	_____	_____
Lobby Local HV	_____ ea	_____	_____	_____	_____	_____	_____	_____
COMMUNITY ROOM								
Comm. Room Walls/Ceilings	_____ sf	_____	_____	_____	_____	_____	_____	_____
Comm. Room Floor Covering	_____ sf	_____	_____	_____	_____	_____	_____	_____
Office Cabinets/Countertop	_____ l ea	3000.00	\$3,000	~ 15	25	10	in 1 Year	Cabinetry in office kitchen - costs to replace Refrigerator in office kitchen
Office Kitchen Appliances	_____ l ea	750.00	\$750	13	10	1 / 11	in 1 Year	Costs to replace
Comm. Room Furnishings	_____ ea	_____	_____	_____	_____	_____	_____	_____
OFFICE								
Office Walls/Ceilings	2,625 sf	0.75	\$1,969	10+	10	1 / 11	in 1 Year	Painted walls and ceilings Costs to paint and repair
Office Floor Covering	750 sf	2.95	\$2,213	10+	10	1 / 11	in 1 Year	Carpeting Costs to replace
Office Equipment	_____ l ls	_____	\$0	varies	20	_____	_____	Maintain
PUBLIC LAUNDRY								
Laundry Walls/Ceilings	_____ sf	_____	_____	_____	_____	_____	_____	_____
Laundry Floors	_____ sf	_____	_____	_____	_____	_____	_____	_____
Laundry Equipment	_____ l ls	_____	\$0	varies	20	_____	_____	One washer, one dryer on the first floor of each address Leased equipment
PUBLIC RESTROOMS								
Restroom Walls/Ceilings	272 sf	_____	\$0	10+	10	_____	_____	Painted walls and ceilings in office restroom - maintain
Restroom Floors	48 sf	_____	\$0	36	10	_____	_____	Ceramic tile flooring - maintain
Restroom Fixtures	_____ l ea	_____	\$0	??	20	_____	_____	Maintain
Restroom Accessories	_____ l ea	_____	\$0	??	20	_____	_____	Maintain

Projected Capital Needs Over Twenty Years

Camelot Hills

Costs projected at 3%

BUILDING ARCHITECTURE--continued

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
LOBBIES/MAIL FACILITIES																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMMUNITY ROOM																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE																			
\$1,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$2,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PUBLIC LAUNDRY																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PUBLIC RESTROOMS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

(Expected Useful life)

Replacement Schedule

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project	Notes
LIVING AREA FINISHES							
Unit Hallway Doors	102 ea		\$0	0	30		Solid core doors in metal frames SOW includes costs to replace
Unit Interior Doors	319 ea	90.00	\$28,710	varies	25	1 over 20 Years	Hollow core wood interior doors Replace as needed
Unit Closet Doors	421 ea	135.00	\$56,835	varies	25	1 over 20 Years	Hollow core closet doors Replace as needed
Living Area Walls	183,680 sf		\$0	varies	5		Painted drywall Maintain
Living Area Ceilings	59,961 sf		\$0	varies	5		Painted drywall Maintain
Living Area Floors	59,961 sf	2.35	\$140,908	varies	9	1 /10 /19 over 9 Years	Bedroom and living area carpeting - ages and conditions vary Replaces needed
Living Area Floors—2	sf						
Unit Interior Stairs	sf						
KITCHENS							
Kitchen Walls & Ceilings	32,538 sf		\$0	0	5		Painted surfaces SOW includes costs to paint/repair all kitchens
Kitchen Floors	6,426 sf		\$0	0	20		Vinyl sheet flooring - ages and conditions vary SOW includes costs to install vinyl plank flooring
Kitchen Cabinets	102 ea		\$0	0	25		Plywood and laminated particleboard cabinetry SOW includes costs to replace all cabinetry
Kitchen Cabinets	ea						
Kitchen Countertop	102 ea		\$0	-21	10		SOW includes costs to replace all countertops and sinks
Kitchen Countertop	ea						
Range	102 ea		\$0	0	20		30-inch electric ranges - ages and conditions vary SOW includes costs to replace all ranges
Range	ea						
Refrigerator	102 ea	690.00	\$70,380	0	15	14 over 6 Years	Frost-free, top-freezer models SOW includes costs to install Energy Star rated refrigerators
Refrigerator	ea						
Rangehood and Vent	102 ea	125.00	\$12,750	varies	20	1 over 5 Years	Replace rangehoods as needed
Fire Stop Canisters	102 ea	55.00	\$5,610	3	6	3 /9 /15 in 1 Year	Replacement based on manufacture expiration date
Dishwasher	ea						

