



AGENDA
Committee on Development and Planning
Monday, August 6, 2018 @ 4:30 p.m.
Council Conference Room, 10th Floor

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

- July 16, 2018

4. Discussion/Action:

- A.) RESOLUTION – Appointment; Yvette Collins; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2021-**
- B.) RESOLUTION – Appointment; Matthew Solak; At Large Member Board of Zoning Appeals; Term to Expire June 30, 2020 –**
- C.) RESOLUTION – Introduction & Setting Public Hearing Z-4-2018; 1141 N. Pine Street; D-1 Professional to DM-1 Residential**
- D.) RESOLUTION – Set Public Hearing; SLU-1-2018; 1141 N. Pine Street; Residential Care Facility in DM-1 Residential for Mid-Michigan Recovery Services, Inc.**
- E.) RESOLUTION – Set Public Hearing; Brownfield #73; 3600 Dunckel Road, Waypoint Residential**

5. Other

6. Adjourn



PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE Development & Planning

DATE Aug 6, 2018

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
KATHY MILES		RSL		
Jeri Dershimer		Plan 73		
Drew Frosthoff		Plan 73		
Nick Kowieski		Plan 73		
Clare Wombalott		RSL		
DAVE VAN HAAREN		PLAN 73		
Yette Collins		Appointment	YC5453@att.net	517 775 4208
Matt Solak		Appointment	matthew.solak@gmail	269 470 8729
Rina Risper		RSL		
Sue Stackowiak		Planning		4085
Caldwell		MMRS		

DRAFT



MINUTES

Committee on Development and Planning

Monday, July 16, 2018 @ 4:00 p.m.

Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting 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

Jaclyn Lillis-Warwick

Greg Venker, Assistant City Attorney

Susan Stachowiak, Economic Development & Planning

Bill Rieske, Economic Development & Planning

Mark Matus, LBWL

Elaine Womboldt

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM JUNE 18, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jaclyn Lillis-Warwick; At Large Member; Historic District Commission; Term to Expire June 30, 2021

Ms. Lillis- Warwick outlined her education and work experience which included a degree from MSU in Anthropology and Museum Studies, and her work as an archaeological technician, curator of archaeology at MSU and advisor to the MSU Department on Anthropology. Ms. Lillis-Warwick provided examples of some of her findings while working in the private sector.

Council Member Hussain asked Mr. Rieske how many vacancies there currently are on this Commission. Mr. Rieske stated if Ms. Lillis-Warwick was appointed it would fill all positions. Mr. Rieske then went into the charge of the Commission, with one task being the review of building

permits for buildings in the 11 historic districts. Those included Cherry Hill Neighborhood, Knapp Building, Marshall Street Armory, Ottawa Street Station, Prudden/Motor Wheel Factory, Ranney Building, Mutual Building, Darius Moon House on Huron, and Central United Methodist Church on Capitol. Mr. Rieske then added the Commission has a secondary function which is to encourage historic preservation. Currently his department is working with the Commission on a proposal for a National Designation for REO Town. Old Town is already a National Register Historic, and the State of Michigan is working on proposal to expand those boundaries. Mr. Rieske pointed out that Old Town is not a local Historic District because at the time it was proposed, the businesses and residents in the area did not want it.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JACLYN LILLIS-WARWICK TO THE HISTORIC DISTRICT COMMISSION. MOTION CARRIED 2-0.

RESOLUTION – ACT-3-2018; Sale of LBWL Substation; 1609 N Larch

Mr. Venker submitted a new resolution that spoke to the fact that the funds were initially rate payer funds and therefore upon the sale all net proceeds will be retained by LBWL for its operation. Mr. Venker stated that Law in conjunction with the LBWL researched the time of sale of the property: 1930, when 3 of the 5 lots were purchased and deeded to the City of Lansing by the LBWL. The other two lots were purchased in 1964 and were also deeded to the City of Lansing by the LBWL. Mr. Venker concluded that the structure on the property was purchased and constructed with rate payer funds from the BWL, and these findings have determined their opinion that all funds from the sale will go back to BWL. Council Member Hussain asked if another hearing is needed on the ACT-3-2018, and Mr. Venker stated it was not needed.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ACT 3-2018, 1609 N LARCH. MOTION CARRIED 2-0.

ORDINANCE - Z-3-2018; 1030 and Portion of 1048 Pierpont Street; Rezone from DM-4 Residential to G-2 Wholesale

Council Member Hussain detailed that the applicant is U-Haul for self-storage, and U-Haul truck and trailer. The public hearing was held already. Council Member Washington asked if any study was done on this use to see if it has already saturated the market in the City. Ms. Stachowiak confirmed no study has been done, but even though self-storage has been around for decades, it appears recently there seems to be a strong interest in it again because the infrastructure is cheap and not a lot of work once it is done. The department does not like to see these in commercial areas because they do not create a lot of customer traffic. Lastly, Ms. Stachowiak added that in her opinion this is a zoning map error because it is currently DM-4, and the past uses of hotel, motel and offices is F Commercial.

Ms. Womboldt spoke in opposition to multiple self-storage units in the City.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR Z-3-2018 FOR 1030 AND PORTION OF 1048 PIERPONT STREET TO G-2 WHOLESALE. MOTION CARRIED 2-0.

Other

Ms. Womboldt asked the Commission about the Planning Board recently approving a rezoning for a substance abuse center in Lansing that the residents did not want, and asked about the authority and direction that is given to the Board when it comes to petitions provided to them. Ms. Stachowiak stated the Michigan Zoning Enabling Act sets forth the restrictions on petitions,

and to be qualified it has to be signed by the property owners for 20% of the land extending 100ft from the property, excluding the right of way. Ms. Stachowiak stated in this petitions specifically, it provided 106-116 signatures and several were not residents of the City, and some were children who listed the school as their address and some gave no address. In her opinion, the petition did not have any weight on the Board's decision and had no weight on the department's recommendation because it came in at the meeting which was after the department had already made their recommendation. Council Member Hussain's opinion was that everyone in the City has the right to have a say, but understood that the petition was not legal, however still believed that the children in that school had the right to speak on what will affect the school. Council Member Washington added that the petition was never meant to be a formal petition, but an informal petition. Ms. Stachowiak confirmed for the Committee and Ms. Womboldt that the petition was accepted, along with the letters, and they have never stated that it was not accepted or would not be accepted. Council will see all the documents when it is referred. Council will be the decision makers on what weight the petition holds.

Adjourn

Adjourned at 4:49 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

Yvette Collins

- 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).

**The above requirements are only mandatory for charter boards.*

Date	3/6/2018
First Name	Yvette
Middle	Field not completed.
Last Name	Collins
Other name(s) by which you have been known, including maiden names	Field not completed.
Date of Birth	[REDACTED]
Address	312 Midvale
City	Lansing
State	MI
Zip Code	48912
Email	yc5453@att.com
Gender	Female
Ward	1
Precinct	45
Best phone number to contact you	[REDACTED]
Last 4 digits of social security number	[REDACTED]
In what year did you	1993

2011/10/24

move to Lansing?

Additional information
regarding experience and
credentials

Field not completed.

Occupational Background

Field not completed.

Educational Background

Field not completed.

Please attach a resume if
available

Collins Resume.doc

First choice for board to
serve on

Arts and Culture Commission

Second choice of a board
to serve on

Lansing Entertainment and Public Facilities (LEPFA)

Third choice of a board to
serve on

Michigan Avenue Corridor Improvement Authority

Fourth choice of a board
to serve on

Field not completed.

Please comment briefly
on why you wish to serve
on a particular board or
commission. Please be
specific as to your goals
and ideas about how you
wish to contribute to the
work of the board or com-
mission

As a citizen of Lansing for almost twenty five years, I think I offer some good suggestions on ways to improve or enhance the arts and cultural environment where I can. I live near the 127 corridor, and was a financial contributor to the Under the Bridge campaign that brought a mural under the 127 overpass, which is a shining example of how the arts can contribute to the community. Although, I was a small financial contributor, I would like to find other ways to support the efforts.

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

Field not completed.

Background Check Au-
thorization

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

Yvette Collins

Date & Time

3/6/2018 2:30 PM

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

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

WHEREAS, the Mayor made the appointment of Yvette Collins of 312 Midvale, Lansing, MI 48912 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Development & Planning met on August 6,. 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Yvette Collins of 312 Midvale, Lansing, MI 48912 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2021

From: gruhsdC flyfsoxvfrp
Sent: Wkxwgd | /#dsub59/#534;#6-53#5P
To: Soxp p hu/#P dub|q
Subject: R qdgh#rup #/xep lwd#Dssdfdwlrq#ru#Dssrlwp hqw#w#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.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and 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	4/26/2018
First Name	Matthew
Middle	<i>Field not completed.</i>
Last Name	Solak
Other name(s) by which you have been known, including maiden names	<i>Field not completed.</i>
Date of Birth	
Address	1718 Rock Way
City	Lansing
State	MI
Zip Code	48910
Email	matthew.solak@gmail.com

Gender	<i>Field not completed.</i>
Ward	3
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?	2013
Additional information regarding experience and credentials	<i>Field not completed.</i>
Occupational Background	Government Relations, Association Management Company; Kindsvatter Dalling and Associates
Educational Background	BA; Valparaiso University; Valparaiso, Indiana
Please attach a resume if available	Matt_Solak_Resume.doc
First choice for board to serve on	Zoning Appeals
Second choice of a board to serve on	Economic Development Corporation/Tax
Third choice of a board to serve on	Ethics Board
Fourth choice of a board to serve on	Planning 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	Zoning issues are critical to promote the most appropriate use of land in the city. Properly zoned cities make the community better for those who live and work in the community. It is also critically important that those who have zoning issues can trust there is an objective and fair BZA that is providing due process. My goal is to ultimately ensure that the BZA remains a fair decision maker when it comes to considering requests for variances from the city zoning ordinances.
Qualifications and Eligibility – At this time,	<i>Field not completed.</i>

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

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

Matthew Solak

Date & Time

4/26/2018 3:15 PM

Email not displaying correctly? [View it in your browser.](#)

Matthew Solak

1718 Rock Way · Lansing, MI · (269) 470-8729 · matthew.solak@gmail.com

PROFILE

Professional with extensive legislative and campaign experience. Strong research and writing skills, capable of managing multiple projects in a high-pressure environment. A forward looking team player who helps the organization meet its goals and objectives.

PROFESSIONAL EXPERIENCE

Kindsvatter, Dalling and Associates, Lansing, MI

Vice President, June 2013-Present

- Serve in capacity as Executive Director for four association clients.
- Serve in lobbyist capacity for numerous state associations.

Ingham County Clerk, Mason, MI

Chief Deputy, January 2013-June 2013

- Served as Chief Deputy to Ingham County Clerk
- Responsible for overseeing county elections
- Oversaw clerk office staff to ensure proper operations of office

National Association of Insurance and Financial Advisors, Falls Church, VA

Government Relations—Program Manager, March 2011-December 2012

- Maintain public policy portfolio on issues including state health care policy, creditors' rights and rebating.
- Monitor, manage and provide consultation on state legislative and regulatory activities.
- Assist state and federal Government Relations staff in promoting NAIFA's legislative and political goals through legislative and political research.
- Track NAIC implementation of health insurance reform.

Office of the Honorable State Representative Barb Byrum, Lansing, MI

Legislative Assistant, January 2009-February 2011

- Responsible for public policy duties involving Chair of House Insurance Committee.
- Tracked, researched and analyzed legislation.
- Wrote constituent correspondence, op-eds, and press releases on behalf of the Representative.
- Liaison for Representative at many community events.

Mark Schauer for Congress, Jackson, MI

Field Organizer, June 2008-November 2008

- Executed a campaign field program for Jackson and Hillsdale Counties that consisted of a combined 101 precincts and nearly 125,000 voters.
- Co-coordinated successful implementation of a paid canvass operation for Jackson and surrounding counties.
- Established and managed an effective volunteer base to achieve voter contact goals on doors and phones.
- Built events on behalf of campaign such as town halls, rallies and television commercial shoots.

EDUCATION

Valparaiso University, Valparaiso, Indiana
Bachelor of Arts, Political Science and History

ADDITIONAL INFORMATION

Core Competences

Public Speaking * Research * Policy Analysis * Political Campaigns * Grassroots
Organizing * Public Policy * Social Media

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

WHEREAS, the Mayor made the appointment of Matthew Solak of 1718 Rock Way, Lansing, MI 48910 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2020; and

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

WHEREAS, the Committee on Development & Planning met on August 6, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Matthew Solak of 1718 Rock, Lansing, MI 48910 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2020.

INTRODUCTION OF ORDINANCES

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

Z-4-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to “DM-1” Residential District

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

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2018, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-4-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to
 “DM-1” Residential District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-4-2018 & SLU-1-2018, 1141 N. Pine Street

Rezoning from “D-1” Professional Office District to “DM-1” Residential District

The Lansing City Council will hold a public hearing on Monday, , 2018 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-4-2018 & & SLU-1-2018. Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2018 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

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-4-2018

Parcel Number's: 33-01-01-08-427-091

Address: 1141 N. Pine Street

Legal Descriptions: Parcel H, part of the Southwest ¼ of Section 9, T4N-R2W, City of Lansing, Ingham County, Michigan and part of Lot 2 And 3 of Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849 being more particularly described as follows, commencing at a M.A.G. nail at the intersection of the west line of N. Pine Street (82.5 feet) and the south line of W. Willow Street (variable width), said point also being the northeast corner of Lot 1, Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849, thence South 01 degrees, 45minutes, 54 seconds West, 246.00 feet along the west line of Pine Street to the point of beginning of the following described parcel, thence South 01 degrees, 45 minutes, 54 seconds West, 147.74 feet along the west line of Pine Street to the southeast corner of Lot 3, Block 26 of said plat and the north line of vacated W. Grand River Avenue, thence North 88 degrees, 08 minutes, 49 seconds West, 240.00 feet along the south line of Lot 3, Block 26 of said Plat and the north line of vacated W. Grand River Avenue, thence North 01 degrees, 45 minutes, 54 sections East, 147.85 feet, thence South 88 degree, 07 minutes, 17 seconds East, 240.00 feet to the point of beginning. Containing 0.81 acres more or less and subject to the rights of the public over N. Pine Street. Also subject to any easements or restrictions of use or record, from "D-1" Professional Office District to "DM-1" Residential 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.

GENERAL INFORMATION

APPLICANT: Mid-Michigan Recovery Services, Inc.
913 W. Holmes Road, Suite 200
Lansing, MI 48910

OWNER: Ingham County Land Bank Fast Track Authority
3024 Turner Street
Lansing, MI 48906

REQUESTED ACTION: Z-4-2018: Rezone 1141 N. Pine Street from “D-1”
Professional Office district to “DM-1” Residential.

SLU-1-2018: Special Land Use Permit for a residential care
facility

EXISTING LAND USE: Vacant Office Building

PROPOSED LAND USE: In-patient, 16-bed, substance abuse treatment facility

EXISTING ZONING: “D-1” Professional Office District

PROPOSED ZONING: “DM-1” Residential District

PROPERTY SIZE & SHAPE: 147.7’ x 240’ = 35,452.8 square feet
.814 acres - Rectangular Shape

SURROUNDING LAND USES: N: Vacant
S: Former MI School for the Blind Buildings
E: Single Family Residential
W: Former MI School for the Blind Buildings

SURROUNDING ZONING: N: “B” Residential District
S: “DM-1” Residential District
E: “C” Residential District
W: “DM-1” Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the
subject property for “community facilities” land use. Pine
Street is designated as a local road.

SPECIFIC INFORMATION

Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

AGENCY RESPONSES:

BWL: See attached.

Building Safety: The Building Safety Office has no objections. Please note that this will be a change of use group as defined in the building code and will require plan review and permits before the structure can be occupied for the new purpose. =

Development:

Fire Marshal:

Parks & Rec.: No comments.

Public Service:

Transportation: The Transportation and Non-Motorized Group of the Public Service Department has no objections to, or requirements for the rezoning and SLU requests.

BACKGROUND INFORMATION

The subject property was rezoned in 2009 from “B” Residential to “D-1” Professional Office, with the following conditions:

- (1) Building uses shall be limited to professional and business offices, such as attorneys, accountants, architects, engineers, designers, insurance agents, consultants and non-profit agencies (**except those agencies addressing formerly or currently criminal or addictive behaviors**), or other similar uses;
- (2) Surface parking shall be limited to 9 spaces; and
- (3) Exterior lighting shall use low intensity, shielded fixtures in order to limit light trespass to the standard for Lighting Zone 3 set by ASHRAE 90.1 – 2004.

The above conditions were the result of an agreement between the applicant for the 2009 rezoning and the neighborhood groups in the area.

The purpose of the 2009 rezoning was to permit the conversion of the building from the former Michigan School for the Blind Superintendents House into an office building. The building was subsequently renovated and used for offices for a time but has been vacant for the past few years. It is currently owned by the Ingham County Land Bank as a result of tax foreclosure. The applicant has a purchase offer on the building that is conditioned upon receiving the necessary zoning approvals to utilize the building for an inpatient, substance abuse treatment facility for up to 16 patients.

SLU-1-2018 – ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and staff evaluation are as follows.

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

There are several inpatient residential treatment facilities throughout the City. Experiences with them have varied depending on the level of supervision/management. The applicant for this request has been operating a 14-bed, inpatient substance abuse treatment facility at 3300 S. Pennsylvania Avenue since 1991 and the City has never received any complaints about that facility. Given the applicant's positive track record, it is anticipated that the proposed facility will be well managed and will not be disruptive to the surrounding neighborhood.

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

The subject property is located on the former Michigan School for the Blind (MSB) property. The building that was the former MSB library was converted several years ago to the Neighborhood Empowerment Center which houses various agencies that provide services to the community such as the Greater Lansing Housing Coalition, Head Start and the Lansing Refugee Center. Conversion of the main building on the site into senior citizen apartments will soon be underway, followed by conversion of the former high school building into low-moderate income apartments. A market rate apartment building is currently under construction on the north end of the site. A charter school occupies a large portion of the site at the west end of Maple Street.

Given the eclectic mix of land uses in the area, the proposed treatment facility will not change the essential character of the area. Residential treatment facilities are most appropriately located in higher density residential neighborhoods on larger parcels of land that are not contiguous to single family residences and in locations that have easy access to public transportation. The subject property is located in a "campus" setting where there is a great deal of green space surrounding the building. The site does not directly adjoin any single family residences, although there is a residential neighborhood to the east, and both Pine and Willow Streets are on the CATA bus routes.

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

Whether the proposed treatment facility interferes with the enjoyment of adjacent properties depends on how the facility is operated. Given our experience with the applicant's existing facility on S. Pennsylvania Avenue, which adjoins a single family residential neighborhood to its west, and the applicant's affiliation with various established agencies in the City/State/region, there is a high level of confidence that the proposed

facility will be well managed. There is also a high level of confidence that if any issues arise, they will be appropriately addressed.

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

No changes are proposed for the site (no new parking or new building area) and thus, the “character” of the site will not change. The proposed conversion of a building from office use to a residential care facility use will have no impact on the natural environment.

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

No nuisances are anticipated to result from the proposed residential use of one of the buildings on the site. The proposed residential care facility will not generate noise, odors, fumes or light glare and traffic is anticipated to be minimal.

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

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

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

The proposed conversion of a building from an office building to a residential treatment facility will not place demands on any public services in excess of current capacity.

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

The Design Lansing Comprehensive Plan designates the subject property for “community facilities” land use. The proposed treatment facility is consistent with this land use category. Mid-Michigan Recovery Services partners with and is supported by the Greater Lansing Homeless Resolution Network, Capital Area United Way, Community Mental Health, the National Council on Alcoholism and Drug Dependence, the City of Lansing and many other private, public and non-profit agencies whose purpose is to treat addiction.

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

Section 1252.04(g) of the Zoning Ordinance permits residential care facilities in the “DM-1” Residential Districts, with a special land use permit, if the following minimum conditions are met:

- (1) **The residential care facility shall provide a minimum lot area of not less than 1,000 square feet per resident.**

The applicant is proposing a 16-bed residential care facility which would require 16,000 square feet of lot area. The subject property contains 35,452.8 square feet of lot area.

- (2) **Twenty-four hour supervision shall be maintained by a sponsoring agency.**

The applicant intends to provide 24-hour supervision.

- (3) **The proposed residential care facility is located more than 1,500 feet from an existing residential care facility which provides care for more than six persons.**

The subject property is not located within 1,500 feet from an existing residential care facility.

The only other dimensional requirement that applies to this request is parking. There are 7 parking spaces on the site. The Zoning Ordinance requires 1 parking space for each 2 beds in the facility. 8 parking spaces are therefore, required for the proposed 16-bed facility. Since there is insufficient room on the site to accommodate additional parking in compliance with the Zoning Ordinance, if an SLU is approved, it would have to be conditioned upon limiting the capacity of the facility to 14 beds.

Z-4-2018 – ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The proposed zoning is compatible with the surrounding zoning pattern. The property to the south and west is currently zoned “DM-1” Residential. Therefore, the request will not result in a “spot zone” which is typically considered to be an unacceptable planning practice. The property to the south and west includes the Abigail building which is the main building on the former Michigan School for the Blind property. A site plan was recently approved and building permits have been issued to convert the Abigail building into senior citizen apartments. There is one multiple family residential building under construction to the northwest of the subject property and the former MSB high school building has been approved for conversion into low-moderate income apartments.

The “DM-1” district is the lowest density multiple family residential district in the City’s Zoning Ordinance. Under the “DM-1” district and based on the lot area of the site, it could be used for 16 efficiency units, 14 1-bedroom residential units, 12 2-bedroom residential units, 9 3-bedroom units

or a combination thereof. The proposed treatment facility will house 14 residents, plus at least one staff member around the clock. The occupancy of the facility, therefore, will be similar to the occupancy that would be permitted if the building were to be converted to apartments.

COMPLIANCE WITH MASTER PLAN

The proposed zoning to accommodate a residential treatment facility is consistent with the “community facilities” land use designation being advanced in the master plan, as described earlier in the report.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The traffic generated by a residential treatment facility will be negligible and have no adverse impacts on the surrounding neighborhood. In fact, an office building would likely generate more traffic than the proposed treatment facility.

There are 7 parking spaces on the site. The Zoning Ordinance requires 1 parking space for each 2 beds in the facility. 8 parking spaces are thus, required for the proposed 16-bed facility.

ENVIRONMENTAL IMPACT

No negative environmental impacts anticipated from this request as the site is already developed and no additional construction is proposed.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property from “B” Residential to “D-1” Professional Office for the purpose of allowing low impact office use(s) in an existing building will not adversely affect the land use pattern in the area. The property directly to the south is in the process of being rezoned to “D-1” Professional Office for the purpose of establishing a community enrichment center in the former School for the Blind Library building. The center will consist of Head Start classrooms and offices that provide housing assistance and community support services. The main School for the Blind building to the west has been rezoned for multiple family residential use. The property to the north will be used for medium density residential development and the property to the east is already an established residential neighborhood with an office building fronting along Willow Street. Given the mixed land use composition that already exists in the area, the proposed rezoning will not adversely affect future development patterns. In fact, the low impact office use(s) proposed for the subject property will be very compatible with the surrounding residential uses.

SUMMARY

Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location

Based on the findings contained in this staff report, the proposal complies with the criteria listed in Section 1282.03(f)(1)-(9) of the Zoning Code for evaluating Special Land Use permits, if the parking requirement can be met by limiting the capacity of the facility to 14-beds.

The findings contained in this staff report also support a positive recommendation with regard to the rezoning request. The proposed “DM-1” zoning is consistent with the surrounding zoning and land use patterns and with the land use pattern being advanced in the Design Lansing Comprehensive Plan. Furthermore, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of the rezoning.

RECOMMENDATION

Staff recommends approval of Z-4-2018, a request to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District and SLU-1-2018, a request to permit a 14-bed residential care facility at 1141 N. Pine Street, based on the findings of fact as detailed in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

BOARD OF WATER AND LIGHT MEMO

May 31, 2018

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: SLU-1-2018_Z-4-2018_1141 N. Pine St. Rezoning Comments

BWL Electric: Approved.

Contact person: Jerry Wheeler, Electric Utility Designer, phone: 517-702-6644

BWL Street Lighting: Approved.

Contact Person: Karen Carter, Utility Designer, phone: 517-702-7080

BWL Water & Steam Distribution:

Approved

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

- Site Specific Comments:
 - The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.

BWL Water Operations: Approved

I have no comments or concerns with the rezoning. R. Roost

BWL Environmental Wellhead Protection: Approved

Contact Person: Angie Goodman, Water Quality Control, phone: 517-702-7059



913 West Holmes Road
Suite 200
Lansing, MI 48910
Ph: (517) 887-0226
Fax: (517) 887-8121
mldmichiganrecoveryservices.org

Addendum B
Proposal for Special Use of Property Located at:
1141 North Pine Street
Lansing, MI 48912

To Whom it May Concern:

Mid-Michigan Recovery Services is requesting a special use permit for the property located at 1141 N. Pine Street Lansing, MI 48915. We are currently under contract to purchase this property from the Ingham County Land Bank and this permit is necessary to move forward with successful purchase and use. All inspections and appraisals are complete and our financing is secured. We really value the location, educational history and residential nature of this building, but current zoning for this property only permits 6 beds. In order to sustain and improve our programming and therapeutic space, we require a more residentially purposed property. Our current men's residential program property was zoned business/commercial and in 1991 was granted the same zoning we are now requesting for its current location at 3300 S. Pennsylvania Street, where we have been responsible neighbors in that area.

While our current facility has served us well it was not built with residential purpose, so it has been hard to develop a therapeutic residential environment. It is also too small for our current programming. When we were introduced to this Land Bank property we were thrilled to find it would fit all of our needs. Our current facility provides residence for 14 men and the full complement of staff who are providing a more expansive intensive accredited and licensed 24/7 clinical residential treatment program engaging clients in intensive programming including group and individual therapy, recreational therapy and community engagement while teaching and modeling a residential lifestyle in a safe and comfortable home-like environment. Our services are State of Michigan licensed, American Society of Addiction Medicine (ASAM) and Commission on Accreditation of Rehabilitation Facilities (CARF) accredited. We have been actively serving the Lansing area since late 1950s through our education and advocacy work. We have been providing licensed treatment programs since 1967. Our staff is diverse and has a healthy mix of educated and credentialed professionals, educated and credentialed para-professionals and specially trained para-professionals with human services experience, quite a few of whom have actually successfully engaged in our programs are in long-term recovery and continue to serve helping other community members to engage and stabilize in a recovery oriented lifestyle. As clients successfully complete their course of residential treatment, they step into outpatient services and we assist them to choose and transition to safe housing and engage important education, employment, financial and basic needs supports in order to ensure successfully navigation in integrating back into community while continuing a long-term recovery lifestyle.

As you are aware, our community is currently fighting an opioid epidemic and has never lacked the need of appropriate programs and services for our most vulnerable community members even before this issue became an epidemic battle. We are working to ensure that we continue to provide this vital treatment in the best possible way and to expand and improve services as we can. Thank you for your consideration of this petition. Granting this request will allow us to utilize and value this historic property with educational and therapeutic purpose, demonstrating and modeling healthy lifestyles for our most vulnerable community members.

In service,

Jessica Lamson
Executive Director

**Committed to inspiring hope by providing a safe environment – teaching and modeling healthy lifestyles
for all impacted by substance use disorders. We KNOW recovery is possible!**

Mid-Michigan Recovery Services is an affiliate of National Council on Alcoholism and Drug Dependence Inc.



BOARD OF DIRECTORS
Eric Schertzing CHAIR
Deb Nolan VICE-CHAIR
Mark Grebner TREASURER
Brian Crenshaw SECRETARY
Dennis Louney DIRECTOR

April 11, 2018

Jessica Lamson
Executive Director
Mid-Michigan Recovery Services

Via email jessical@mmrsinc.org

Dear Jessica:

The Land Bank appreciates Mid-Michigan Recovery Services' interest in the Superintendent's House on the former School for the Blind campus, located at 1141 North Pine Street in Lansing.

Since last fall, MMRS has invested considerable time and resources in conducting the due diligence required to determine whether the Superintendent's House can meet its needs for housing its expanded men's residential treatment program. Due diligence extended to research into any implications of campus nomination to the National Register of Historic Places. MMRS identified needs for roof repair, some plumbing work, and mold and carpenter ant mitigation. Based on that information, Ingham County Land Bank staff and Board worked with MMRS to negotiate a purchase offer, with a sales price of \$230,000 as is, with a closing date by March 31.

Recently an issue with zoning arose. MMRS has indicated that its intended use requires a rezoning request approved by the City. As such, the Land Bank Board, at its meeting last week, agreed to accept a new purchase offer from MMRS of \$230,000 as is, without any contingencies for rezoning, on or before July 31. We wish you well in the rezoning process, and look forward to its decision.

Sincerely,

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
Cell 517.348.6129
jpaluzzi@ingham.org

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

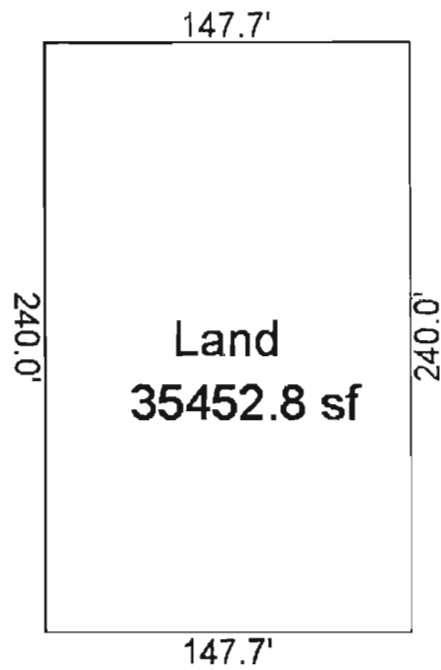
3024 Turner Street
Lansing MI 48906

517.267.5221
inghamlandbank.org

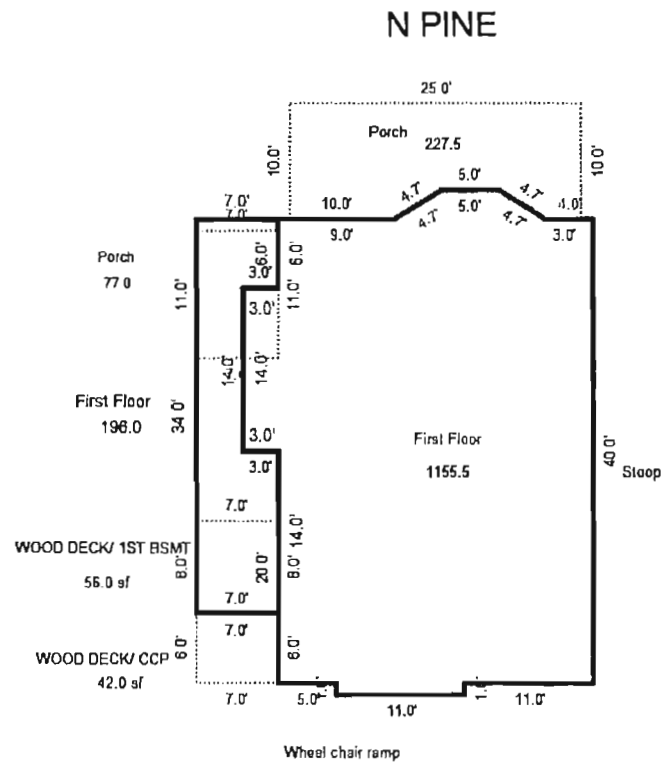




N PINE ST



Sketch by Apex IV™



PARKING LOT

Sketch by Apex Sketch



1141 N. Pine

N Pine St



Legend

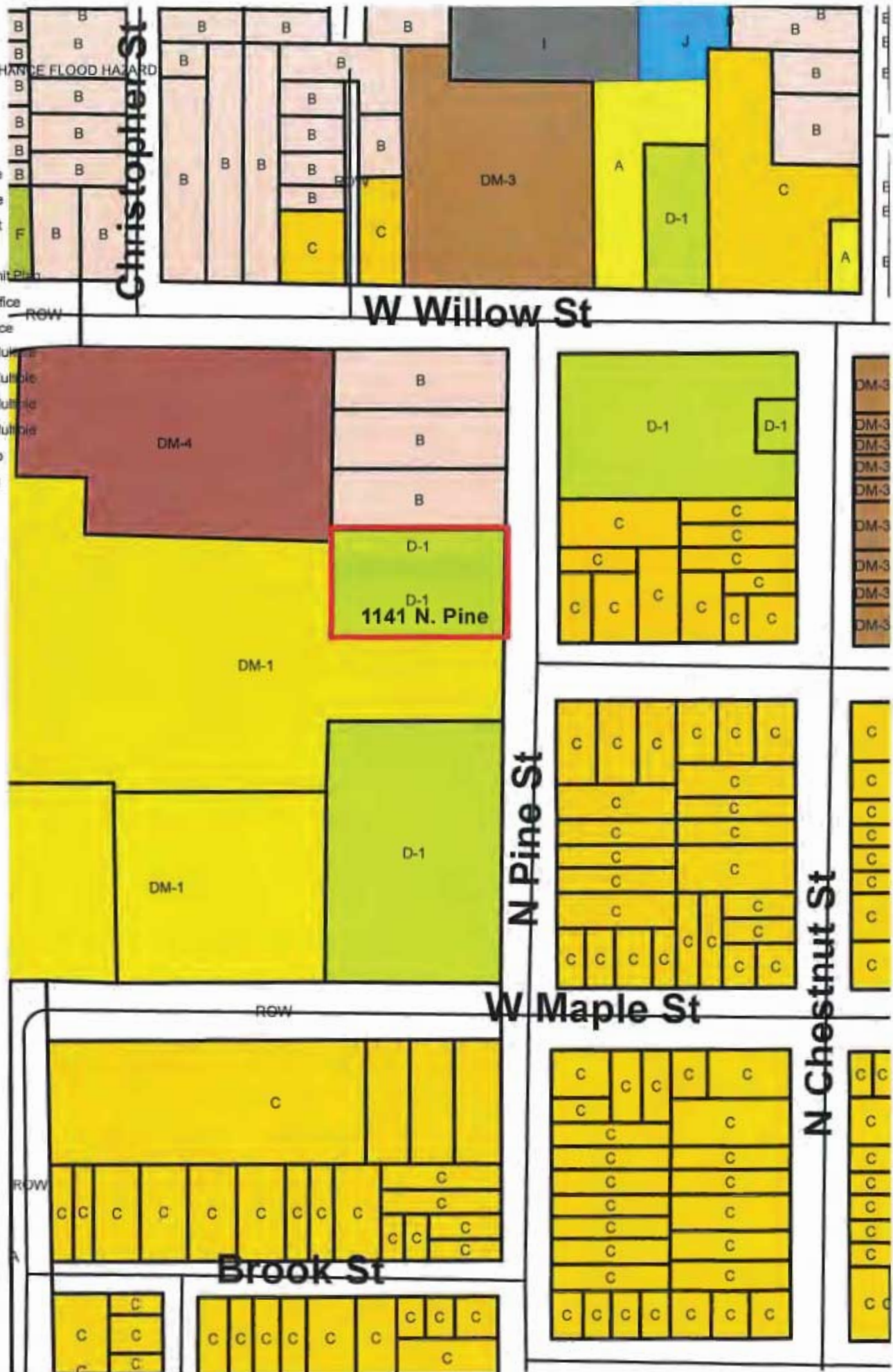
roads_final

FEMA Flood Zones

Flood Zone

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

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



503 W Grand River Avenue
Lansing, MI 48906
June 3, 2018

City of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

RE: 1141 N. Pine Street and MMRS

To Whom it May Concern:

I have lived in the Walnut Neighborhood for almost 30 years. I was also the president of the neighborhood association for over 7 years and was a Neighborhoods and Public Safety Co-Chair for Mayor Andy Schor's transition team. I also have owned, *The New Citizens Press* newspaper for almost 18 years. I have seen plenty of changes in the neighborhood and one change that I am NOT pleased about is the purchase of 1141 N. Pine Street (The Superintendent's House) to Mid Michigan Recovery Services.

Attached is a petition from neighbors regarding this proposal, there are over 100 signatures from neighbors and interested parties. Attached is also a letter from Elvin Caldwell and Wendell Hill.

We have also attached a copy of an email from Dayle Benjamin, outlining some of the issues that he has had with Teen Challenge. A copy of the Community Meeting flyer from February 6, 2018, where many expressed their concerns is included along with an article written by the Spartan Newsroom.

This is not about stigma that MMRS keeps mentioning. Our neighborhood already has a **50 BED** substance abuse facility that is around the corner. Teen Challenge has been a part of our neighborhood for quite some time and not without it's challenges. I have also been a victim of harassment and sexual harassment from residents and former residents of Teen Challenge. Some tend to stay close to the neighborhood or have relatives that move into the neighborhood. I have attached an email from Dayle Benjamin.

I want to make it very clear that Walnut Neighborhood only needs ONE substance abused related business. I am not sure where you live but I am sure that you would have an issue with a substance abuse facility being next to your pre-school or middle school. MMRS **will not** be able to let us know if someone has left the program. When people leave the program, it is because they more than likely want to go back to using. This is about having a responsibly balanced neighborhood. We already have new low income and senior housing slated to add more individuals to the neighborhood.

Please do not approve MMRS's request to re-zone of the property.

If you have any further questions, please contact me at 517-282-3961.

Sincerely,



Rina Risper

Stachowiak, Susan

From: Nancy Mahlow <nmahlow2012@gmail.com>
Sent: Tuesday, June 05, 2018 3:44 PM
To: Stachowiak, Susan
Subject: Fwd: Planning and Development 180605

I'm resending this as the first time it came back

----- Forwarded message -----

From: **Nancy Mahlow** <nmahlow2012@gmail.com>
Date: Tue, Jun 5, 2018 at 3:42 PM
Subject: Re: Planning and Development 180605
To: Elvin Caldwell <elvincaldwelljr@gmail.com>
Cc: susan.stachowiak@lansingmi.gov, "Schertzing, Eric" <ESchertzing@ingham.org>, "Lacy, Eric" <elacy@lsj.com>, "Crenshaw, Bryan" <bcrenshaw@ingham.org>, "Paluzzi, Jeanna" <JPaluzzi@ingham.org>, Jessica Robinson <jessicar@mmrsinc.org>, Rebekah Cathey <rcathey@sabis.net>, ttenneriello@sabis.net, elizabeth@twgdev.com, Mark.Lawrence@lansingmi.gov, Samantha Harkins <samantha.harkins@lansingmi.gov>, "Wood, Carol" <Carol.Wood@lansingmi.gov>, "Garza, Jeremy" <Jeremy.garza@lansingmi.gov>, "Hussain, Adam" <adam.hussain@lansingmi.gov>, "Spitzley, Patricia" <patricia.spitzley@lansingmi.gov>, "Washington, Jody" <Jody.Washington@lansingmi.gov>, "Dunbar, Kathie" <Kathie.Dunbar@lansingmi.gov>, "Jackson, Brian T." <BrianT.Jackson@lansingmi.gov>, "Spadafore, Peter" <peter.spadafore@lansingmi.gov>, khope@ingham.org, dlouney@ingham.org, electthomasmorgan@gmail.com, michal.j.ruddock@gmail.com, Berl Schwartz <publisher@lansingcitypulse.com>, Kathy Miles <katjam794@gmail.com>, Elaine Womboldt <emwomboldt@comcast.net>, gsaad@sabis.net

I would like to express my concerns about placing this facility on the property and within this neighborhood. No, I do not live in the area but I do support the hard work and dedication the Walnut Neighborhood continues to do.

Why would you even consider putting a rehab facility within a few feet from a school? What kind of message is this sending to the students? I am appalled that you would even consider this. There is a huge development adjacent to this and I'm sure the future residents would not appreciate living near another rehab facility. There is already a 50-bed facility in the area.

I ask that you DO NOT support this and please listen to the residents who are working to keep their area vibrant and safe.

Thank you

Nancy Mahlow, ENO President

On Tue, Jun 5, 2018 at 2:56 PM, Elvin Caldwell <elvincaldwelljr@gmail.com> wrote:
Greetings Susan Stachowiak,

Enclosed are the documents to be added to the record regarding the proposal to rezone the property at 1141 North Pine Street from D-1 Professional to DM-1 Residential.

Sincerely,
Elvin Caldwell Jr.

Please call me if you have any questions please call my cell 810.624.7396

Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

--
Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

RECEIVED
MAY 24 2018
PLANNING DIVISION

Dept. of Planning & Neighborhood
Development, City of Lansing

May 22, 2018

Re; Z-4-2018 & SLU-1-2018, 1141 N. Pine St.

Dear Susan Stachowiak:

Please inform the Lansing Planning Board of my opposition to allow another substance abuse treatment facility in the proposed neighborhood.

I realize such facilities are useful and must go somewhere, but since there is already a larger treatment center nearby, this plan smacks of "dumping" on an area instead of spreading the burden. It looks like this neighborhood is being written off to spare more affluent ones. The rate of failure to control addiction is high; drug dealers are likely to gravitate to places with a known concentration of addicts, even ones seeking help.

Therefore, the potential for increased crime climbs as the number of addiction treatment places grows in a single area. Local schools and coming senior housing make tempting crime targets. Spread facilities out (yes, even in affluent neighborhoods) to dilute the risks.

Thank you for your consideration of this matter.