Projected Capital Needs Over Twenty Years

Camelot Hills DWELLING UNITS

Costs projected at 3%

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
LIVING AREA FINISHES																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$1,436	\$1,479	\$1,523	\$1,569	\$1,616	\$1,664	\$1,714	\$1,765	\$1,818	\$1,873	\$1,929	\$1,987	\$2,047	\$2,108	\$2,171	\$2,236	\$2,304	\$2,373	\$2,444	\$2,517
\$2,842	\$2,927	\$3,015	\$3,105	\$3,198	\$3,294	\$3,393	\$3,495	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052	\$4,173	\$4,298	\$4,427	\$4,560	\$4,697	\$4,838	\$4,983
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$15,656	\$16,126	\$16,610	\$17,108	\$17,622	\$18,150	\$18,695	\$19,255	\$19,833	\$20,428	\$21,041	\$21,672	\$22,322	\$22,992	\$23,682	\$24,393	\$25,124	\$25,878	\$26,654	\$27,454
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
KITCHENS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$2,550	\$2,627	\$2,705	\$2,786	\$2,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$5,952	\$0	\$0	\$0	\$0	\$0	\$7,107	\$0	\$0	\$0	\$0	\$0	\$8,486	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

DWELLING UNITS--continued

(Expected Useful life)

Replacement Schedule

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EUL (Years)	Year of action AND duration of project	Notes
BATHROOMS							
Bathroom Walls and Surrounds	22,848 sf		\$0	0	20		Painted surfaces SOW includes costs to paint/repair all kitchens
Bathroom Ceilings	4,590 sf		\$0	0	20		Painted surfaces SOW includes costs to paint/repair all kitchens
Bathroom Floors	4,590 sf		\$0	0	20		Ceramic tile flooring - conditions vary SOW includes costs to install vinyl plank flooring
Bath-tub and Shower	102 ea		\$0	0	25		Enameled steel tubs and ceramic tile surrounds SOW includes costs to replace tubs and surrounds
Bathroom Vanity	102 ea	450.00	\$45,900	-21	20	I in 1 Year	Plywood and laminated particleboard vanities Costs to replace vanities
Bathroom Sinks	ea						Included with cabinetry
Bathroom Toilets	102 ea	195.00	\$19,890	varies	30	I over 20 Years	Replace as needed Metal medicine cabinets with mirrors
Medicine Cabinets	102 ea	125.00	\$12,750	-21	20	I in 1 Year	Costs to replace Standard accessories
Accessories	102 ea		\$0	varies	20		Maintain Ceiling mounted exhaust fans
Ventilation & Exhaust	102 ea	115.00	\$11,730	varies	20	I in 1 Year	Costs to replace
IN-UNIT MECHANICAL							
Unit Warm Air Furnaces	102 ea		\$0	0	20		Gas-fired, atmospherically vented Carrier furnaces SOW includes costs to replace
Unit Thermostats	102 ea	90.00	\$9,180	-21	20	I in 1 Year	Replace with Furnaces
Unit DHW Generation	102 ea		\$0	0	10		Central water heaters, SOW specifies new DHW in each unit - Confirm
Unit Air Conditioning	102 ea	1350.00	\$137,700	0	15	14 over 6 Years	Carrier air conditioning condensers working with unit level furnaces SOW includes costs to replace; Future replacement costs
Unit Radiation	lf						
IN-UNIT ELECTRICAL							
Unit Electrical Panel	102 ea		\$0	36	50		Bryant circuit breaker panels Monitor
Unit Wiring	102 ea		\$0	-21	30		Monitor
Unit Lighting	102 ea		\$0	0	20		SOW includes costs to upgrade all
Unit Smoke / Fire Detection	319 ea	65.00	\$20,735	1	10	9 /19 in 1 Year	All being replaced in 2017 and bedroom units installed; #627 and #631 Scheduled for replacement after assessment - Included in SOW - <i>Discuss</i>
Unit GFCI's	102 ea		\$0	0	20		SOW includes costs to upgrade all