Regards:

Kris Reader

Kris Reader

221 N. Fairview Ave.

Lansing, MI 48912

Elvin Caldwell Jr.
307 N. Sycamore Street
Lansing Michigan 48933

City Of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

RE: 1141 North Pine Street and MMRS

To Whom it May Concern:

I1. We wish to make you aware of a number of strong objections that we have with regard to the proposal to rezone the property at 1141 North Pine St. from D-1 Professional to DM-1 Residential as well as the special land use permit to allow a 16 – bed inpatient residential substance abuse treatment facility at this location.

I2. I am an immediate neighbor and the School Community Liaison at the Mid-Michigan Leadership Academy. My comments this evening do not represent the academy and are my own and based on conversations with parents neighbors and community members.

I3. We believe that the proposed development will have a serious impact on our livability, land use competitiveness and stewardship of our existing community assets.

I4. Our specific objections are as follows:

B. The proposed development is in direct contrast to the Design Lansing guiding principle of sustainability

B1. Sustainability as stated in the Design Lansing 2012 comprehensive plan is through Regional Collaboration with other governments, jurisdictions and organizations to seek efficiencies and shared benefits.

B2. Not only is our community facing a terrible opioid epidemic, Ingham County is facing an opioid epidemic.

B3. On the Ingham County website the Michigan Syndromic Surveillance System reported in November 2017 opioid related emergency responses more doubled from 2016.

B4. The proposed zoning change and special land use permit could concentrate even more recovery patients in an area dense with liquor stores and illicit-drug activity.

B5. The National Institute on Minority Health and Health Disparities recommends a more comprehensive examination of the synergistic effect of having multiple venue types within a defined geographic area, as well as incorporating a broad range of community perspectives to balance the empirical data with residential experiences. This was not done.

B2- The Proposed development has a detrimental impact on placemaking

B21. Per the Design Lansing 2012 Comprehensive Plan placemaking is define as: enhancing the unique and appealing characteristics of each neighborhood while improving residents' health and the safety and walkability ... creating attractive places that draw people and activity and that honor historic buildings, community assets and human-scale.

B22. We believe that the proposed rezoning proposal and special land use permit is a direct contradiction to Design Lansing's guiding principle placemaking.

B23. The proposed transition of the superintendents' house would demonstrably harm the attractiveness of the amenities already enjoyed by local residents such as the pre-school, elementary school and playground.

B3 - The proposed development is does not align with the Design Lansing economic development and competitiveness guiding principles.

B31. The Lansing Economic Area Partnership's Greater Lansing Next report (2009) points to quality of life and placemaking as keys to attracting the talent needed to grow the new economy businesses (and jobs) that build wealth and prosperity.

B32. The Design Lansing Comprehensive Plan 2012 stresses the significance of the city's obligation to retain residents and attract new ones. "the City must work to preserve strong neighborhoods and to stabilize neighborhoods that are experiencing disinvestment."

B33. The proposed zoning change and special land use permit would drastically affect economic land use competitiveness.

B34. There is already a presence of similar treatment facilities near the proposed development and another could concentrate the recovery needed to serve the region in one particular area, circumventing that community's prospects for economic development, citizen retention, and land use competitiveness.

B35. We believe the proposal to proposal to rezone as well as the special land use permit to allow a 16 – bed inpatient residential substance abuse treatment facility at this location could be detrimental to the quality, character, competitiveness, and amenity value of the area as outlined in the points above.

C1. In conclusion we would also like to request that should the rezoning proposal be moved forward the council consider using its power to enforce codes, agreements, memos of understandings related to the operation thereof.

C2. We would be grateful if the council would take our objections into consideration when deciding this application.

C3. Attached is an article from the Lansing State June 5, 2018

C4. We welcome the opportunity to meet with a representative of the planning department to illustrate our objections.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elvin Caldwell Jr.', written in a cursive style.

Elvin Caldwell Jr.

Lansing State Journal
Tuesday, June 5, 2018



An Indianapolis-based developer has plans to redevelop the former Michigan School for the Blind site into three housing complexes. The 72-unit Walnut Park apartments project is currently under construction. MATTHEW DAE SMITH/LSJ

School for Blind site rebirth ahead of schedule

Former school's 40-acre campus expected to be redeveloped into housing complex by the end of 2019

Eric Lacy Lansing State Journal
USA TODAY NETWORK — MICHIGAN

LANSING — The first phase of an Indianapolis developer's \$24.4 million plan to pump life back into one of the city's largest, most historic parcels of idle land is ahead of schedule.

And in about a month, people interested in living on the former Michigan

School for the Blind's campus can find out if the first \$12 million project, called Walnut Park, suits their needs.

Walnut Park, at Willow and Pine streets, is one of TWG Development's three housing projects aimed to transform the former school's 40-acre campus.

TWG also has plans to redevelop the school's former administration build-

ing, known as The Abigail or "Old Main," and the former high school. The entire campus is expected to be redeveloped by the end of 2019.

"We're looking forward to bringing those buildings back to life," said Elizabeth Heintzleman, TWG's development director. "It's been far too long."

Heintzleman said Monday the company expects to have Walnut Park ready for occupancy by Oct. 1. Starting next month, a management team will

See HOUSING, Page 4A



A housing development called Walnut Park will have 72 multi-family units — 38 two-bedroom, 18 one-bedroom and 18 three-bedroom — and 128 parking spots. Plans call for the \$12 million building to be four stories and 106,500 square feet. TWG DEVELOPMENT

Housing

Continued from Page 1A

accept rental applications at the site.

Walnut Park's address is 645 W. Willow St. The project calls for 64 low income apartments and eight designated by the company as "market rate."

Depending on an applicant's income, the low income rents for Walnut Park will range from \$324 a month for a one-bedroom to \$895 a month for a three-bedroom.

The company's market rate rents are \$725 for a one-bedroom, \$850 for a two-bedroom and \$950 for a three-bedroom.

Masonry crews have been at the site for several weeks. The plan is for Walnut Park to blend in with the brick facades of The Abigail and former high school.

"It's important for us to display the history (of the campus) as much as we can," Heintzleman said.

TWG Development will redevelop The Abigail into 42 units of senior housing and create 62 parking spots. The former high school that faces The Abigail will have 18 units of senior housing and 25 parking spots.

Fond memories

Former students and their teachers still have strong emotional ties to the Michigan School for the Blind, which was established in 1880 at what had been the Michigan Female College.

After the school closed in 1994, the city eventually took control of the property.

Former teacher Nancy Rousse, 78, of

Walnut Park

For Walnut Park leasing information and more about TWG's overall project, call (317) 264-1833 or visit twgdev.com.

Bay City, said she's thrilled to see the school's campus re-purposed.

"It's a historical landmark," Rousse said. "It gave children an opportunity for services that they normally wouldn't have had in their home school districts."

Rousse taught at the school for about two years. She had fond memories of the school's on-campus gymnasium, bowling alley, health center, library and pool.

"It was sort of like a family," Rousse said of the school.

Motown legend Steve Wonder is considered the school's most famous alum.

About three years ago, The Historical Society of Greater Lansing held a walking tour at the campus and was overwhelmed by the response.

At least 50 people who are blind showed up and shared stories about the school's impact on their lives.

Bill Castanier, the historical society's president, said Monday he wishes the stories would've been recorded.

He's excited to see TWG Development keep its promise made more than two years ago.

"All it takes is the restoration of one building to create an atmosphere for the restoration of a whole neighborhood," Castanier said.

Contact Eric Lacy at 517-377-1206 or elacy@lsj.com.

327 W. Kilborn Street
Lansing, MI 48906
June 4, 2018

City of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

1141 N. Pine Street and MMRS

To whom it may concern:

It is time for the City of Lansing to take a hard look at what we are agreeing to rezone in our neighborhoods.

We already have Teen Challenge and you are considering rezoning a building that is next to a preschool and a middle school.

Possibly take a look at some other neighborhoods so that ours is not saturated with recovering addicts. As a neighborhood, we are looking for something good to happen. Adding 16 more beds in a 24-hour facility is not right.

Please do not rezone the property. For once the neighbors opinions should matter.

Sincerely,

A handwritten signature in black ink that reads "Wendell Z. Hill". The signature is written in a cursive style with a large, stylized "W" and a long, sweeping "H".

COMMUNITY MEETING 4-5:30PM FEB. 6

*MSB Superintendent house is being
sold to MMRS to offer men's
residential drug treatment program
near school and head start.*

Former Michigan School for the Blind Campus

730 West Maple - MMLA Gymnasium



Please join us for an informational meeting on the proposed transition of the superintendents house to men's treatment facility.

Representatives from Mid-Michigan Recovery Services, Ingham County Commissioners, Lansing City Council and the Ingham County Land Bank will be present.

Spartan Newsroom | (<http://news.jrn.msu.edu/2018/04/war-on-opioids-effects-local-community/>)

ARTICLE

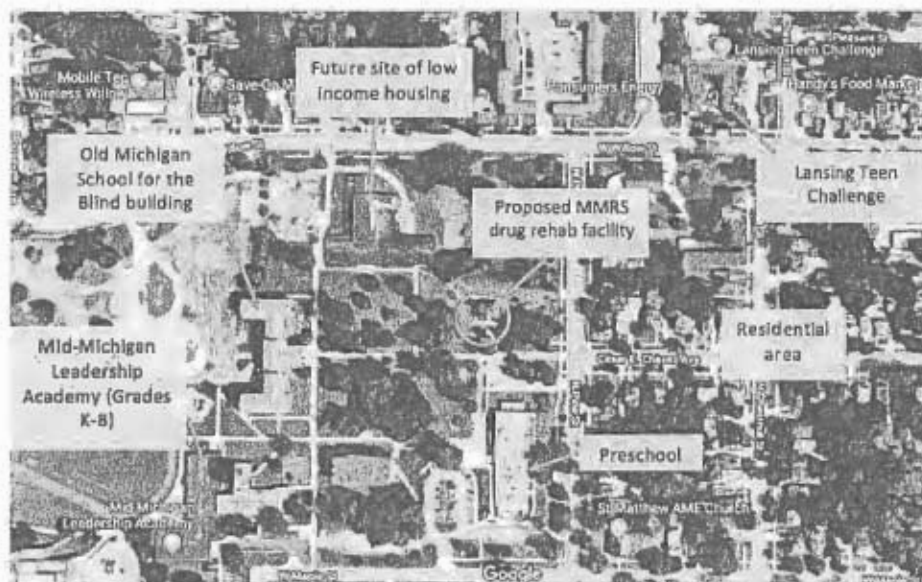
War on opioids affects local community

By  Katie Birecki  April 18, 2018

The opioid crisis has impacted communities across the nation, and Lansing is no exception. Walnut Neighborhood, located between Old Town and downtown Lansing, is currently struggling with an incoming drug rehabilitation facility proposed in their community.

With a lot of turn-of-the-century homes, this neighborhood was part of the original plat of designed homes for Lansing. This is also where the former Michigan School for the Blind campus is located. A house on that land, known as the Superintendent's house, is where the proposed drug rehabilitation facility is going to be.

However, there is already an all-male drug rehabilitation facility, called Teen Challenge, within a two-minute walking distance of the proposed center. There is also a K-8 charter school, preschool and low-income housing all within the same block.



Residents of Walnut neighborhood are concerned about the effect the rehabilitation center will have on the community.

"When I found out I was totally mortified and I said, 'No way. No way in the world. You have one around the corner,'" said Rina Risper, a Walnut neighborhood resident.

Risper has been very vocal about the issue, creating a petition for people against this situation, and has so far reached over 30 signatures. Her main concern is her fellow neighbors that live within the vicinity of the proposed drug rehabilitation facility. She said she's personally had a lot of encounters with the men that lived at Teen Challenge.

"I find it very concerning for a lot of the single females that live in the area due to experiences that I've had just over the last five years," said Risper. "I had someone come to the door and solicit for sexual favors. Overall, I've had about six strange occurrences with someone who formerly lived at Teen Challenge."

This new facility will be housed by the Mid-Michigan Recovery Services (MMRS), a program that has been within Michigan since the 1950s. MMRS is an accredited program through the American Society of Addiction Medicine and the Commission on Accreditation of Rehabilitation Facilities, and has helped members in the community with services like transitional men's housing.

While MMRS has been satisfied with the current men's housing location, the organization wanted room to expand. Executive Director Jessica Lamson said the interest in the Superintendent's house began about a year ago.

"We had been talking for quite some time about how our men's program, the facility it's housed in, is sufficient, but for many reasons it's not very home-like," said Lamson. "So for a lot of reasons, we just decided that it would be better to grow into something that was more sufficient."

Lamson said one of the MMRS board members is also a real estate agent that introduced the property to the organization.

"It is the perfect size, we loved the fact that it has that historic nature to it, as our own program has a historic nature to it," said Lamson. "We began to explore the opportunity and, quite frankly, it was also being sold by the Land Bank, which made it affordable."

The Ingham County Land Bank, the owner of the property currently, bought the land from the Lansing Housing Commission in 2008. Ingham County Treasurer and Land Bank Chairman Eric Schertzing said the Land Bank put in approximately \$175,000 to \$200,000 in the property because they believed in the area.

"A buyer came later in 2009 and purchased the property," said Schertzing. "We ended up getting the property back in a bankruptcy in 2015."

After the bankruptcy, finding a buyer for the property was no easy feat.

"We've got several hundred thousand dollars in that property, and we were trying to sell that building for two years," said Schertzing. "I personally talked to newspaper publishers and folks that were involved in art galleries, retail shops, law firms, trade associations and we've done all sorts of things to try to sell it."

When MMRS showed an interest in purchasing the property, an email was sent out to inform residents. Dale Schrader, a 20 year resident of Walnut neighborhood, said he received an email in September from Mid-Michigan Recovery Services.

"It didn't really mention that it was the Superintendent's house, it only gave the address," Schrader said. "I didn't put together in my mind what house it was, and at that time we really didn't realize the scope of what was going on."

Lamson said the difference between MMRS and Lansing Teen Challenge is the accreditation aspect.

"Having a program that serves people who are addicted is not necessarily the same thing as drug rehabilitation," said Lamson. "We were aware that Teen Challenge was in the area, but it is not a certified or licensed drug treatment facility. It would be looking at a whole different type of program and saying we're doing the same thing, and we're not."

A national crisis

Within recent years, the opioid epidemic in America has increased to record levels. According to the Centers for Disease Control and Prevention, over 64,000 people died from opioid overdoses in 2016. This is compared to 41,000 people that died from breast cancer in 2017.

Ingham County Health Officer Linda Vail says the number of opioid cases in Ingham County has quadrupled in the last 10 years.

"In 2006 I had about 8 overdose cases and in 2016 I had 77," said Vail. "We do have a problem here in Ingham County, as does the rest of the country."

Vail and the Ingham County Health Department record demographics every year of the growing number of opioid deaths in the county. In 2017, 41 people died a drug-related death. Overall, a total of 48 deaths were recorded in the county, making opioid deaths over half of the reported deaths.

Reported Deaths

Deaths by Opioid Type

President Donald Trump is proposing a three pillar plan to reduce the amount of opioid deaths in the nation. According to NPR, Trump's plan includes cutting back on overprescription of opioids, creating a harsher sentence for drug traffickers, and establish more treatment and recovery support services for those who have an addiction.

Residents' concerns are heard by District 4 Commissioner and Ingham County Land Bank board member Bryan Crenshaw, who said he took the Walnut neighborhood residents' concerns to heart.

"I've been very vocally against this organization going in to the house because of the neighborhood and what's surrounding it," said Crenshaw. "There's an elementary school, there's a child care facility that's right next door, and I don't think that's the right place for an organization like this to be settled in this neighborhood."

The K-8 charter school located nearby, Mid-Michigan Leadership Academy, has run into communication issues with both the Land Bank and MMRS. School Community Liaison Elvin Caldwell Jr. said he found out about MMRS moving in during a historic building preservation meeting. Caldwell said his concerns about the safety of his school seemed to go unnoticed by MMRS.

“When you’re in a unique situation in a unique environment, you need to have room for unique procedures and protocols,” said Caldwell. “That conversation kind of got dismissed from the top of MMRS’ organization, so that even furthered our concern.”

Lamson said there have been meetings with the community, but attendance was lacking.

“We’ve had two different meetings with community stakeholders, but not many community members showed up,” said Lamson. “We’re certainly still willing to meet with any community members who are concerned.”

The only thing that has not been settled as of now is the zoning permits of the property. MMRS plans to have a 14-bed facility, but the Superintendent’s house is currently zoned for 6 beds. Right now, all residents and Mid-Michigan Leadership Academy can do is wait to see what the Land Bank and MMRS will do about this issue.

“The initial problem was, and still is, that the neighborhood was not originally included in the conversation,” said Risper. “I do support drug rehab facilities, but there has to be a balance.”

From: DayleBenjamin@aol.com
Subject: Re: MMRS and their rezoning request
Date: May 21, 2018 at 10:18 PM
To: rinarisper.tncp@gmail.com

I'm writing in support of not moving in another rehab center as the group known as Teen Challenge as certainly been just that a Challenge.

I live on Chestnut St. and my back and side yard directly connect to the Teen Challenge center. Over my ten years of dealing with them as neighbors they have had noise issues, stacks of wood and other items that have damaged our privacy fence between our properties, jumping into my yard after stray balls often times breaking the wooden privacy fence. The last "temp" fix is made up of ugly painted wood which was suppose to be replaced with the actual fence slates more than three or four years ago. You call and only get lip service. You can never talk to anyone in charge.

The old cars and vans that set along the fence facing Chestnut only created homes for wildlife to live under and served as a visual block. I was on my sidewalk one afternoon and witnessed a Teen Challenge member buying drugs from a teen on a bike. When I called the center they claimed to see no one with that color shirt on. I've also been approached by their "students" to buy liquor for them.

My fence today still has a lean from items placed against it and many portions of my fence are left broken. They pile junk up behind their manicured building that is unpleasant for those of us who's backyards face it.

They are not good neighbors and I would not support another treatment center in the neighborhood especially so close to liquor stores.

Dayle Benjamin
Edmore Park Neighborhood Association President
Old Lansing Neighborhood Watch Coordinator

-----Original Message-----

From: Rina Risper <rinarisper.tncp@gmail.com>
To: Rina N Risper <rinarisper.tncp@gmail.com>; Jackson, Brian T. <BrianT.Jackson@lansingmi.gov>
Sent: Wed, May 16, 2018 12:23 am
Subject: MMRS and their rezoning request

We are looking for letters to be sent regarding this issue. As you know, we already have a 50 bed substance abuse facility in our neighborhood. We are not against rehabilitation but our neighborhood has had enough. If we allow this to happen, I am afraid it will be more disastrous for our neighborhood. People are already moving out. This notice was provided to me from an individual and I have not received anything from the city as of yet.

Rina Risper

CITY OF LANSING
NOTICE OF PUBLIC HEARINGS
Z-4-2018 & SLU-1-2018, 1141 N. Pine Street

Rezoning from "D-1" Professional Office District to "DM-1" Residential District

The Lansing Planning Board will hold public hearings on Tuesday, June 5, 2018, at 6:30 p.m., Neighborhood Empowerment Center Conference Room, 600 W. Maple Street (Corner of W. Maple and N. Pine Streets) to consider **Z-4-2018 & SLU-1-2018**. Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from "D-1" Professional Office District to "DM-1" Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

If you are interested in these matters, please attend the public hearings or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Tuesday, June 5, 2018 at the City of Lansing Planning Office, Department of Planning and Neighborhood Development, Suite D-1, 316 N. Capitol Ave., Lansing, MI 48933-1236. For more information about Z-4-2018 & SLU-1-2018, call Susan Stachowiak at 517-483-4085.

Rina Risper
President & Publisher,
The New Citizens Press

www.tncp.net
517-372-8466



Verify a License or Registration

Name and Address

Name: DIMENSIONS OF LIFE INC

Address: 510 W Willow, Lansing, MI 48906

Profession and License/Registration Information

Profession: Health Systems Facilities

Type: Substance Abuse

Permanent ID #

SA0330229

Status

Closed

Issue Date

Expiration Date

Specialty Type

CAIT

Outpatient

Residential

Issue Date

10/01/1998

10/01/1998

02/01/1999

Expiration Date

09/30/1999

09/30/1999

09/30/1999

[Back to Search \(/VAL/License/Search\)](/VAL/License/Search)

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The Disciplinary Action section shows if a licensee/registrant currently has an open formal complaint and a listing of any final disciplinary action after January 1, 2005. The date of compliance may not be listed for disciplinary actions occurring prior to January 1, 2005.

Disciplinary documents are posted to the Documents section as required by Section 333.16216(6) of the Public Health Code. Final administrative disciplinary action is subject to judicial review.

NOTE: EMS PERSONNEL ARE NOT LICENSED BY LARA BUREAU OF PROFESSIONAL LICENSING. PLEASE VISIT THE DHHS PERSONNEL LICENSURE AND EDUCATION REQUIREMENTS PAGE (http://www.michigan.gov/mdhhs/0,5885,7-339-73970_5093_28508-47472--,00.html) TO VERIFY A LICENSE FOR EMS PERSONNEL.

June 5, 2018

To Whom It May Concern,

It has come to our attention that a drug rehabilitation facility wants to move into our Walnut neighborhood. We are new to this neighborhood and purchased a home here in the fall of 2017. We love this neighborhood so far and was disappointed to hear that in addition to the Teen Challenge facility already located within our small neighborhood there is now an additional proposal for an additional facility for drug addicts.

While I have worked for years with this population and have a tolerance for all people, I would like to explain to you my concern and absolute disagreement with moving another facility here. I have been married before to an opioid addict. What I learned in that relationship is very important for people to know here, if they think that this is a promising idea.

Opioid addicts do not hold down jobs. They can't. They can't focus on anything other than the next fix. But the next fix costs money and if you aren't working a job, where will you get that money? You steal. Who do you steal from? Anyone who has anything you want. That includes, family, neighbors, businesses. It doesn't matter if the next fix is on its way.

If you don't have a job, what do you do with yourself all day? You roam. You walk from here to there. While the rest of us are at work the addicts just walk around checking out their surroundings. While I don't disagree that walking around could be a beneficial thing, I do not feel that in this case it is.

I have heard that the facility is an at will facility. There is not to be a lockdown, which means that people will be free to roam whenever they want, for whatever reason they want. Knowing that the people are more than likely not going to be there of their own volition, and that they will not be locked down is quite concerning both from a physical perspective but also as a property perspective.

We bought a house here because we believed we could help to restore this neighborhood to a beautiful family neighborhood once again. And we intend to continue to do this. However, one rehab facility for the size of our neighborhood is plenty and 2 will tip it in the direction of being a "drug rehab" neighborhood rather than a family friendly neighborhood.

All people deserve a second chance, but they deserve to go to Teen Challenge or to go to another facility in another neighborhood. We need businesses that will support the common working family that resides on these streets, not business that give nothing in return to the direct residents.

I am opposed to this proposition.

Ginger Vincent
1009 N. Walnut Street
Lansing, MI 48906
Gingerkvincent@gmail.com
989-413-1988

MSHN

Mid-State Health Network

May 22, 2018

Community Mental
Health Provider
Network

Bay Arenac
Behavioral Health

CMH of
Clinton, Eaton, Ingham
Counties

CMH for Central Michigan

Gratiot Integrated Health
Network

Huron Behavioral Health

Ionia County CMH

LifeWays CMH

Montcalm Care Network

Newaygo County
Mental Health Center

Saginaw County CMH

Shiawassee Health &
Wellness

Tuscola Behavioral
Health Systems

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Kurt Peasley
Secretary

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

Dear Ms. Stachowiak,

I am writing in support of Mid-Michigan Recovery Services' (MMRS) application for rezoning and special use permit for a property location at 1141 N. Pine Street, Lansing, MI.

Mid-State Health Network (MSHN) is one of ten Michigan Pre-Paid Inpatient Health Plans (PIHPs). MSHN is responsible for the administration, funding and evaluation of a broad range of Medicaid specialty behavioral health services and supports, including substance use prevention and treatment. MSHN currently provides funding for services to about 50,000 Michigan citizens each year across its' network of 12 Community Mental Health Services Programs and more than 100 substance abuse prevention and treatment providers across the twenty-one-county region for which it is responsible.

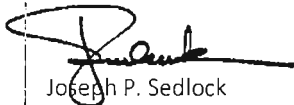
MMRS has been providing addiction treatment services to the community of Lansing for over 60 years and is currently a MSHN network-paneled provider in good standing.

Over the past few years, MMRS has shown innovation and a willingness to implement new programming to meet the needs of under-served groups of individuals such as refugees, minorities, and the LGBTQ community. MMRS uses a strengths-based approach to treatment and focuses on a recovery oriented system of care by promoting and encouraging individuals served to participate in community based services and supports and promoting engagement with peer recovery coaches. Additionally, MMRS is engaged with local sobriety and drug treatment courts to support the needs of community members participating in treatment court programs aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

The MMRS leadership team shows consistent dedication toward meeting Federal, State, and Regional standards in the treatment and prevention of substance use disorders. MMRS staff members continuously display a high level of professionalism in their interactions with MSHN, with demonstrated emphasis on staff professional development.

On behalf of Mid-State Health Network, please accept this letter of support for MMRS's commitment to improvements and expansion of services while breaking down the stigma that comes with addiction as members of the community in long term recovery are among our neighbors and co-workers.

Thank you,



Joseph P. Sedlock
Chief Executive Officer
Mid-State Health Network

cc. Jessica Lamson, Executive Director, MMRS; Dani Meier, Chief Clinical Officer, Mid-State Health Network

June 3, 2018

Taylor Swan
606 East Greenlawn Ave
Lansing, MI 48910

Ms. Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capital Ave., Suite D-1
Lansing, MI 48933-1236

Re: Z-4-2018& SLU-1-2018, 1141 N. Pine Street

Dear Ms. Stachowiak:

Please accept this letter in support of the Rezoning of the Property at 1141 N. Pine Street, Lansing, MI from "D-1" Professional Office District to "DM-1" Residential District. Also, the applicant's request for a Special Land Use Permit to allow a 16 Bed. inpatient, residential, substance abuse treatment facility in the building at this location.

I believe that the work done at this organization's residential treatment center is a critical service provided in our community. This work saves lives and renews and strengthens recovering individuals so that they may become useful members of their families and their communities once again.

I say this from my personal experience as a former client in the Holden House. Since my stay in this facility, I have served as a board member of this organization and as an active volunteer, because as a client, I was given the tools to have maintained continuous sobriety in 2001.

To allow this organization to expand their services, by adding beds for residential treatment, will allow additional men to be given an opportunity to change their lives and the lives of their families that are affected by the disease of addiction.

Please feel free to call me at 517-488-9940, if I may provide additional information regarding my support.

Sincerely

Taylor Swan

Stachowiak, Susan

From: Terianne Parks <teriannep@MMRSinc.org>
Sent: Tuesday, June 05, 2018 4:55 PM
To: Stachowiak, Susan
Cc: Jessica Lamson
Subject: Rezoning 1141 N. Pine St. Lansing 48915

To Whom it may concern,

As a lifelong resident of Lansing Michigan, I believe the rezoning of the property at 1141 N. Pine St Lansing 48915 is a positive addition to our city. The Holden House addition can only enhance the safety of our city as this type of work also increases the health of residents in and around our Capital City in treating those suffering the disease of addiction.

In researching the few opinions opposing this rezoning, it appears that many of the fears are based on circumstances that have occurred by a somewhat similar type of organization.

As an Alumn of the Glass House, which is also an MMRS residential treatment center within the City of Lansing, I can tell the Board with a certainty that these centers are very professionally run. MMRS has a strong program that prides itself in the health, safety and welfare of not only its clients, also the surrounding area and neighbors.

Removing the stigma of addicts being dirty, homeless, dangerous criminals is yet one of many issues MMRS intends on making the public aware of. Addicts are from every class and population of people, do not be deceived.

I again support wholeheartedly the rezoning of the property at 1141 N. Pine St. Lansing 48915 to allow the Holden House to move into that space. Let's give Lansing the space for Mid-Michigan Recovery Services to continue their good work in our great city.
Thank you for your consideration.

Teri Parks
429 S. Chestnut St. Apt. C
Lansing, MI 48933
Get [Outlook for Android](#)

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

It is with great passion that I am submitting this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Substance use disorder is a disease. Recovery is a choice. Every day the public interacts with those in the midst of their battle with substance use disorder and they likely do not even notice. What is more alarming is that it is not until individuals are bravely making steps towards recovery, that they are receiving maltreatment.

Some of those who are against this rezoning have argued that recovery houses should be spread out in other communities, such as the Westside, East Lansing or Okemos. That is not the personal burden of MMRS. If the government provided funding to allow them to afford different neighborhoods, I'm certain those communities would be considered as well.

There is the argument that there are existing treatment facilities in the neighborhood, so they do not need another. Sadly, there are people who say those same things about minorities and other people of color. How would we respond if we were told, we already have black families in the neighborhood, can't you move somewhere else? (I am a woman of color.) It would not be acceptable.

It is important not to minimize their concerns of having prior negative experiences. However, is that the message we would like to perpetuate going forward? If a white person was rude to me, should I safely assume that all white people are rude and therefore should avoid them? I would say not.

One might argue that these are different categories but I'd venture to say, at the end of the day, they are all PEOPLE.

I am a long time Ingham County homeowner and resident who practices in both treatment and prevention of substance use disorder and I can honestly say, I would not have qualms about a recovery home in my community.

Let's be part of the solution. Let us reduce the stigma associated with the disease of substance use disorder. Let's support those who are choosing recovery. Let us educate the community and assuage fears.

I am proud to have an organization such as MMRS in the community. MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based

supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Melea T Bullock, MA, MS, LLPC
Certified Prevention Specialist
beltonme@gmail.com
313-399-8267

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

As we work diligently throughout the Ingham County to reduce stigma and support populations that have been traditionally marginalized, re-zoning this property will be another step in a positive direction.

MMRS has consistently shown innovation in implementing new programming to meet the needs of underserved groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

We personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

Ingham Substance Awareness and Prevention Coalition



Stachowiak, Susan

From: Nick Holcman <nickh@MMRSinc.org>
Sent: Tuesday, June 05, 2018 12:04 PM
To: Stachowiak, Susan
Subject: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

To Whom it May Concern,

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

I serve as the Intake Specialist at Mid-Michigan Recovery Services, and I have the first-hand experience of seeing the need for treatment services by members of our community. Allowing the expansion of Holden House will not only benefit individuals battling a substance use disorder, but also the community as a whole as we show them that **recovery is possible**.

MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,
Nick Holcman, LLBSW



Nicholas Holcman, LLBSW
Intake Specialist

Phone: (517) 887-0226 ext. 116
Fax: (517) 887-8121
Email: nickh@mmrsinc.org
Website: MMRSinc.org

Affiliate of Facing Addiction with National Council on Alcoholism and Drug Dependence

FACEBOOK: www.facebook.com/MidMichiganRecoveryServices **TWITTER:** [@Mid_MI_Recovery](https://twitter.com/Mid_MI_Recovery)

The information in this electronic message is privileged or confidential information intended only for the use of the individual or entity named above. It may be protected under Federal Law. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is neither allowed nor intended. If you have received this communication in error, please immediately notify us by telephone at the number above and return the original message to us at the address referenced above. Thank you.

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

The use of a residence for a recovery home is an asset to any community. People in recovery from substance use disorder are not just "addicts". People living in recovery homes are there to better their lives. They are there to learn skills that will help them in both their jobs and in their personal lives.

MMRS has consistently shown innovation in implementing new programming to meet the needs of underserved groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

Maureen Smith, Lansing Resident



PO Box 80742
Lansing, MI 48908
517-292-2940

MEMBERS

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Allen Neighborhood Center
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CEI - Community Mental Health

Erin Roberts,
EVE Inc

Mark Criss,
City Rescue Mission

Rose Taphouse,
Lansing School District

Delores Witherspoon,
City of Lansing

Su A'lyn Holbrook,
MI Dept. of Health and Human Svcs.

Joel Murr,
Ingham County Health Dept.

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

On behalf of the Membership of the Greater Lansing Homeless Resolution Network (GLHRN), please accept this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

With our growing membership of more than 25 agencies, we devote our time and talents to the goal of ending homelessness in the Capital Area. This includes working to value every community member as worthwhile of respect, care and support, especially at his or her most vulnerable. MMRS has taken an active leadership role in that effort; assisting community members to make the choice to seek recovery from substance use disorders and access appropriate safe shelter and treatment. They have lead efforts to ensure collaboration with our many members as we work toward ending homelessness while remaining focused on ensuring that every community member experiencing substance use disorders and/or chronic mental health disorders is provided individualized care. As one of the programs serving these sheltering efforts, their Holden House program has been one of the few programs that receive financial support through the collaborative funding efforts of the GLHRN, which is a clear demonstration of our belief in and support of their work.

MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care by promoting and encouraging participation in community-based supports and promoting engagement with community recovery resources. Additionally, MMRS actively works with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

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

Sharon Dade
Chair

**FROM THE DESK OF
THERESA B. CLEMONS**

3132 Plymouth Drive
Lansing, MI 48910

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street
Lansing, MI 48915

Dear Ms. Stachowiak,

My name is Theresa Clemons and I am writing to you regarding the proposed purchase and re-zoning for special use permit of property 1141 N. Pine Street, Lansing MI 48915, for the use of a residential treatment center "Holden House" by Mid-Michigan Recovery Services.

It is my understanding that The Walnut Neighborhood Association has some concerns with having a residential treatment facility in the Walnut neighborhood. Being a prior Walnut neighborhood member, where I lived at 324 W. Oakland Avenue, Lansing MI 48906 from 1998-2002 (right on the corner of Walnut and Oakland) I feel I have the right to have my testimony heard.

I raised my family of two young children at this address for four (4) years, where my oldest daughter attended Emanuel First Lutheran School located in the neighborhood and we participated in many events and community meetings. I do understand the importance of the continued up-keep of a safe and family-oriented neighborhood environment.

I also am a person of long-term recovery and myself and my current fiancé did participate in Mid-Michigan Recovery Services residential treatment facilities. My fiancé was a client of The Holden House and I a client of The Glass House (woman's house) from June 2013 to September 2013. Mid-Michigan Recovery Services and the resources and care that they provided literally saved our lives! Individually we gained the tools necessary

to live in recovery from addiction and rebuild our bodies in a whole both spiritually, mentally and physically. MMRS and the services they provided while in residential treatment and the after care provided was a key element to allow to rebuild our families and re-join the community as healthy, law abiding and contributing citizens.

Now even five (5) years later, we both are on a continued positive track in begin of service to others who suffer from the horrible, debilitating disease of addiction. However, this was only possible because we entered residential treatment. It is places such as The Holden House and The Glass House that continually save people's lives.

Also, as a prior Walnut neighborhood community member I would like to personally state that while raising my children in the neighborhood I wish we would have had a program so close such as The Holden House to allow others in my neighborhood and their families such resources for well-being and health.

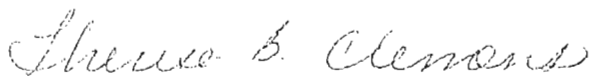
The location of 1141 N. Pine is a perfect location for such a wonderful facility and it would add such benefit to the neighborhood. This would promote the fact that The Walnut Neighborhood Association and the City of Lansing truly cares for the community members and continually supports recovery in Lansing.

I am unable to make the meet today, due to a prior engagement. However, I wanted to take time to write to you on an issue of such importance.

I have complete faith in The City of Lansing and The Walnut Neighborhood Association will make the right decision for this community in supporting Mid-Michigan Recovery Services purchase and re-zoning of the property for use of residential treatment.

Should you wish to discuss my testimony of the services I used through MMRS and my time as client or should you have any additional questions I may be reached at (517) 489-8108.

Warmest regards,



Theresa B. Clemons

Phone: 517.489-8108

Fax: 517.913.6052

Email: theresabclemons@gmail.com

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Over the past few years, I have developed an amazing professional relationship with Mid-Michigan Recovery Services. I remember working with previous MMRS Executive Director, Patricia Wheeler, and how she was so involved with the mission of advocacy and recovery. I remember Patricia serving on numerous Boards within the Lansing Region including Capital Area Project VOX, Power of We Consortium, and Greater Lansing Homeless Resolution Network.

After Patricia's unfortunate passing, it has been truly remarkable to witness Jessica Lamson's leadership within the organization and how passionate she is about their mission. Per a Lansing State Journal article published by Christopher Haxel on March 20, 2017, drug overdoses were the leading cause of unnatural death in 2016 in Ingham County. Drug overdose related deaths killed more people than suicides, homicides and vehicle crashes combined, according to records from the Ingham County Medical Examiner's Office.

To reduce the above statistic, it is important that we provide the means necessary for MMRS to promote their mission of advocacy and education regarding addiction, substance use disorders and the effects of homelessness on community members with chronic mental health disorders. The residential treatment facility at 1141 N. Pine Street will provide as an excellent location and will include the necessary amenities for those seeking help in their journey back to health and safety.

With the addition of a new Residential Treatment program and with Jessica Lamson's strong commitment and dedication to the mission of MMRS, I am confident that we will reduce the number of drug-related deaths in not just Lansing but throughout the State of Michigan. I am in strong support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Sincerely,



Daniel J. Wilkinson
Delta Township Resident

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TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

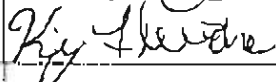
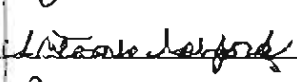
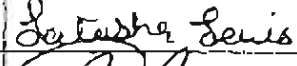
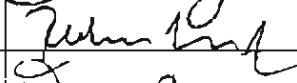
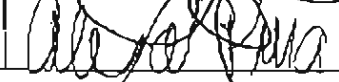
Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now STOP the purchase of this piece of property to MMRS. Ingham County Land Bank officials should have done a better job of choosing a location for a rehabilitation center and did not do the property study to see if another rehabilitation facility would be a good fit for Walnut Neighborhood. Since it is also situated on the former School of the Blind Campus and situated very close to a pre-school and is also on the same campus as the middle school Mid Michigan Leadership Academy. Teen Challenge a 40 bed facility is located at 510 Willow Street. MMRS would like to make the building into a 14 bed facility. WE SAY NO TO MMRS.

Printed Name	Signature	Address	Comment	Date
Malvin U. Brown	Malvin U. Brown	391 E. Edgewood apt 5th	There is already one in the neighborhood.	3/23/18
Ryan McDaniels	Ryan McDaniels	427 W Grand river	We have too many problems in the area already.	3/25/18
Stephanie Flannery	Stephanie Flannery	305 Grand river	We need jobs	3/25/18
Kim Trice	Kim Trice	1119 Leslie St	We need more jobs NOT Rehab centers	3/25/18
Alex Bodiford	Alex Bodiford	2101 Tulane Dr		3/25/18
Echa Waller	Echa Waller	527 Maple Street		3-29-18
Aisha Green	Aisha Green	30 pine		3-29-18
Kelly Fountain	Kelly Fountain	313 W. Grand River	Daughter goes to school at mmrA	3-29-18
Darcy Perkins	Darcy Perkins	921 N. Walnut	Have 4 kids that go to mmrA	3-29-18
Cleveland Blunt	Cleveland Blunt	3020 Stratton Ave	Community already has Rehab facility	3/29/18

not in city

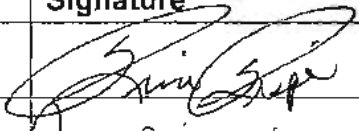
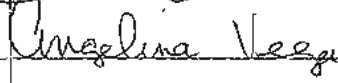
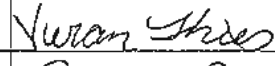
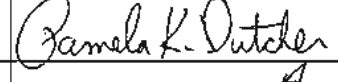
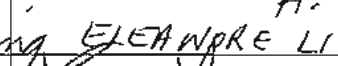
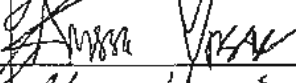
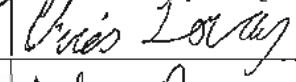
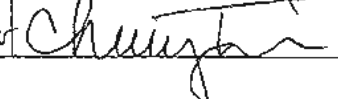
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Printed Name	Signature	Address	Comment	Date
Erin Miller		933 North Pine		6-4-18 ✓
Candis Fletcher		615 MORIES RIVER DR		6-4-18 ✓
Kimberly Fletcher		933. N Pine		6-4-18 ✓
Anthony Johnson		433. N. P. ne		6-4-18 ✓
Lanisha Williams		933. N. Pine		6-4-18 ✓
Rou Ferguson		401 S WASHINGTON		6/4/18 ✓
Anthony Ramos		318 S RIVER		6/4/20 ✓
Richard Lewis		5811 Cabers Dr	Delta	6-4-18 ✓
Darius Cunningham		Lansing		
Angela LEE-Stevenson		320 PARKWEST CT	Delta	6-4-18 ✓
Alexa Prusa		730 maple		6-4-18 ✓

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Printed Name	Signature	Address	Comment	Date
Rina Risper		503 W Grand River	We should be notified and hold a public meeting	3/24/18 ✓
Angelina Vega		1208 N. Chestnut st	We have one in the neighborhood already. 2 is too many. we need something for kids/family	3/24/18 ✓
Vivian Thies		428 W. Grand River	NOT NOTIFIED ON THE ISSUE	3/24/18 ✓
Pamela K. Dutcher		504 W. Grand River, Lansing 48906	We have enough issues with drug in our neighborhood	3/24/18 ✓
* Eleanor A. Ling		525 W. CESAR E. CHAVEZ 48906	I AM AGAINST THIS! CALL ME	3/24/18 ✓
Anissa Risper		503 W. Grand River Ave		3/24/18 ✓
Chris Loring		305 W. Grand River Ave		3/24/18 ✓
Monica Baptiste		305 W. Grand River Ave		3/24/18 ✓
Petrice Clarke		305 W. Grand River		3/24/18 ✓
Elisa Rico		305 W Grand River		3-24-18 ✓
Chevy Taylor		1136 W Kalamazoo		3-24-18 ✓