Projected Capital Needs Over Twenty Years

Costs projected at 3%

Camelot Hills

DWELLING UNITS--continued

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
BATHROOMS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$45,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$995	\$1,024	\$1,055	\$1,087	\$1,119	\$1,153	\$1,187	\$1,223	\$1,260	\$1,298	\$1,337	\$1,377	\$1,418	\$1,460	\$1,504	\$1,549	\$1,596	\$1,644	\$1,693	\$1,744
\$12,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$11,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IN-UNIT MECHANICAL																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$9,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,703	\$34,714	\$35,755	\$36,828	\$37,933	\$39,071	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IN-UNIT ELECTRICAL																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,300	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



An affordable non-profit housing corporation serving Michigan's housing needs

Statement of Developer Experience

This page must be included in Exhibit 12a

This page must be included in Exhibit 12a

[illegible]

Name and Project Number of Project Owned	City and State	Number of Units	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing	LIHTC Project?	Has the project materially defaulted on any obligation?*	Does the project have any uncorrected 8823s that have been outstanding longer than 6 months?*	Included in Point Total for Owner/GP Experience Points?
			Begin	End						
Colonial Meadows	Pontiac, MI	82	6/1/2011		1993	MSHDA	LIHTC	No	No	Yes
Dauner Haus II	Fenton, MI	41	12/21/1995		2/26/1997	LIHTC/CONV	LIHTC	No	No	Yes
Dauner Haus III	Fenton, MI	151	6/27/1995		7/1/1993	LIHTC/CONV	LIHTC	No	No	Yes
Delhi Stratford Place	Holt, MI	96	12/28/2010		11/2/2005	MSHDA/LIHTC	LIHTC	No	No	Yes
Dickerson Manor	Detroit, MI	66	9/1/2010		11/9/2011	CONV/LIHTC	LIHTC	No	No	Yes
Gabrielle	Highland Park, MI	336	6/24/1994		6/1/1994	MSHDA/LIHTC	LIHTC	No	No	Yes
Glendale Buena Vista	Highland Park, MI	93	12/31/1991		12/30/1991	MSHDA/RAP/LIHTC	LIHTC	No	No	Yes
Harbor Pointe	Benton Twp, MI	84	8/28/1998		1/1/2000	LIHTC	LIHTC	No	No	Yes
Harbor Pointe II	Benton Twp, MI	72	8/25/2001		1/30/2003	CONV/LIHTC	LIHTC	No	No	Yes
Harper Square	Clinton Township, MI	72	12/17/1996	9/8/2010	12/20/1996	LIHTC/CONV	LIHTC	No	No	No
Hickory Woods	Lansing, MI	102	6/20/2003		6/20/2003	CONV/LIHTC	LIHTC	No	No	Yes
Highland Manor	Highland Park, MI	48	9/10/2009		5/20/2010	LIHTC/221 D4	LIHTC	No	No	Yes
Hillcrest Homes aka Walnut Grove	Grand Rapids, MI	80	6/20/2003		6/20/2003	CONV/LIHTC	LIHTC	No	No	Yes
Hope Senior	Oxford, MI	50	3/15/1993		12/17/1993	TAXABLE BOND/MSHDA/LIHTC	LIHTC	No	No	Yes
Jefferson Meadows	Detroit, MI	83	11/1/2011		n/a	MSHDA HOME		No	No	No
Jefferson Square II	Detroit, MI	180	12/30/1991		10/29/2007	HUD/221 D4	LIHTC	No	No	Yes
Jennings Senior Living	Detroit, MI	46	7/10/2014		10/28/2015	LIHTC/HOME	LIHTC	No	No	No
McDonald Square II	Detroit, MI	180	12/30/1991		8/20/2007	MSHDA/LIHTC	LIHTC	No	No	Yes
Maplewood Manor	Bay City, MI	158	2/27/2015		2/27/2015	LIHTC/ HUD 221D4	LIHTC	No	No	No
Mill Pond Manor II	Brighton, MI	58	3/22/2013		1/1/2016	LIHTC/ HUD 221D4	LIHTC	No	No	No
Oakwood Manor	Eastpointe, MI	44	6/27/2012		7/1/2013	NSP/HOME		No	No	Yes
Palmer Court Townhomes	Detroit, MI	173	10/20/2010		10/13/2011	MSHDA/LIHTC	LIHTC	No	No	Yes
Parkview Place	Detroit, MI	199	5/1/2002		5/1/2002	LIHTC/Pass Thru	LIHTC	No	No	Yes
Prince Hall Place	Detroit, MI	156	11/1/2009		1992	CONV/MSHDA	LIHTC	No	No	Yes
Ridgewood Vista	Jackson, MI	150	6/27/1993		12/21/1993	LIHTC/MSHDA	LIHTC	No	No	Yes