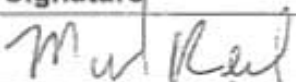
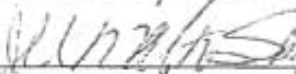
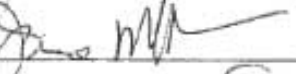
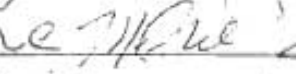
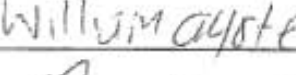
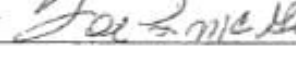
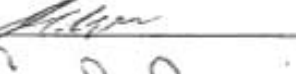
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Printed Name	Signature	Address	Comment	Date
T. Franey Hanchett	[Signature]	416 W. Grand R. #1	We Say NO	3-23-18
Colinda [unclear]	[Signature]	412 W Grand River		3/25/18
[unclear]	[Signature]	412 W Grand River		3/25/18
[unclear]	[Signature]	41 W Grand River		3/25/18
S. Nally	[Signature]	326 W. Grand River		4/5/18
J. Salecki	[Signature]	423 Grand river	HELL NO	4-5-18
Josh Johnson	[Signature]	423 Grand river	NO	4-5-18
Chrisa Hunter	[Signature]	407 W Grand River	NO	4-5-18
[unclear]	[Signature]	1203 N. Walnut		4/5/18
Ann [unclear]	[Signature]	1216 N. Chestnut		4/5/18
Douglas Weadle	Douglas Weadle	1216 N. Chestnut Apt 1	NO	4/5/18

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Printed Name	Signature	Address	Comment	Date
MARK REED		1214 th N. Chestnut	LANSING, MI. 48906	4-5-18 ✓
Tom K. BIAKON		500 W. HOLLYWOOD RD	LANSING 48910	4-5-18 ✓
Jermaine Smith		1012 N. Pine	LANSING 48906	4-5-18 ✓
Jerome McMillan		924 N. Pine St.	LANSING, MI. 48906	4-5-18 ✓
Michael Fortlene		6168 BANCROFT	BANCROFT, MI. 48906	4-5-18 ✓
William Ayote		407 W. Grand River	LANSING MI 48906	4-5-18 ✓
JOE L. MCGEE		420 W. Grand	LANSING MI. 48906	4-5-18 ✓
James Robson		500 W. Grand River Ave	LANSING, MI 48906	4-5-18 ✓
Carolyn Benjamin		2277 Park Lane	Halt, MI. 48842	4-6-18 ✓
Dayle Benjamin		1323 N. Chestnut St	LANSING MI. 48906	4-6-18 ✓

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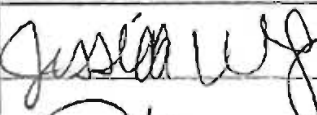
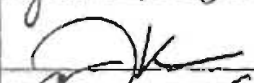
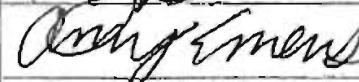
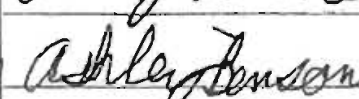
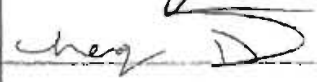
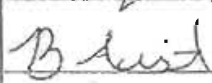
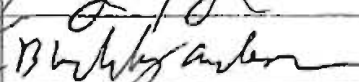
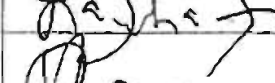
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Printed Name	Signature	Address	Comment	Date
Julie Shaner	Julie Shaner	1515 W Willow		6-4-18 ✓
Howard Davis	Howard Davis	1410 Woodward Ave		6-4-18 ✓
Anthony Duncan	Anthony Duncan	4318 Glenburn		✓
Shirann Geln	Shirann Geln	736 W Maple		6-4-18 ✓
Myka Bredder	Myka Bredder	1520 N. Jensen		6/4/18 ✓
David Williams	David Williams	1314 N. Jensen		6/ ✓
Christopher Morgan	Christopher Morgan	120 W. Dwight		6-4-18 ✓
Samantha Peterman	Samantha Peterman	511 W. K. I. born		✓
Ulysses Jackson	Ulysses Jackson	924 Chicago Ave		6-4-18 ✓
Vindici JACKSON	Vindici Jackson	924 CHICAGO AVE ^{TRANSITION 45915}		6-4-18 ✓
Mam Hand	Mam Hand	702 W W. LLO W		6-4-18 ✓
Jeffrey Smith	Jeffrey Smith	2410 W. Willow	Land Trust	6-4-18 ✓

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Printed Name	Signature	Address	Comment	Date
Jessica Wenger		730 W. Maple St		6/4/18 ✓
Jessica Kruger		730 W. Maple St.		6/4/18 ✓
Emily Emerz		1208 N. Pine St.		6/4/18 ✓
Ashley Benson		118 W. Grandriver		6/14/18 ✓
Margaret Davis		2226 Teel Ave		6/4/18
Billy Austin		2226 Teel Ave		6/4/18
Chase Reeves		813 W. Saginaw St.		6/4/18
Blondy Anderson		108 W. Saginaw St. Lansing, MI		6/9/18
Latisha Taylor		503 E. Edgewood Blvd		6/4/18
Debbie Ann Vickus		951 Barclay Ln	East Lansing	6/4/18
Moneshia Russell		6400 Hilliard Rd.		6/4/18 4

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now STOP the purchase of this piece of property to MMRS. Ingham County Land Back officials should have done a better job of choosing a location for a rehabilitation center and did not do the property study to see if another rehabilitation facility would be a good fit for Walnut Neighborhood. Since it is also situated on the former School of the Blind Campus and situated very close to a pre-school and is also on the same campus as the middle school Mid Michigan Leadership Academy. Teen Challenge a 40 bed facility Is located at 510 Willow Street. MMRS would like to make the building into a 14 bed facility. WE SAY NO TO MMRS.

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TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

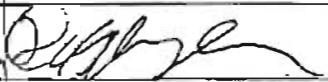
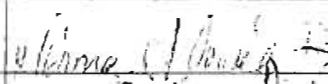
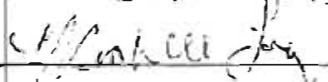
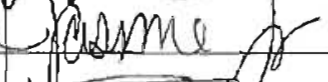
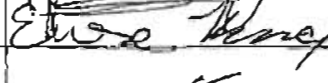
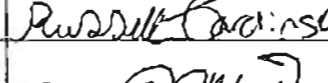
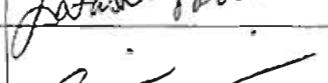
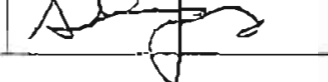
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Printed Name	Signature	Address	Comment	Date
ALYSSA BAILLARD	<i>Alyssa B.</i>	1100 N JENISON AVE.		6/4/18 ✓
Jennifer Hovey	<i>Jennifer Hovey</i>	1324 Lansing Ave		6-4-18
Marcia Dumas	<i>Marcia Dumas</i>	1213 Glenn St. Lansing		6/4/18
Sylvia Ann Lewis	<i>Sylvia Ann Lewis</i>	811 Clayton		6-4-18
Shawn Giles	<i>Shawn Giles</i>	1306 W. Allstate		6-4-18 ✓
De'ndra Brown	<i>De'ndra Brown</i>	1006 Shiawassee		6-4-18
ANTHONY STANLEY	<i>Anthony Stanley</i>	2805 HARVECK DR.	Lansing Twp	6-4-18
Kenneth Schmeck	<i>Kenneth Schmeck</i>	4225 Southport Cir #1B	Okeemos	6-4-18
Bryant J. Bush	<i>Bryant J. Bush</i>	Comfor Rd.		6-4-18
Carl P. Easlick	<i>CARL P. EASLICK</i>	2233 Cumberland Rd	517-321-1900	6-4-18
Donnell Welch	<i>Donnell Welch</i>	314 Haag Ct	517	6/4/18
Richard Mogg	<i>Richard Mogg</i>	513 Beech St 3		6/4/18 (2)

Carmesha	Taylor	Carmesha	Jean	1028 Parker	3/23/18
Brenda Logan		Brenda Logan		405 S. Clemens Ave	3/23/18 ✓
Roxana Terrell		Rafana Jones		1015 Levee St	3/23/18
Dakota Stine		Dakota Stine		235 S. Francis Ave	3/25/18
Crystal Robinson		Crystal Robinson		509 W. Barnes	3/25/18

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

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Printed Name	Signature	Address	Comment	Date
David A Keene-Anderson		920 Princeton Ave Lansing MI 48905		
Irma Hernandez		519 Lathrop St Lansing MI 48912	Le-4	6-4-18
Michelle Lopez		519 Lathrop St Lansing MI 48912		6/4/18
Jasmine Greenwood		519 Lathrop St		
Jasmine Foy		1027 N. Chestnut St Lansing, MI		
Elise Knox		6251 Balfour Dr	no	6-4-18
Russell Turchinski		1219 Ontario St.		6-4-18
Nalleanna Suresh Munoz		1320 LANSING AVE LANSING MI		6-4-18
Latasha Potts		3212 Kendalwood Dr Lansing, MI 48911	unknown	6-4-18
CHRISTOPHER ROLLIN		2207 PAXTON LANSING MI 48910		6/4/18
Steven Lanzo		1260 Paradise Drive Dearborn, MI 48120		6/4/18

✓

✓

2

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2018, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-1-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to
“DM-1” Residential District

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

SLU-1-2018

**Residential Care Facility in the “DM-1” Residential District
1141 N. Pine Street**

WHEREAS, Mid-Michigan Recovery Services, Inc. has requested a Special Land Use permit to allow a 16-bed, inpatient substance abuse treatment facility at 1141 N. Pine Street; and

WHEREAS, the applicant is also requesting that the property at 1141 N. Pine Street be rezoned from “D-1” Professional Office district to the “DM-1” Residential district, where a residential care facility is permitted subject to obtaining a Special Land Use permit; and

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

WHEREAS, the Planning Board held a public hearing on June 5, 2018, at which the applicant’s representative and 2 other individuals spoke in favor of and 8 individuals spoke in opposition to the request; and

WHEREAS, the Planning Board, at its regular meeting held on July 10, 2018, voted (5-1) to recommend approval of SLU-1-2018, a Special Land Use permit to allow the building at 1141 N. Pine Street to be used for a 16-bed, inpatient substance abuse treatment facility with the condition that the capacity of the facility is limited to the number of beds that can be accommodated in compliance with the parking requirement of Section 1284 of the Zoning Ordinance; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2018 on 2018; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2018, a Special Land Use permit to allow the building at 1141 N. Pine Street to be used for a 16-bed, inpatient substance abuse treatment facility with the condition that the capacity of the facility is limited to the number of beds that can be accommodated in compliance with the parking requirement of Section 1284 of the Zoning Ordinance

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

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

1. The proposed residential care facility is compatible with the essential character of the surrounding area, as designed.

2. The proposed residential care facility will not change the essential character of the surrounding area.
3. The proposed residential care facility will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential care facility will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential care facility will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed residential care facility can be adequately served by essential public facilities and services.
7. The proposed residential care facility will not place any demands on public services and facilities in excess of current capacities.
8. The proposed residential care facility is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential care facility will comply with the requirements of the "DM-1" Residential District.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #73
3600 DUNCKEL ROAD REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 3600 Dunckel Road located in the City of Lansing; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on **(INSERT DATE)** at 7:00 p.m. on Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

(As provided in Chicago Title Insurance Company, Commitment No. 331049134NTS, Revision No. 1, dated February 2, 2018): A parcel of land being part of Lots 1 and 2, Hospitality Motor Inns, a Subdivision being part of the Southwest $\frac{1}{4}$ of Section 36, T4N, R2W, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 9-11, Ingham County Records, being described as: Commencing at the Northwest corner of said plat, also being the Northwest corner of said Lot 1; thence S86°09'45"E along the North line of said Lot 1 a distance of 794.19 feet to the Northeasterly line of said Lot 1; thence S44°58'35"E along said Northeasterly line 256.85 feet to the point of beginning of this description; thence continuing S44°58'35"E along said Northeasterly line 4.34 feet to the East line of said Lot 1; thence S01°32'07"E along said East line and along the East line of said Lot 2 a distance of 403.52 feet; thence N86°09'54"W parallel with the South line of said Lot 1 a distance of 314.67 feet to the East line of said Lot 1; thence S01°33'04"E along the East line of said Lot 1 a distance of 124.96 feet to the Southeast corner of said Lot 1; thence N86°07'51"W along the South line of said Lot 1 a distance of 602.03 feet; thence N01°32'07"W parallel with said East line of Lot 2 a distance of 466.52 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 542.31 feet; thence S01°32'07"E parallel with said East line of Lot 2 a distance of 21.04 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 367.31 feet to the point of beginning.

And that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project and the scheduled public hearing.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #73
3600 DUNCKEL ROAD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project (the 'Plan'); and

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

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

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$52,000,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on July 13, 2018, unanimously recommended approval of the Plan, for this Project;

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

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

Section 13 of the Act;

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project'.

City of Lansing
Notice of Public Hearing

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

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #73 - 3600 Dunckel Road Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 3600 Dunckel Road located in the City of Lansing, but more particularly described as:

(As provided in Chicago Title Insurance Company, Commitment No. 331049134NTS, Revision No. 1, dated February 2, 2018): A parcel of land being part of Lots 1 and 2, Hospitality Motor Inns, a Subdivision being part of the Southwest $\frac{1}{4}$ of Section 36, T4N, R2W, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 9-11, Ingham County Records, being described as: Commencing at the Northwest corner of said plat, also being the Northwest corner of said Lot 1; thence S86°09'45"E along the North line of said Lot 1 a distance of 794.19 feet to the Northeasterly line of said Lot 1; thence S44°58'35"E along said Northeasterly line 256.85 feet to the point of beginning of this description; thence continuing S44°58'35"E along said Northeasterly line 4.34 feet to the East line of said Lot 1; thence S01°32'07"E along said East line and along the East line of said Lot 2 a distance of 403.52 feet; thence N86°09'54"W parallel with the South line of said Lot 1 a distance of 314.67 feet to the East line of said Lot 1; thence S01°33'04"E along the East line of said Lot 1 a distance of 124.96 feet to the Southeast corner of said Lot 1; thence N86°07'51"W along the South line of said Lot 1 a distance of 602.03 feet; thence N01°32'07"W parallel with said East line of Lot 2 a distance of 466.52 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 542.31 feet; thence S01°32'07"E parallel with said East line of Lot 2 a distance of 21.04 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 367.31 feet to the point of beginning.

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

Chris Swope
City Clerk

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority

Brownfield Plan 73

3600 Dunckel Road
Lansing, Michigan 48910

PREPARED BY:

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

REVIEWED BY:

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

July 6, 2018

Approved by the LBRA on _____

Adopted by the Lansing City Council on _____

Table of Contents

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property/ALTA Survey

Attachment B: Letter of Functional Obsolescence

Attachment C: Summary of Known Environmental Conditions

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property commonly known as 3600 Dunckel Road in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: Waypoint Dunckel (the “Project”)

Developer: WP Lansing-MI Owner, LLC
Chris Harness
13355 Noel Road, Suite 1310
Dallas, TX 75240

Property Location: 3600 Dunckel Road, Lansing, Michigan 48910 (the “Property”)

Parcel Information: Parcel ID 33-01-01-36-252-001 (a portion of the parcel)
Parcel ID 33-01-01-36-352-032

Type of Eligible Property: “Functionally Obsolete” and “Facility”

Project Description: The Project includes demolishing the existing functionally obsolete 102,000 square foot hotel that has been vacant for 10 years, remediating soil contamination and developing a 286-unit market rate multifamily community comprised of four 4-story buildings. The development will include tuck under garage parking, an outdoor landscaped pool, outdoor courtyards, grilling stations, enclosed outdoor dog run and park, clubhouse, 4th floor resident amenity Skydeck and fully staffed leasing center. Exterior construction is contemplated to include hard siding, stucco and/or stone.

Brownfield Eligible activities include environmental assessment, due care activities, asbestos survey and abatement, demolition, site preparation, infrastructure improvements (including the “public improvement feature” privately funded by the Developer), preparation and implementation of the Brownfield Plan.

Total Capital Investment: Property and Building Improvements: Estimated at \$52,183,585 of which \$6,650,727 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 5-8 new full-time equivalent (FTE) jobs. In addition, this redevelopment will result in the creation/retention of approximately 200 temporary construction related jobs.

Duration of Plan: 20 years

Total New Taxes Generated:

Uses	
Portion Captured to Reimburse Developer	\$6,150,726
Portion Captured for Public Infrastructure Improvement Feature	\$500,000
Portion Captured for Lansing BRA (Plan Administration and LBRF)	\$738,970
Total Captured	\$7,389,696
Remainder Passed-Through to Taxing Units	\$6,310,987
TOTAL NEW TAXES GENERATED	\$13,700,683

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

Uses	
To Reimburse Developer for Eligible Activity Costs	\$4,546,490
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	\$0
To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	\$0
To Reimburse Developer for Contingency (15%) on Eligible Activity Costs	\$674,789
To Reimburse Developer for Interest on Eligible Activity Costs	\$1,429,448
Total Reimbursement to Developer	\$6,650,727
To LBRA Plan Administration	\$369,485
To LBRA Local Brownfield Revolving Fund (LSBRF)	\$369,485

**3600 Dunckel Road Redevelopment
Brownfield Plan 73
July 6, 2018**

To State Revolving Fund (SRF)	\$0
TOTAL CAPTURED TAXES	\$7,389,696

New Taxes Generated that Pass-Through to Taxing Units:

Uses	
Lansing Operating	\$368,776
Ingham County	\$62,222
Ingham County Sum	\$121,108
Airport Authority	\$13,260
CATA	\$57,043
Capital Area District Library	\$29,593
Potter Park Zoo	\$7,778
Lansing Community College	\$72,222
Ingham Inter. School District	\$89,075
Lansing School District Operating	\$3,414,595
State Education Tax (6 mills)	\$1,138,198
City Debt	\$49,322
School Debt	\$887,795
TOTAL NEW TAXES	\$6,310,987

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **WP Lansing-MI Owner, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 3600 Dunckel Road in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
3600 Dunckel Road (a portion of the parcel)	33-01-01-36-252-001	Functionally Obsolete and Facility
Collins Road Parcel	33-01-01-36-352-032	Facility

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

The Property consists of a 9.6-acre parcel of land developed with a former hotel building consisting of a central commons area with a basement and three two-story wings. The remainder of the property is currently undeveloped with paved parking lots, landscaped areas, and grass-covered land. The property was developed for agricultural use by 1938. By 1970, the Property was developed with the current buildings and operated as a hotel. An outdoor pool and a tennis court were added by 1976. The outdoor pool was removed by 2015. The current utility shed was constructed in the early 1980’s. The Property has been vacant for over 10 years.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) the Property has been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381; and (d) the Property is a “facility” as defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (P.A. 451, as amended).

On October 6, 2016, the City of Lansing, Assessors Office formally determined the Property is “functionally obsolete” as the term is defined in Section 2(s), of Act 381. The Assessing Office conducted a site inspection and determined the building suffers greater than 50% functional obsolescence. Refer to Attachment B, Letter of Functional Obsolescence.

The presences of contaminants at levels greater than generic residential use criteria is demonstrated by the results of a site assessment presented in the following document: Baseline Environmental Assessment (BEA) dated March 27, 2018, completed for Waypoint Residential Services, LLC, prepared by SME. A summary of known environmental conditions and a map depicting environmental impact at the Property is included in Attachment C.

3. Brownfield Project Description

The Project includes razing the existing 10-year vacant, functionally obsolete 102,000 square foot hotel, remediating soil contamination and developing a 286-unit market rate multifamily community comprised of four 4-story building structures. The development will include tuck under garage parking, an outdoor landscaped pool, outdoor courtyards, grilling stations, enclosed outdoor dog run and park, clubhouse, 4th floor resident amenity Skydeck and fully staffed leasing center. Exterior construction is contemplated to include hard siding, stucco and/or stone.

Total capital investment is estimated at \$52,183,585. Redevelopment activities include environmental assessment, due care activities, demolition, site preparation, infrastructure improvements, preparation and implementation of the Brownfield Plan.

The Project will result in the revitalization and reuse of a vacant, functionally obsolete property in the City of Lansing, located immediately east of the I-496/US 127 entrance/exit ramps for Jolly Road, just west of Collins Road. This Project will result in the creation of 5-8 new, full time equivalent jobs. The Project is also projected to create/leverage 200 temporary construction related jobs.

4. Developer Eligible Activities

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

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with the new local increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). Eligible activities funded by the Developer include \$500,000 for public infrastructure improvements at or near the intersection of Dunckel and Collins Roads. The terms of this activity are outlined in the Reimbursement Agreement between the Developer and the Authority. The total cost of activities eligible for reimbursement from tax increment revenues is projected to be \$6,650,727 (including contingencies and interest).

ELIGIBLE ACTIVITIES

Environmental Activities

Environmental Assessment and Due Care Activities.....	\$255,842.00
Total Environmental Activities.....	\$255,842.00

Non-Environmental Activities

Asbestos Activities.....	\$159,000.00
Demolition.....	\$523,674.00
Site Preparation Activities	\$2,278,070.00
Infrastructure Improvements	
Integrated Parking Structures & Public Right of Way Improvements.....	\$794,905.00
Public Improvement Feature.....	\$500,000
Total MSF Eligible Activities.....	\$4,255,648.00
Contingency (15%).....	\$674,789.00
Brownfield Plan Preparation	\$20,000.00
Brownfield Plan Implementation	\$15,000.00
Interest (3.0%, simple)	\$1,429,448.00
Total Anticipate TIR Available for Reimbursement	\$6,650,727.00

LBRA Plan Administration.....	\$369,485.00
LBRA Local Brownfield Revolving Fund	\$369,485.00
Total Local TIR Capture.....	\$7,389,696.00

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

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental property tax revenues outlined in Table 2 that are generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2021. Reimbursement of Eligible Activities completed after December 31, 2021 will be evaluated by the LBRA on a case-by-case basis.

The taxable value of the Property is \$1,127,460 which is the initial taxable value for this Plan. The new projected taxable value for 2021 was estimated at \$10,725,000 upon completion of the Project. Estimated taxable values were based on an estimate provided by the City's Assessor. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2019 through 2040 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ten percent of the local taxes generated by the increase in taxable value will be returned to the taxing units.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing their own financing for the costs of eligible activities included in this Plan.

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

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

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2040 whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the Developer's private investment into the Project.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
Lansing Operating	\$ 368,776	\$ 3,318,986	\$ 3,687,762
Ingham County	\$ 62,222	\$ 559,994	\$ 622,215
Ingham County Sum	\$ 121,108	\$ 1,089,973	\$ 1,211,081
Airport Authority	\$ 13,260	\$ 119,340	\$ 132,600
CATA	\$ 57,043	\$ 513,384	\$ 570,427
Capital Area District Library	\$ 29,593	\$ 266,338	\$ 295,932
Potter Park Zoo	\$ 7,778	\$ 69,999	\$ 77,777
Lansing Community College	\$ 72,222	\$ 650,002	\$ 722,225
Ingham Inter. School District	\$ 89,075	\$ 801,679	\$ 890,754
Lansing School District Operating	\$ 3,414,595	\$ 0	\$ 3,414,595
State Education Tax (6 mills)	\$ 1,138,198	\$ 0	\$ 1,138,198
State Education Tax to SBRF**	\$ 0	\$ 0	\$ 0
City Debt	\$ 49,322	\$ 0	\$ 49,322
School Debt	\$ 887,795	\$ 0	\$ 887,795
Total	\$ 6,310,987	\$ 7,389,696	\$ 13,700,683

* Increased by investment, but not captured for TIF reimbursement

** State Brownfield Revolving Fund

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

10. Legal Description & Site Map

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

11. Personal Property

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

12. Displacement of Persons

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

13. LBRA Local Brownfield Revolving Fund

No Local Site Remediation Revolving Funds will be used on this Brownfield Plan. Additionally, the LBRA will capture 5% of the new local taxes per year until the Developer's costs have been fully reimbursed for deposit into the LBRF. The LBRA will then capture all available tax increment revenues as permitted by Act 381. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Property Boundary Map

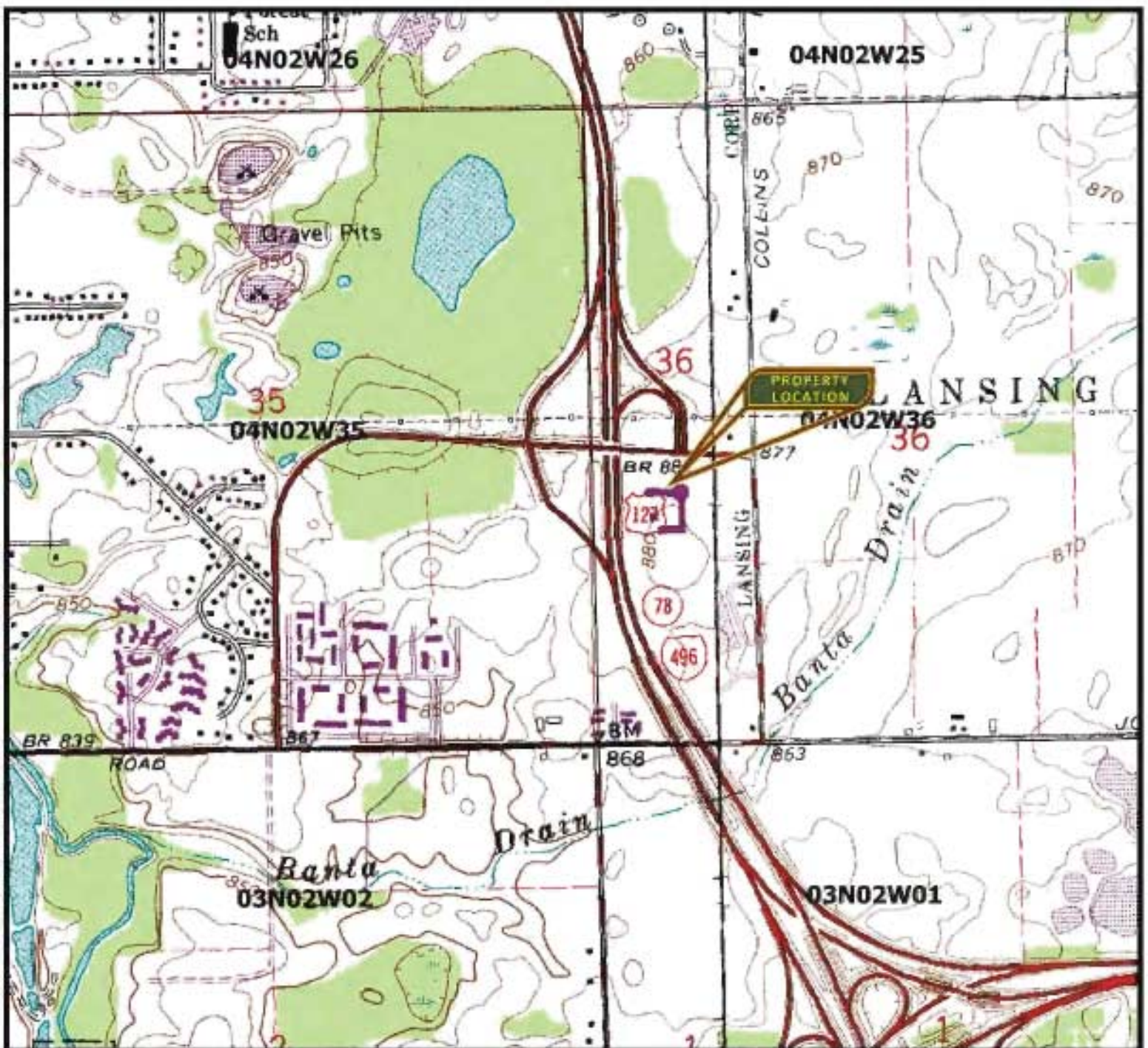


FIGURE 1 PROPERTY LOCATION

3600 DUNCKEL ROAD
LANSING, MICHIGAN 48910

INGHAM COUNTY
T. 04 N., R. 02 W., SECTION 36

PROJECT NUMBER: 18-1891

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TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 18-1891

**3600 DUNCCEL ROAD
LANSING, MICHIGAN 48910**

DIAGRAM CREATED BY: GAR

DATE: 5/24/2018

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
3600 Dunckel Road
Lansing, MI
July 6, 2018

					REIMBURSEMENT PROGRAM ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
ENVIRONMENTAL ELIGIBLE ACTIVITIES							
Environmental Assessment and Due Care Activities							
Phase I Environmental Site Assessment	1	LS	\$ 2,900	\$ 2,900			\$ 2,900
Phase II Site Investigation	1	LS	\$ 10,500	\$ 10,500			\$ 10,500
Baseline Environmental Assessments	1	LS	\$ 3,500	\$ 3,500			\$ 3,500
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 3,300	\$ 3,300			\$ 3,300
Documentation of Due Care Compliance (DCCC)	1	LS	\$ 2,800	\$ 2,800			\$ 2,800
Soil Management - Transportation	5,000	TNS	\$ 8	\$ 40,000			\$ 40,000
Soil Management - Disposal	5,000	TNS	\$ 35	\$ 175,000			\$ 175,000
Environmental Project Management and Oversight	1	LS	\$ 6,500	\$ 6,500			\$ 6,500
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 11,342	\$ 11,342			\$ 11,342
ENVIRONMENTAL ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 255,842	\$ -	\$ -	\$ 255,842
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey	1	LS	\$ 11,000	\$ 11,000			\$ 11,000
Asbestos - Abatement	1	LS	\$ 148,000	\$ 148,000			\$ 148,000
Subtotal Asbestos and Lead Activities				\$ 159,000	\$ -	\$ -	\$ 159,000
Demolition							
Demolition - Building #1 (2-Story Hotel)	56,630	SF	\$ 7	\$ 396,410			\$ 396,410
Demolition - Building #2	9,400	SF	\$ 5	\$ 47,000			\$ 47,000
Demolition - Site	1	LS	\$ 50,000	\$ 50,000			\$ 50,000
Demolition - Soft Costs including Permits / Disconnect Fees	1	LS	\$ 30,264	\$ 30,264			\$ 30,264
Subtotal Demolition Activities				\$ 523,674	\$ -	\$ -	\$ 523,674
Site Preparation							
Geotechnical Survey	1	LS	\$ 7,700	\$ 7,700			\$ 7,700
Geotechnical Engineering, Design and Oversight	1	LS	\$ 25,000	\$ 25,000			\$ 25,000
Soil Management - Excavation of Impacted/Urban Soils for Removal	5,000	TNS	\$ 11	\$ 55,000			\$ 55,000
Clearing & Grubbing, Land Balancing, and Grading	13	ACRES	\$ 55,000	\$ 698,500			\$ 698,500
Fill - Voids and Backfill for Foundations due to Unstable Soils	10,000	CY	\$ 13	\$ 130,000			\$ 130,000
Specialized Foundations due to Unstable Soils (Delta cost above traditional foundation)	1	LS	\$ 100,000	\$ 100,000			\$ 100,000
Compaction & Sub-base Preparation due to Unstable Soils	121,130	SF	\$ 4	\$ 423,955			\$ 423,955
Relocation of Existing/Active Utilities - OH Electric	1	LS	\$ 150,000	\$ 150,000			\$ 150,000
Relocation of Existing/Active Utilities - Water Main	3,530	LF	\$ 65	\$ 229,450			\$ 229,450
Relocation of Existing/Active Utilities - Storm Sewer	2,835	LF	\$ 60	\$ 170,100			\$ 170,100
Relocation of Existing/Active Utilities - Sanitary Sewer	1,105	LF	\$ 75	\$ 82,875			\$ 82,875
Surveying and Staking for Site Preparation Activities	1	LS	\$ 7,500	\$ 7,500			\$ 7,500
Temporary Construction Access	1	LS	\$ 25,000	\$ 25,000			\$ 25,000
Temp. Erosion Control - Mud Mat, Silt Fencing, Sed. Bags	3,300	LF	\$ 15	\$ 49,500			\$ 49,500
Temporary Fencing / Site Control - During Site Preparation Activities	1	LS	\$ 7,500	\$ 7,500			\$ 7,500
Temporary Traffic Control	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Site Preparation - Soft Costs	1	LS	\$ 100,990	\$ 100,990			\$ 100,990
Subtotal Site Preparation Activities				\$ 2,278,070	\$ -	\$ -	\$ 2,278,070
Infrastructure Improvements							
Integrated Parking Structure	17,000	SF	\$ 43	\$ 725,000			\$ 725,000
Entrance Improvements-Curbs, Gutters, Pavement/Approaches in Right of Way	1	LS	\$ 2,500	\$ 2,500			\$ 2,500
Sidewalks, Pavers and Landscaping in Right of Way	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Public Improvement Feature	1	LS	\$ 500,000	\$ 500,000			\$ 500,000
Infrastructure Improvements - Soft Costs	1	LS	\$ 57,405	\$ 57,405			\$ 57,405
Subtotal Infrastructure Improvement Activities				\$ 1,294,905	\$ -	\$ -	\$ 1,294,905
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 4,255,648	\$ -	\$ -	\$ 4,255,648
ENVIRONMENTAL AND NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 4,511,490	\$ -	\$ -	\$ 4,511,490
Contingency (15%)							\$ 674,789
Brownfield Plan & Act 381 Work Plan Preparation							\$ 20,000
Brownfield Plan & Act 381 Work Plan Implementation							\$ 15,000
Interest (3.00%, simple)							\$ 1,429,448
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 6,650,727	\$ -	\$ -	\$ 6,650,727
State Brownfield Revolving Fund							
BRA Administrative Fees							\$ 369,485
Local Brownfield Revolving Fund (LBRF)							\$ 369,485
GRAND TOTAL				\$ 7,389,696			
					0.00%	0.00%	100.00%

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

Table 2
Tax Increment Revenue Capture Estimates
3600 Duncel Road
Lansing, MI
July 6, 2018

Estimated Taxable Value (TV) Increase Rate:				1% per year									
Plan Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
	1	2	3	4	5	6	7	8	9	10	11		
Base TV	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	
Estimated New TV	\$ 1,127,460	\$ 3,458,429	\$ 7,364,867	\$ 10,725,000	\$ 10,832,250	\$ 10,940,573	\$ 11,049,978	\$ 11,160,478	\$ 11,272,083	\$ 11,384,804	\$ 11,498,652	\$ 11,613,638	
Incremental Difference (New TV - Base TV)	\$ -	\$ 2,330,969	\$ 6,237,407	\$ 9,597,540	\$ 9,704,790	\$ 9,813,113	\$ 9,922,518	\$ 10,033,018	\$ 10,144,623	\$ 10,257,344	\$ 10,371,192	\$ 10,486,178	
School Capture		Millage Rate											
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Education Tax (SET)	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Total:	0.0000	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Capture		Millage Rate											
Lansing Operating	19.4400	\$ -	\$ 45,314	\$ 121,255	\$ 186,576	\$ 188,661	\$ 190,767	\$ 192,894	\$ 195,042	\$ 197,211	\$ 199,403	\$ 201,616	
Ingham County	3.2800	\$ -	\$ 7,646	\$ 20,459	\$ 31,480	\$ 31,832	\$ 32,187	\$ 32,546	\$ 32,908	\$ 33,274	\$ 33,644	\$ 34,018	
Ingham County Sum	6.3842	\$ -	\$ 14,881	\$ 39,821	\$ 61,273	\$ 61,957	\$ 62,649	\$ 63,347	\$ 64,053	\$ 64,765	\$ 65,485	\$ 66,212	
Airport Authority	0.6990	\$ -	\$ 1,629	\$ 4,360	\$ 6,709	\$ 6,784	\$ 6,859	\$ 6,936	\$ 7,013	\$ 7,091	\$ 7,170	\$ 7,249	
CATA	3.0070	\$ -	\$ 7,009	\$ 18,756	\$ 28,860	\$ 29,182	\$ 29,508	\$ 29,837	\$ 30,169	\$ 30,505	\$ 30,844	\$ 31,186	
Capital Area District Library	1.5600	\$ -	\$ 3,636	\$ 9,730	\$ 14,972	\$ 15,139	\$ 15,308	\$ 15,479	\$ 15,652	\$ 15,826	\$ 16,001	\$ 16,179	
Potter Park Zoo	0.4100	\$ -	\$ 956	\$ 2,557	\$ 3,935	\$ 3,979	\$ 4,023	\$ 4,068	\$ 4,114	\$ 4,159	\$ 4,206	\$ 4,252	
Lansing Community College	3.8072	\$ -	\$ 8,874	\$ 23,747	\$ 36,540	\$ 36,948	\$ 37,360	\$ 37,777	\$ 38,198	\$ 38,623	\$ 39,052	\$ 39,485	
Ingham Intermediate School District	4.6956	\$ -	\$ 10,945	\$ 29,288	\$ 45,066	\$ 45,570	\$ 46,078	\$ 46,592	\$ 47,111	\$ 47,635	\$ 48,164	\$ 48,699	
Local Total:	43.2830	100.00%	\$ -	\$ 100,891	\$ 269,974	\$ 415,410	\$ 420,052	\$ 424,741	\$ 429,476	\$ 434,259	\$ 439,090	\$ 443,969	
Total Capturable Taxes:	43.2830	100.00%	\$ -	\$ 100,891	\$ 269,974	\$ 415,410	\$ 420,052	\$ 424,741	\$ 429,476	\$ 434,259	\$ 439,090	\$ 443,969	
Non-Capturable Millages - New Tax Revenue		Millage Rate											
Lansing Debt	0.2600	\$ -	\$ 606	\$ 1,622	\$ 2,495	\$ 2,523	\$ 2,551	\$ 2,580	\$ 2,609	\$ 2,638	\$ 2,667	\$ 2,697	
Lansing School Debt	4.6800	\$ -	\$ 10,909	\$ 29,191	\$ 44,916	\$ 45,418	\$ 45,925	\$ 46,437	\$ 46,955	\$ 47,477	\$ 48,004	\$ 48,537	
Total Non-Capturable Taxes:	4.9400												

Notes:

Table 2
Tax Increment Revenue Capture Estimates
3600 Duncel Road
Lansing, MI
July 6, 2018

Estimated Taxable Value (TV) Increase Rate:

Plan Year	2030 12	2031 13	2032 14	2033 15	2034 16	2035 17	2036 18	2037 19	2038 20
Base TV	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460
Estimated New TV	\$ 11,729,775	\$ 11,847,072	\$ 11,965,543	\$ 12,085,198	\$ 12,206,050	\$ 12,328,111	\$ 12,451,392	\$ 12,575,906	\$ 12,701,665
Incremental Difference (New TV - Base TV)	\$ 10,602,315	\$ 10,719,612	\$ 10,838,083	\$ 10,957,738	\$ 11,078,590	\$ 11,200,651	\$ 11,323,932	\$ 11,448,446	\$ 2,631,650

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

Local Capture	Millage Rate									
Lansing Operating	19.4400	\$ 206,109	\$ 208,389	\$ 210,692	\$ 213,018	\$ 215,368	\$ 217,741	\$ 220,137	\$ 222,558	\$ 51,159
Ingham County	3.2800	\$ 34,776	\$ 35,160	\$ 35,549	\$ 35,941	\$ 36,338	\$ 36,738	\$ 37,142	\$ 37,551	\$ 8,632
Ingham County Sum	6.3842	\$ 67,687	\$ 68,436	\$ 69,192	\$ 69,956	\$ 70,728	\$ 71,507	\$ 72,294	\$ 73,089	\$ 16,801
Airport Authority	0.6990	\$ 7,411	\$ 7,493	\$ 7,576	\$ 7,659	\$ 7,744	\$ 7,829	\$ 7,915	\$ 8,002	\$ 1,840
CATA	3.0070	\$ 31,881	\$ 32,234	\$ 32,590	\$ 32,950	\$ 33,313	\$ 33,680	\$ 34,051	\$ 34,425	\$ 7,913
Capital Area District Library	1.5600	\$ 16,540	\$ 16,723	\$ 16,907	\$ 17,094	\$ 17,283	\$ 17,473	\$ 17,665	\$ 17,860	\$ 4,105
Potter Park Zoo	0.4100	\$ 4,347	\$ 4,395	\$ 4,444	\$ 4,493	\$ 4,542	\$ 4,592	\$ 4,643	\$ 4,694	\$ 1,079
Lansing Community College	3.8072	\$ 40,365	\$ 40,812	\$ 41,263	\$ 41,718	\$ 42,178	\$ 42,643	\$ 43,112	\$ 43,587	\$ 10,019
Ingham Intermediate School District	4.6956	\$ 49,784	\$ 50,335	\$ 50,891	\$ 51,453	\$ 52,021	\$ 52,594	\$ 53,173	\$ 53,757	\$ 12,357
Local Total:	43.2830	\$ 458,900	\$ 463,977	\$ 469,105	\$ 474,284	\$ 479,515	\$ 484,798	\$ 490,134	\$ 495,523	\$ 113,906
Total Capturable Taxes:	43.2830	\$ 458,900	\$ 463,977	\$ 469,105	\$ 474,284	\$ 479,515	\$ 484,798	\$ 490,134	\$ 495,523	\$ 113,906