Name and Project Number of Project Owned	City and State	Number of Units	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing	LIHTC Project?	Has the project materially defaulted on any obligation?*	Does the project have any uncorrected 8823s that have been outstanding longer than 6 months?***	Included in Point Total for Owner/GP Experience Points?
			Begin	End						
River Terrace	Benton Harbor, MI	270	6/23/2006		6/23/2006	LIHTC/MSHDA	LIHTC	No	No	Yes
Royal Oak Towers	Ferndale, MI	200	6/15/2003		6/15/2003	MSHDA/LIHTC/Pass Thru	LIHTC	No	No	Yes
Silver Creek II	Flat Rock, MI	111	1/12/1997		10/15/1999	CONV/LIHTC/MSHDA	LIHTC	No	No	Yes
Sacred Heart	St. Francis, WI	68	10/1/2011		12/7/2011	LIHTC/WHEDA	LIHTC	No	No	Yes
South Hill II	Milford, MI	120	8/10/2007		8/10/2007	MSHDA/LIHTC	LIHTC	No	No	Yes
Tri City Village	Watervliet, MI	56	4/19/2006		4/19/2006	HUD 221D4/LIHTC	LIHTC	No	No	Yes
University Club	Detroit, MI	120	1/1/2010		n/a	MSHDA/HOME		No	No	No
Uptown Towers	Portland, OR	71	1/20/2011		2/1/2011	LIHTC/CONV	LIHTC	No	No	Yes
Van Dyke II	Detroit, MI	200	8/16/2007		8/16/2007	MSDHA/LIHTC	LIHTC	No	No	Yes
Village of Royal Oak	Royal Oak, MI	147	2/1/2010		10/24/2011	LIHTC/MSHDA	LIHTC	No	No	Yes
Village Park	Detroit, MI	57	2/1/2012		2/1/2012	NSP/HOME/MSHDA	LIHTC	No	No	Yes
Village East	Springfield, OR	42	12/19/2014		10/1/2015	LIHTC/CONV	LIHTC	No	No	No
Vista Villa	Saginaw, MI	100	6/14/1993		6/1/1994	MSHDA/LIHTC	LIHTC	No	No	Yes
Westchester Towers	Wayne, MI	223	5/17/2001		1/4/2002	LIHTC/HUD 223F	LIHTC	No	No	Yes
Wildwood	Westland, MI	229	4/28/2011		12/1/2011	LIHTC/221D4	LIHTC	No	No	Yes
SHELTER AMERICA GROUP										
The Adriana	Des Moines, WA	119	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Alder Ridge	Milton, WA	116	2013		12/31/2013	LIHTC/CONV	LIHTC	No	No	No
Avaire Apartments	Everett, WA	96	2017		Pending	LIHTC/CONV	LIHTC	No	No	No
Columbia Knoll	Portland, OR	334	2002		3/26/2006	LIHTC/OHCS Bonds- MuniMae	LIHTC	No	No	No
Country Run	Kelso, WA	100	1998		6/20/2000	LIHTC/CONV	LIHTC	No	No	No
Elma Gardens	Grays Harbor, WA	36	2002		3/31/2003	LIHTC/USDA 515	LIHTC	No	No	No
Fairhaven Apartments	Burlington, WA	40	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Harvest Ridge	Grandview, WA	24	2002		8/12/2004	LIHTC/USDA 515	LIHTC	No	No	No