Non-Capturable Millages - New Tax Revenue	Millage Rate									
Lansing Debt	0.2600	\$ 2,757	\$ 2,787	\$ 2,818	\$ 2,849	\$ 2,880	\$ 2,912	\$ 2,944	\$ 2,977	\$ 684
Lansing School Debt	4.6800	\$ 49,619	\$ 50,168	\$ 50,722	\$ 51,282	\$ 51,848	\$ 52,419	\$ 52,996	\$ 53,579	\$ 12,316
Total Non-Capturable Taxes:	4.9400									

Table 3
Tax Increment Revenue Reimbursement Allocation Table
3600 Dunckel Road
Lansing, MI
July 6, 2018

Developer/LBRA Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -		\$ -
Local	100.0%	\$ -	\$ 6,650,727	\$ -
TOTAL		\$ -	\$ 6,650,727	\$ -
DEQ	0.00%	\$ -		
MSF	0.00%	\$ -		

Estimated Total
Years of Plan: 20

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 369,485
Local Brownfield Revolving Fund	\$ 369,485

* During the life of the Plan

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	1	2	3	4	5	6	7	8	9	10	11	12	13		
Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ -	\$ 100,891	\$ 269,974	\$ 415,410	\$ 420,052	\$ 424,741	\$ 429,476	\$ 434,259	\$ 439,090	\$ 443,969	\$ 448,896	\$ 453,873	\$ 458,900	\$ 463,977	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 10,089	\$ 26,997	\$ 41,541	\$ 42,005	\$ 42,474	\$ 42,948	\$ 43,426	\$ 43,909	\$ 44,397	\$ 44,890	\$ 45,387	\$ 45,890	\$ 46,398	
Capture for BRA Administrative Fees (5% of available Local TIR after Pass-Through)	\$ -	\$ 4,540	\$ 12,149	\$ 18,693	\$ 18,902	\$ 19,113	\$ 19,326	\$ 19,542	\$ 19,759	\$ 19,979	\$ 20,200	\$ 20,424	\$ 20,650	\$ 20,879	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR after Pass-Through)	\$ -	\$ 4,540	\$ 12,149	\$ 18,693	\$ 18,902	\$ 19,113	\$ 19,326	\$ 19,542	\$ 19,759	\$ 19,979	\$ 20,200	\$ 20,424	\$ 20,650	\$ 20,879	
Local TIR Available for Reimbursement to Developer	\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821	
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821	
DEVELOPER	Beginning Balance														
	\$ 6,650,727	\$ 6,650,727	\$ 6,569,005	\$ 6,350,326	\$ 6,013,843	\$ 5,673,601	\$ 5,329,561	\$ 4,981,685	\$ 4,629,935	\$ 4,274,272	\$ 3,914,658	\$ 3,551,052	\$ 3,183,415	\$ 2,811,706	\$ 2,435,884
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL-ONLY Activities	\$ 6,650,727	\$ 6,650,727	\$ 6,569,005	\$ 6,350,326	\$ 6,013,843	\$ 5,673,601	\$ 5,329,561	\$ 4,981,685	\$ 4,629,935	\$ 4,274,272	\$ 3,914,658	\$ 3,551,052	\$ 3,183,415	\$ 2,811,706	\$ 2,435,884
Local-Only Tax Reimbursement	\$ 6,650,726	\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821	

Table 3
Tax Increment Revenue Reimbursement Allocation Table
3600 Dunckel Road
Lansing, MI
July 6, 2018

	2032	2033	2034	2035	2036	2037	2038		TOTALS
	14	15	16	17	18	19	20		
Available Tax Increment Revenue (TIR)									
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Local Tax Capture Available	\$ 469,105	\$ 474,284	\$ 479,515	\$ 484,798	\$ 490,134	\$ 495,523	\$ 113,906		
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 46,910	\$ 47,428	\$ 47,951	\$ 48,480	\$ 49,013	\$ 49,552	\$ 11,391	\$ 821,077	
Capture for BRA Administrative Fees (5% of available Local TIR after Pass-Through)	\$ 21,110	\$ 21,343	\$ 21,578	\$ 21,816	\$ 22,056	\$ 22,299	\$ 5,126	\$ 369,485	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR after Pass-Through)	\$ 21,110	\$ 21,343	\$ 21,578	\$ 21,816	\$ 22,056	\$ 22,299	\$ 5,126	\$ 369,485	
Local TIR Available for Reimbursement to Developer	\$ 379,975	\$ 384,170	\$ 388,407	\$ 392,686	\$ 397,008	\$ 401,374	\$ 92,264		
Total State & Local TIR Available for Reimbursement to Developer	\$ 379,975	\$ 384,170	\$ 388,407	\$ 392,686	\$ 397,008	\$ 401,374	\$ 92,264		
DEVELOPER									
	\$ 2,055,909	\$ 1,671,739	\$ 1,283,333	\$ 890,646	\$ 493,638	\$ 92,264	\$ 0		
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL-ONLY Activities	\$ 2,055,909	\$ 1,671,739	\$ 1,283,333	\$ 890,646	\$ 493,638	\$ 92,264	\$ 0		
Local-Only Tax Reimbursement	\$ 379,975	\$ 384,170	\$ 388,407	\$ 392,686	\$ 397,008	\$ 401,374	\$ 92,264	\$ 6,650,726	
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$ 379,975	\$ 384,170	\$ 388,407	\$ 392,686	\$ 397,008	\$ 401,374	\$ 92,264		

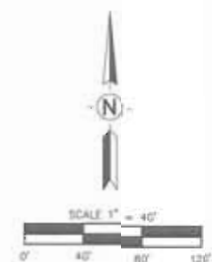
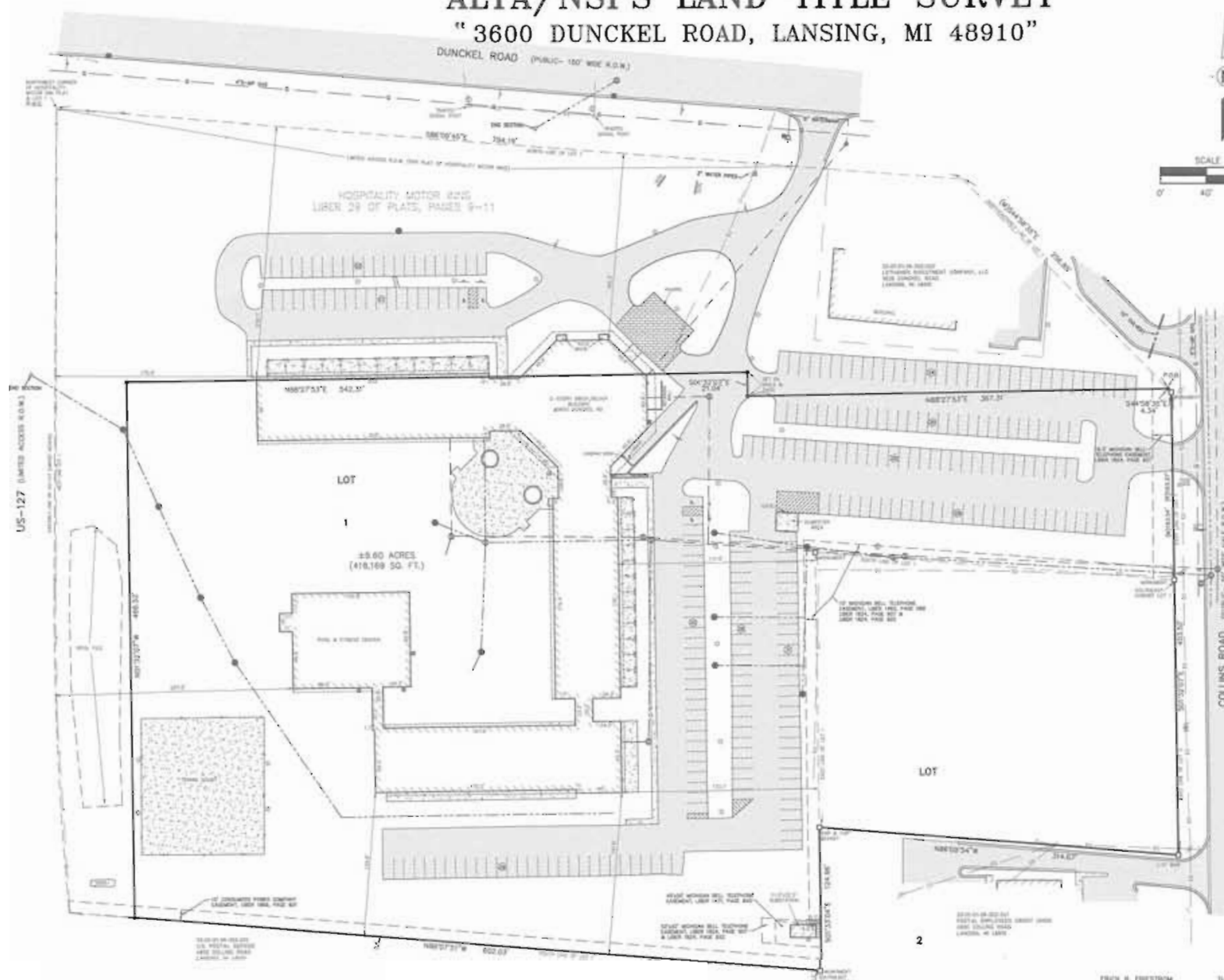
**3600 Dunckel Road Redevelopment
Brownfield Plan 73
July 6, 2018**

Attachment A

Legal Description of the Property/ALTA Survey

ALTA/NSPS LAND TITLE SURVEY

"3600 DUNCKEL ROAD, LANSING, MI 48910"



- LEGEND**
- SET 1/2" BAR WITH CAP UNLESS NOTED
 - FOUND IRON AS NOTED
 - DEED LINE
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - BRICK
 - WOOD DECK
 - BUILDING OVERHANG
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRES
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - CATCHBASIN
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - VALVE
 - UTILITY POLE
 - LIGHT POLE
 - GUY POLE
 - GUY WIRE
 - UTILITY PEDESTAL
 - TRANSFORMER
 - HANDHOLE
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - SIGN
 - POST
 - AIR CONDITIONING UNIT

REVISIONS	COMMENTS	DATE	BY
01/08/2016	PRELIMINARY		
01/13/2016	NEW TITLE COMMITMENT		
KEBS, INC. 2700 HANLEY ROAD, HANLEY, MI 48940 TEL: 313-338-1234 FAX: 313-338-5841 WWW.KEBS.COM			
Central Office - Ph: 388-701-0900 Drawn by: SLN Section: 36, T4N, R2W Field Book by: NAW Job Number: Sheet: 1 of 2 8339PLA1			

TRUCK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53487

ALTA/NSPS LAND TITLE SURVEY

"3600 DUNCKEL ROAD, LANSING, MI 48910"



SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named herein and is intended solely for their attention and use. Survey prepared from historic information performed in February 2018.
2. All bearings and distances on the survey are measured and measured unless otherwise noted. Bearings are listed on the North line of Lot 1 bearing S86°09'40"E as recorded on the plat of Ingham County Record Book No. 1, dated February 2, 2018.
3. All dimensions are in feet and decimals thereof.
4. No building or structure is to be used for subdividing the property lines.
5. There are no observable existing monuments on the subject property from adjoining lands, or from the subject property into adjoining lands, except as shown herein.
6. Parcel has direct access to public Dunckel Road.
7. Location of underground utilities shown are per record 2000' plans provided and then ground with completed by KEBS, Inc., at the site. Installation of underground utility locations should be completed before use of owner locations for design and before any excavation of property. All underground utility locations shown have been verified by the current field survey.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on this survey map.
- Item 2: Address of the surveyed property: 3600 Dunckel Road, Lansing, MI 48910.
- Item 3: By record map location and graphic pointing into, the property lies entirely within Plotted Zone "C", zone outside the C-25 record zone boundary, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Flood No. 380000 3124 C, dated August 16, 2011 & 20090 0753 2 which is an unprinted panel.
- Item 4: Parcel contains 4,800 Acres (410,388 sq. ft.).
- Item 5: Shown on the survey map.
- Item 6: Shown on the survey map.
- Item 7: Partially.
Regular Parking Spaces: 206
Disabled Parking Spaces: 2
Total on-site Parking Spaces: 208.
- Item 12: Shown on this survey map.
- Item 16: There is no observable evidence of earth moving work, building construction, or building alterations within record months.
- Item 17: There is no observable evidence of proposed changes in street right-of-way lines, or street street or sidewalk construction or repairs.
- Item 18: There were no encroachments detected on site at the time of this survey.

SCHEDULE B, SECTION 4, EXCEPTIONS:

184 provided in Chicago Title Insurance Company, Commitment No. 37000010470, Release No. 1, dated February 2, 2018.

Item 6: Michigan Bell Telephone Easement recorded in Liber 1465, Page 585, crossed parcel, is platable and shown herein.

Item 7: Michigan Bell Telephone Easement recorded in Liber 1471, Page 645, crossed parcel, is platable and shown herein.

Item 8: Michigan Bell Telephone Easement recorded in Liber 1624, Page 901, crossed parcel, is platable and shown herein.

Item 9: Michigan Bell Telephone Easement recorded in Liber 1624, Page 921, crossed parcel, is platable and shown herein.

Item 10: Michigan Bell Telephone Easement recorded in Liber 1624, Page 923, crossed parcel, is platable and shown herein.

Item 11: Emergency Power Company Easement recorded in Liber 1886, Page 881, crossed parcel, is platable and shown herein.

Item 12: Motable shown on Property Water line recorded plat is recorded in Liber 23 of Public Pages 9-11, which shows right-of-way per plat is platable and shown herein. Parcel does not currently have direct access to Dunckel Road as per record shown and limited access right-of-way exists.

LEGAL DESCRIPTION:

184 provided in Chicago Title Insurance Company, Commitment No. 37000010470, Release No. 1, dated February 2, 2018.

A parcel of land being part of Lots 1 and 2, Hospitality Motor Inn, a Subdivision being part of the Southwest 1/4 of Section 36, T4N, R2W, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Public Pages 9-11, Ingham County Records, being described as: Commencing at the Northwest corner of said plat, also being the Northwest corner of said Lot 1; thence S86°09'40"E, along the North line of said Lot 1 a distance of 794.18 feet to the Northeast corner of said Lot 1; thence S44°58'30"E, along said Northeast line 236.85 feet to the point of beginning of this description; thence continuing S44°58'30"E, along said Northeast line 4.34 feet to the East line of said Lot 1; thence S01°32'07"E, along said East line and along the East line of said Lot 2 a distance of 403.52 feet; thence S86°09'40"E, parallel with the South line of said Lot 1 a distance of 314.87 feet to the East line of said Lot 1; thence S01°32'07"E, along the East line of said Lot 1 a distance of 124.98 feet to the Southeast corner of said Lot 1; thence S86°09'40"E, along the South line of said Lot 1 a distance of 833.03 feet; thence S01°32'07"E, parallel with said East line of Lot 2 a distance of 465.52 feet; thence S86°09'40"E, perpendicular to said East line of Lot 2 a distance of 543.31 feet; thence S01°32'07"E, parallel with said East line of Lot 2 a distance of 21.04 feet; thence S86°09'40"E, perpendicular to said East line of Lot 2 a distance of 367.21 feet to the point of beginning.

CERTIFICATION:

By: Robert A. Kees, Surveyor, LLC, and Chicago Title Insurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly adopted and amended by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 13, 16, 17, 18, and 20 of Table A thereof. The Release was completed on February 18, 2018.

PRELIMINARY

Printed by: Precision - Date of Print: 02-18-2018
Production: Surveyor No. 53487
alt@kebsinc.com

REVISIONS	COMMENTS	DATE	BY
1	ISSUED	02/18/2018	KEBS, INC.

KEBS, INC. 2700 MARKET ROAD, LANSING, MI 48906 PH: 517-339-0000 FAX: 517-339-0001 WWW.KEBSINC.COM	
General Office - PH: 517-339-0000	
DRAWN BY: SLR CHECKED BY: NAB DATE: 2 OF 2	SECTION: 36, T4N, R2W JOB NUMBER: 2018-AL-1

**3600 Dunckel Road Redevelopment
Brownfield Plan 73
July 6, 2018**

Attachment B

Letter of Functional Obsolescence



Virg Bernero, Mayor

CITY ASSESSORS OFFICE
Sharon L Frischman, Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 3600 Dunckel Rd.

Parcel No.: 33-01-01-36-252-001

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two-story building constructed in 1968 as a full service hotel. The building has been vacant for many years and is in poor physical condition. There are many water leaks in the roof and basement area. The hotel was constructed with an octagon –shaped lobby area with very long corridors off of that. There are no elevators to the lower level. The building design is now obsolete; construction is more efficient for hotels in a vertical rather than horizontal manner. The current design of the building does not utilize the site to its most profitable use. It is my opinion that this property suffers more than 50% functional obsolescence.

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

Date: 10/6/16

**3600 Dunckel Road Redevelopment
Brownfield Plan 73
July 6, 2018**

Attachment C

Summary of Known Environmental Conditions

ATTACHMENT C
Summary of Known Environmental Conditions
3600 Dunckel Road
Lansing, Michigan

The Property consists of a 9.6-acre parcel of land developed with a former hotel building consisting of a central commons area with a basement and three two-story wings. The remainder of the property is currently undeveloped with paved parking lots, landscaped areas, and grass-covered land. The property was developed for agricultural use by 1938. By 1970, the Property was developed with the current buildings and was operated as a hotel. An outdoor pool and a tennis court were added by 1976. The outdoor pool was removed by 2015. The current utility shed was constructed in the early 1980's. Currently, the Property is vacant and has been for over 10 years.

The following environmental assessments and hazardous material surveys were conducted to evaluate current conditions of the Property:

- Phase II Environmental Site Assessment, 3600 Dunckel Road, Lansing, MI, completed by ASTI Environmental, dated August 5, 2014
- Baseline Environmental Assessment (BEA), 3600 Dunckel Road, Lansing, MI, completed by ASTI Environmental, dated August 14, 2014
- Geotechnical Evaluation Report, Lansing Waypoint Multi-Family Development, Lansing, MI, completed by SME, dated March 5, 2018
- Pre-Demolition Hazardous Materials Assessment Report, 3600 Dunckel Road, Lansing, MI, completed by SME, dated March 13, 2018
- Baseline Environmental Assessment (BEA) (including a Phase I ESA and Phase II investigation), 3600 Dunckel Road and Collins Road, Lansing, MI, completed by SME, dated March 27, 2018

The aforementioned hazardous materials assessment identified asbestos containing building materials within the structures located on the Property. ACM documented at the Property included joint compound, TSI mudded fittings (insulation), plaster, HVAC vibration dampener, roofing shingles, and caulk that will require abatement prior to demolition.