Name and Project Number of Project Owned	City and State	Number of Units	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing	LIHTC Project?	Has the project materially defaulted on any obligation?*	Does the project have any uncorrected 8823s that have been outstanding longer than 6 months?***	Included in Point Total for Owner/GP Experience Points?
			Begin	End						
Heatherwood	Mill Creek, WA	266	2002		1/30/2004	LIHTC/CONV	LIHTC	No	No	No
Kulshan	Mt. Vernon, WA	38	2006		12/31/1999	LIHTC/CONV	LIHTC	No	No	No
Lauren Heights	Issaquah Highlands, WA	51	2005		8/18/2007	LIHTC/CONV	LIHTC	No	No	No
Lexy Manor	Oak Harbor, WA	26	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Madrona Manor	Oak Harbor, WA	50	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Norris Place	Burlington, WA	50	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Norwegian Wood	Gig Harbor, WA	36	2002		12/31/2003	LIHTC/USDA 515	LIHTC	No	No	No
Oak Bay Station	Oak Harbor, WA	81	1995		12/18/1997	LIHTC/USDA 515	LIHTC	No	No	No
Pioneer Lane	Omak, WA	36	2005		3/1/2010	LIHTC/USDA 515	LIHTC	No	No	No
Rainier Glen	Enumclaw, WA	42	2002		9/30/2008	LIHTC/USDA 515	LIHTC	No	No	No
Ridgeview Terrace	Mt. Vernon, WA	80	2003		12/15/2005	LIHTC/USDA 515	LIHTC	No	No	No
Riverside Landing	Bothell, WA	50	1997		3/29/1999	LIHTC/CONV	LIHTC	No	No	No
SeaBreeze	Sequim, WA	42	2005		3/1/2010	LIHTC/USDA 515	LIHTC	No	No	No
Summerwind	Ephrata, WA	28	2005		9/27/2007	LIHTC/USDA 515	LIHTC	No	No	No
Trailside Apartments	Everett, WA	250	1999		9/1/2001	LIHTC/WSHFC Bonds	LIHTC	No	No	No
Vah-ki Court	Coolidge, AZ	24	1999		1/31/1999	LIHTC/USDA 515	LIHTC	No	No	No
Vasa Creek Woods	Bellevue, WA	51	1998		2/14/2000	LIHTC/CONV	LIHTC	No	No	No

* A material default on any obligation includes, but is not limited to the following: project foreclosure, filing a bankruptcy petition, or providing a deed in lieu of foreclosure. If answered yes, the project cannot be counted towards the general partner/member experience total. However, explanation can be provided on page 15 of the Addendum I.

** If the project has any uncorrected 8823s that have been outstanding longer than 6 months, then that project cannot be counted towards the general partner/member experience total. However, explanation can be provided on page 15 of the Addendum I.

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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