The aforementioned ESAs identified concentrations of benzo(a)pyrene, fluoranthene, phenanthrene, aluminum, arsenic, iron, magnesium, and manganese in the soil at the Property that exceeded the Part 201 criteria in the samples collected at the Property. Therefore, the Property meets the definition of a "facility" as the term is defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). The areas of impact are shown on the following SME Property and Assessment Summary Diagram - Soil.



www.sme-usa.com

Project

LANSING
WAYPOINT
MULTI-FAMILY
DEVELOPMENT

Project Location

COLLINS ROAD
PARCEL AND
3600 DUNCKEL
ROAD
CITY OF LANSING,
MICHIGAN

Sheet Name

PROPERTY AND
ASSESSMENT
SUMMARY
DIAGRAM - SOIL

No. Revision Date

Date 3-9-18

CADD JAB

Designer AHR

Scale 1" = 150'

Project 078281.00.003

Figure No. 3

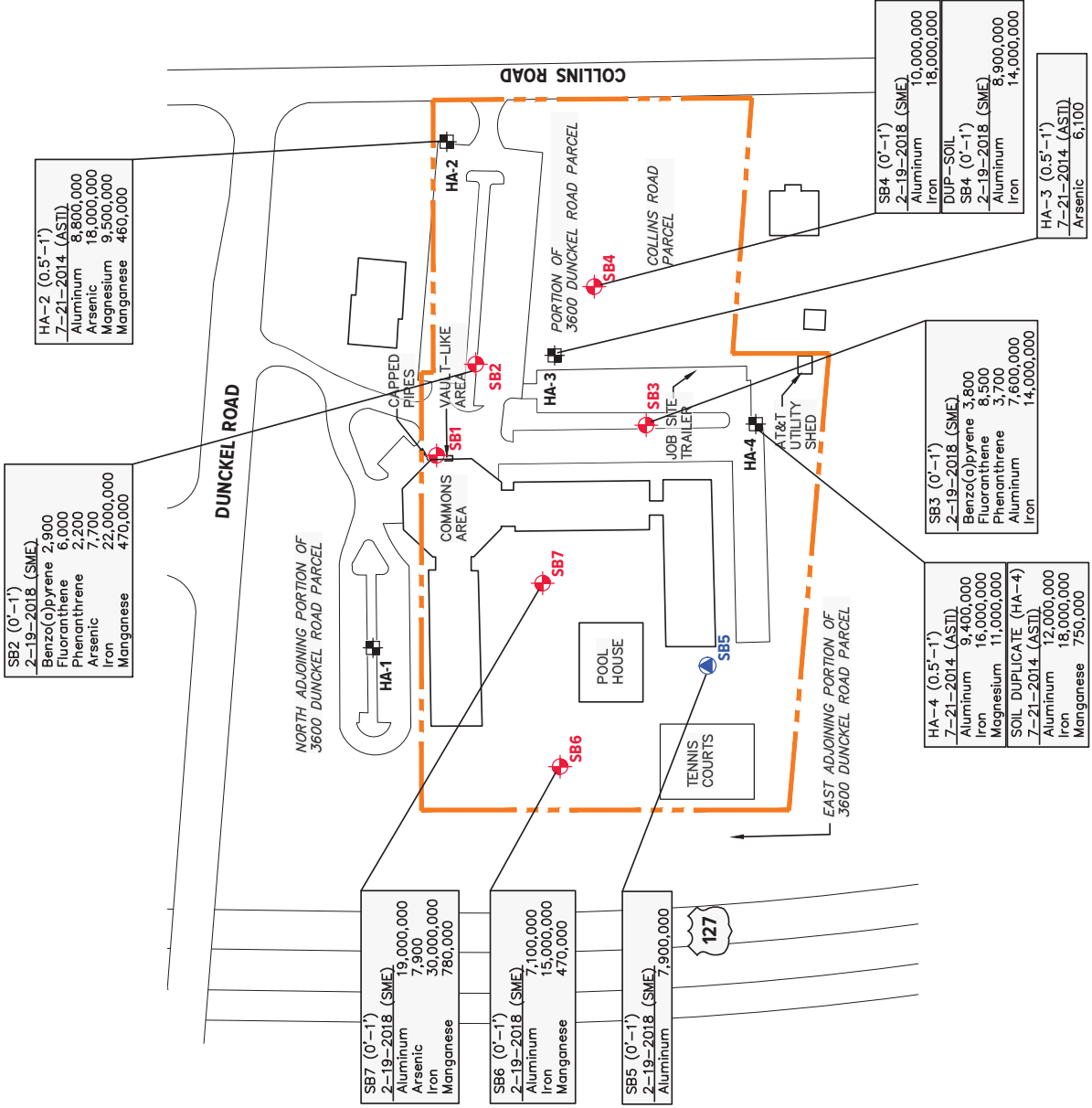
DRAWING NOTE: SCALE SHOWN IS 1" = 150'.
AND WILL BE USED FOR ANY
OTHER SIZE MEDIA.
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR
WRITTEN CONSENT OF SME
© 2018



LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- ASTI'S 2014 SOIL BORING LOCATION
- SOIL BORING LOCATION WITH TEMPORARY MONITORING WELL

- NOTES:
- DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO WITH IMAGE DATE 10-13-2016 AND SITE RECONNAISSANCE.
 - CONCENTRATIONS ARE SHOWN IN MICROGRAMS PER KILOGRAM (µg/kg) AND EXCEED ONE OR MORE PART 201 GENERIC RESIDENTIAL CLEANUP CRITERIA.





CITY OF LANSING
TREASURER'S OFFICE/INCOME TAX DIVISION
Room G-29, First Floor, City Hall
124 W Michigan Ave
Lansing, Michigan 48933
(517) 483-4114
FAX (517) 483-6084

Andy Shcor, Mayor

City Clerk License Checklist

July 11, 2018

Name (RA): Scott Lawlor

Business Name: Waypoint Residential LLC

Social Security # [REDACTED]

FEIN # [REDACTED]

Delinquent Income Taxes: ☐ Yes

☒ No

If due, amount:

Comments:

Real Property Address:

Parcel #

Delinquent Real Property: ☐ Yes

☐ No

If due, amount:

Comments: NA

Personal Property Address:

Personal Property Tax #:

Delinquent Real Property: ☐ Yes

☐ No

If due, amount:

Comments: NA

Ap Welles
Reviewed by

7/11/18
Date

Tommy Good

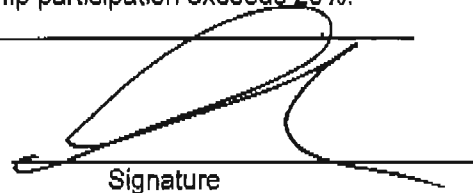
Approval: ☒ Yes ☐ No

**CITY TREASURER**G-23 City Hall
(517) 483-4121**INCOME TAX DIVISION**G-29 City Hall
(517) 483-4114FAX (517) 483-6084
124 W. Michigan Ave.
Lansing, Michigan 48933**LANSING TREASURY INFORMATION REQUEST**

Business Owner/Corporate President/Company Director/Etc.

Name: Scott Lawlor
Home Address: 165 W. ALEXANDER PALM RD.
BOCA RATON, FL 33432 Since SEPTEMBER 2016
Daytime Phone #: 561-479-8426
Social Security: [REDACTED]
Drivers License: [REDACTED]
Date of Birth: [REDACTED]

Business Data

Corporate Name: Waypoint Residential, LLC
Doing Business As: [REDACTED]
Address: 150 E. Palmetto Park Road
Boca Raton, FL 33432
Business Phone #: 561-961-7923
Federal Employer Identification #: [REDACTED]
Contact person other than owner: Pamela WinderDo you, or any of these businesses, owe the City money for any reason? Yes No ✓If yes, for what reason? Name of any other Lansing area business in which your ownership participation exceeds 25%:
 Fax this form immediately to:
City Treasurer's Office
124 W. Michigan Avenue
Lansing MI 48933
Fax: (517) 483-6084
Phone: (517) 483-4121
Signature7-10-18
Date

"Equal Opportunity Employer"



CERTAINTEED MAINSTREET
VINYL SIDING
4" WOODGRAIN CLAPBOARD
"AUTUMN RED"



CERTAINTEED BOARD &
BATTEN VINYL SIDING
8" PANEL
"GRANITE GREY"



CERTAINTEED MAINSTREET
VINYL SIDING
8" WOODGRAIN CLAPBOARD
"COLONIAL WHITE"



GLEN-GERY
BRICK VENEER
"FISHTOWN"



GLEN-GERY
BRICK VENEER
"PARLIAMENT"



OFFICE OF MAYOR ANDY SCHOR
124 W. MICHIGAN AVENUE – NINTH FLOOR
LANSING, MI 48933

AGREEMENT IN CONSIDERATION OF DEVELOPMENT INCENTIVES

THIS AGREEMENT in Consideration of Development Incentives (“Agreement”) is made and entered this ____ day of _____, _____, by and between the City of Lansing, Michigan, a Michigan municipal corporation (“City”), and WP Lansing-MI Owner, LLC, (“Applicant”), (collectively the “Parties”);

I. STATEMENT OF PURPOSE:

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

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

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

II. DEFINITIONS

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

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

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

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

III. RECITALS:

A. APPLICANT/PROJECT INFORMATION

Name of Project: Volaris Lansing

Location of Project (provide attached map): 3600 Dunckel Road [Parcel ID 33-01-01-36-252-001 (portion) & 33-01-01-36-352-032]

Business Name of Applicant (*if applicable*): WP Lansing-MI Owner, LLC

Name of Parent Company (*if applicable*): Waypoint Residential Services, LLC

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

Waypoint Residential, LLC	100	%
_____	_____	%
_____	_____	%

Project description:

The Project includes razing the existing 10-year vacant, functionally obsolete 102,000 square foot hotel, remediating soil contamination and developing a 286-unit market rate multifamily community comprised of four 4-story buildings. The development will include tuck under garage parking, an outdoor landscaped pool, outdoor courtyards, grilling stations, enclosed outdoor dog run and park, clubhouse, 4th floor resident amenity Skydeck and fully staffed leasing center. Exterior construction is contemplated to include hard siding and/or stone.

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

Not Applicable

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

<u>Brownfield TIF</u>	<u>20</u> Years
<u></u>	<u></u> Years
<u></u>	<u></u> Years
<u></u>	<u></u> Years

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

Not Applicable

Name of Financial Institution(s) funding the Project *(if unavailable upon execution of this Agreement, Applicant agrees to furnish commitment letter(s) from lending institution(s) to the LEDC when available)*: TBD - Applicant to furnish commitment letter from lending institution when available.

Estimated number of new, permanent full-time equivalent employees (FTE) upon Project Completion *(if applicable)*: Five (5) FTE

Estimated total investment in real and personal property, including acquisition and construction costs, upon Project Completion: \$52,183,585

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

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

(initial spaces below to indicate acceptance)

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

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

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

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

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

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

C. LEDC STAFF/ADMINISTRATION RECOMMENDATION

Name of Lead Staff Person: Karl Dorshimer

Revenue currently paid to the City by the site or project (20 yrs.): \$ 438,360

Estimated total revenue to the City upon Project Completion (20 yrs.): \$ 3,885,458

Estimated total value of City Incentive(s): \$ 2,762,519

Estimated total new net revenue to the City: \$ 1,122,939

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

The environmental and physical challenges of the property make the project uneconomical without the use of the brownfield plan to reimburse the developer for these extraordinary costs.

Project Timeline: The project is anticipated to begin in December 2018 and be completed by June 2021.

Have all appropriate City Incentive fees been received?

☒ YES

☐ NO

Staff Recommendation:

☒ APPROVE

☐ DENY

☐ MODIFY

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

Administration Recommendation:

☒ APPROVE

☐ DENY

☐ MODIFY

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

D. ADDITIONS:

1. Applicant, in seeking local legislative approval, has made certain representations to the City as more fully set forth herein.
2. The Applicant has applied for Incentive for the purpose of razing the existing 10-year vacant, functionally obsolete 102,000 square foot hotel, remediating soil contamination and developing a 286-unit market rate multifamily community comprised of four 4-story buildings. The development will include tuck under garage parking, an outdoor landscaped pool, outdoor courtyards, grilling stations, enclosed outdoor dog run and park, clubhouse, 4th floor resident amenity Skydeck and fully staffed leasing center. Exterior construction is contemplated to include hard siding and/or stone ("Project"). The Project is expected to hire at least five (5) or retain at least five (5) new full-time equivalent employees (FTE) and requiring a total investment in real property of at least \$51,548,585 (total Project costs minus personal property) and personal property of at least \$635,000, when completed.
3. The Applicant has supplied to the LEDC all application and supporting documentation, including a list of all partners of the Applicant with an ownership interest in the Project, which in turn has been forwarded to the City prior to the approval of the Incentive.
4. The Applicant has provided to the LEDC detailed information including wage and benefit information for the Project and new, permanent full-time equivalent employees (FTE) expected

to be hired or retained as a result of the Project, which in turn has been forwarded to the City prior to approval of the Incentive.

5. The Applicant and the City desire to enter into an agreement whereby the Applicant and City specify and agree on the Project performance measures under which the Incentive is granted, and some of the conditions under which such Incentive can be modified or revoked by the City and/or State of Michigan. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.

6. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any property taxes owed to the City for all properties in which the applicant owns a twenty-five percent (25%) or more interest.

7. The Lansing City Treasurer has verified in writing the Applicant, if an employer in the City, is in compliance with all required City wage withholding and income reporting requirements for all of their employees.

8. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any corporate or other business income taxes owed the City, if any.

9. The LEDC has verified that all application fees due have been paid in full by the Applicant.

IV. AGREEMENT:

NOW, THEREFORE, in consideration of the recitals and mutual covenants and agreements herein contained and pursuant to Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq. (the "Act"), as amended, the Parties agree as follows:

A. Reliance on Recitals

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

B. Project Area

The location of the Project is commonly known as 3600 Dunckel Road ("Project Area") and legally described as follows:

(As provided in Chicago Title Insurance Company, Commitment No. 331049134NTS, Revision No. 1, dated February 2, 2018):

A parcel of land being part of Lots 1 and 2, Hospitality Motor Inns, a Subdivision being part of the Southwest ¼ of Section 36, T4N, R2W, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 9-11, Ingham County Records, being described as: Commencing at the Northwest corner of said plat, also being the Northwest corner of said Lot 1; thence S86°09'45"E along the North line of said Lot 1 a distance of 794.19 feet to the Northeasterly line of said Lot 1; thence S44°58'35"E along said Northeasterly line 256.85 feet to the point of beginning of this description; thence continuing S44°58'35"E along said Northeasterly line 4.34 feet to the East line of said Lot 1; thence S01°32'07"E along said East line and along the East line of said Lot 2 a distance of 403.52 feet; thence N86°09'54"W parallel with the South line of said Lot 1 a distance of 314.67 feet to the East line of said Lot 1; thence S01°33'04"E along the East line of said Lot 1 a distance of 124.96 feet to the Southeast corner of said Lot 1; thence N86°07'51"W along the South line of said Lot 1 a distance of 602.03 feet; thence N01°32'07"W parallel with said East line of Lot 2 a distance of 466.52 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 542.31 feet; thence S01°32'07"E parallel with said East line of Lot 2 a distance of 21.04 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 367.31 feet to the point of beginning.

C. Project Timeframe.

The Applicant and City agree the City's approval of the Incentive is based upon completion of the Project within a specific time period ("Project Timeframe"). The Project Timeframe starts December 1, 2018 and ends June 30, 2021.

D. Project Completion

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

1. Hire at least 5 new, permanent full-time equivalent employees (FTE) and/or retain at least 5 full-time equivalent employees (FTE).
2. Purchase and/or locate within the Project Area, personal property with a fair market value of at least \$635,000. This personal property may not be moved to the Project Area from another location within the City of Lansing.
3. Make at least \$33,718,390 of improvements to the real property. Improvements include only hard costs and exclude architectural and engineering costs.

4. Obtain all necessary building permits and site plan approvals, including payment of all required fees, plus final inspections including a Certificate of Occupancy from the City of Lansing and all other appropriate authorities and agencies.
5. Upon Project Completion, the applicant will provide to the LEDC, upon request, any and all appropriate financial records that are referenced as part of this Agreement.
6. Project Completion must be performed by June 30, 2021.

E. Project Completion Progress Reports

The Applicant shall file an annual report with the LEDC on the Applicant's progress toward achieving Project Completion. Reports shall be submitted in compliance with all LEDC reporting requirements (on-line, not of a proprietary nature but based on information contained in this agreement). Applicant understands and agrees that the information submitted to the LEDC will be available for public viewing, unless prior approval is requested and granted for specific confidential business information that is not subject to disclosure under the Freedom of Information Act (Public Act 442 of 1976, being MCL 15.231 et. seq., as amended). Non-compliance with reporting requirements may result in the modification or revocation of the Incentive.

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

F. Verification of Project Completion

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

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

Within 60 days of receiving the Final Report, or 90 days after the end of the Project Timeframe, the LEDC shall make a preliminary determination if the Applicant has achieved Project Completion. In the event the preliminary determination concludes the Project was completed per this Agreement, written notification of such finding shall be sent from the LEDC to the Applicant and the City of Lansing Finance Director. In the event the LEDC makes the determination the Applicant did not complete the project per this Agreement, the LEDC will forward in writing its findings and a recommended course of action to the Applicant and the City

of Lansing Finance Director. Prior to any action that might lead to the modification or revocation of all or part of the Incentive, the City shall offer the Applicant the reasonable opportunity to appear before the Council and be heard. In the event of the revocation of all or part of the Applicant's Incentive, the City may consider the breach of contract when contemplating the approval of all future Incentive applications to the City by the Applicant or any partners listed as required in the Recitals.

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

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

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

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

J. City's Rights under Act

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

K. Ambiguity

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

L. Rights and Remedies Cumulative

The Parties shall have all the rights and remedies available at law, in equity or in this Agreement to enforce the rights and obligations under this Agreement. All remedies shall be cumulative, and none will be exclusive of any other. The exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver made by either such party with respect to the performance, or manner or time thereof, or any obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in

writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

M. Right In Third Parties

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

N. Severability

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

O. Subsequent Waivers

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

P. Termination

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

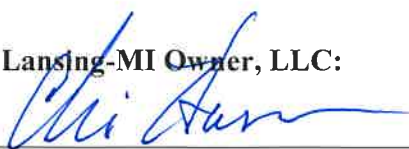
Q. Authority.

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

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

WITNESSES:

WP Lansing-MI Owner, LLC:

By: 
Chris Harness

Its: Authorized Signatory

CITY OF LANSING:

By: _____
Andy Schor

Its: Mayor

**LANSING ECONOMIC
DEVELOPMENT CORPORATION:**

By: _____
Karl R. Dorshimer

Its: Authorized Representative

Approved as to form:

James Smiertka
City Attorney

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

City Controller

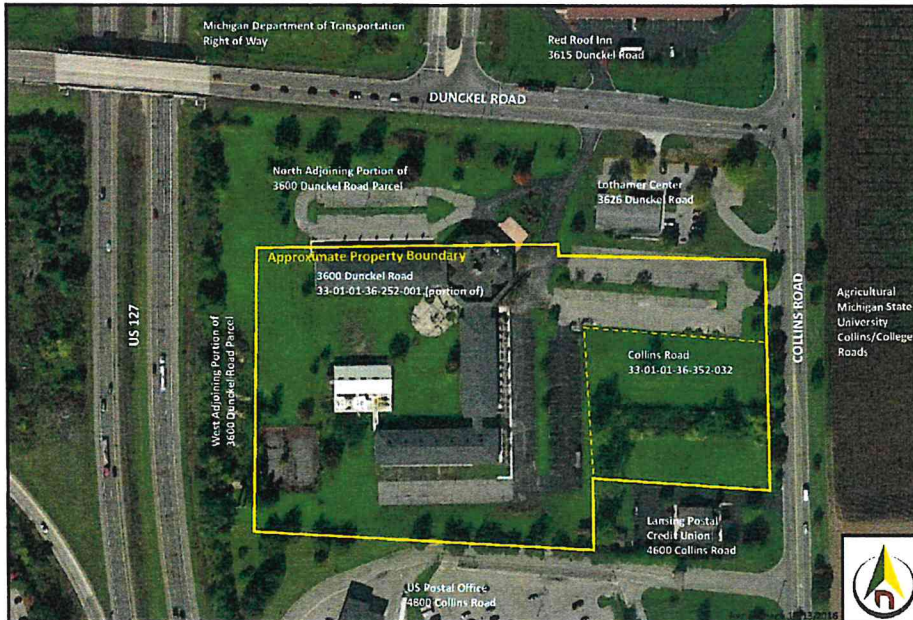


Brownfield Plan 73

Volaris Lansing
3600 Dunckel Road
Lansing, MI

MONROE
RESIDENTIAL PARTNERS

Eligible Property



- Project Name:
 - Volaris Lansing
- Applicant:
 - WP Lansing-MI Owner, LLC
- Subject Property:
 - 3600 Dunckel Road
 - Parcel 33-01-01-36-252-001 (portion)
 - Parcel 33-01-01-36-352-032
 - Approximately 9.6 Acres
- Eligibility Status:
 - Functionally Obsolete
 - Facility

Project Team

Purchaser/Developer

- WP Lansing-MI Owner, LLC 100% owned by Waypoint Residential Services, LLC 100% owned by Waypoint Residential, LLC

Development Manager

- Monroe Residential Partners

Property Owner

- HL Sub Illinois, Inc.

Development Team

- | | |
|-----------------------------|----------------------------|
| ▪ Architect: | Phillips Partnership |
| ▪ Civil Engineer: | Kebs |
| ▪ Environmental Consultant: | SME |
| ▪ Brownfield Consultant: | Triterra |
| ▪ Brownfield Legal: | Warner Norcross + Judd LLP |
| ▪ General Contractor: | Wieland |

Waypoint Residential (Purchaser/Developer)

- Vertically integrated real estate investment management firm focused on the rental housing sector
- Approximately 100 real estate professionals
- 6 offices nationwide: Stamford, Atlanta, Boca Raton, Chicago, Dallas, Denver
- Investment Strategies: Acquisitions, Development
- Geography by Region: Northeast, Mid-Atlantic, Southeast, Southwest, Midwest, Mountain

Invested in	More than	Approximately
85	27,000	\$2.7 billion
Properties ⁽¹⁾	Units ⁽¹⁾	Total Investment Activity ⁽¹⁾

1. Includes investments acquired and currently under contract as of 11/30/17.

Waypoint Residential (Purchaser/Developer)





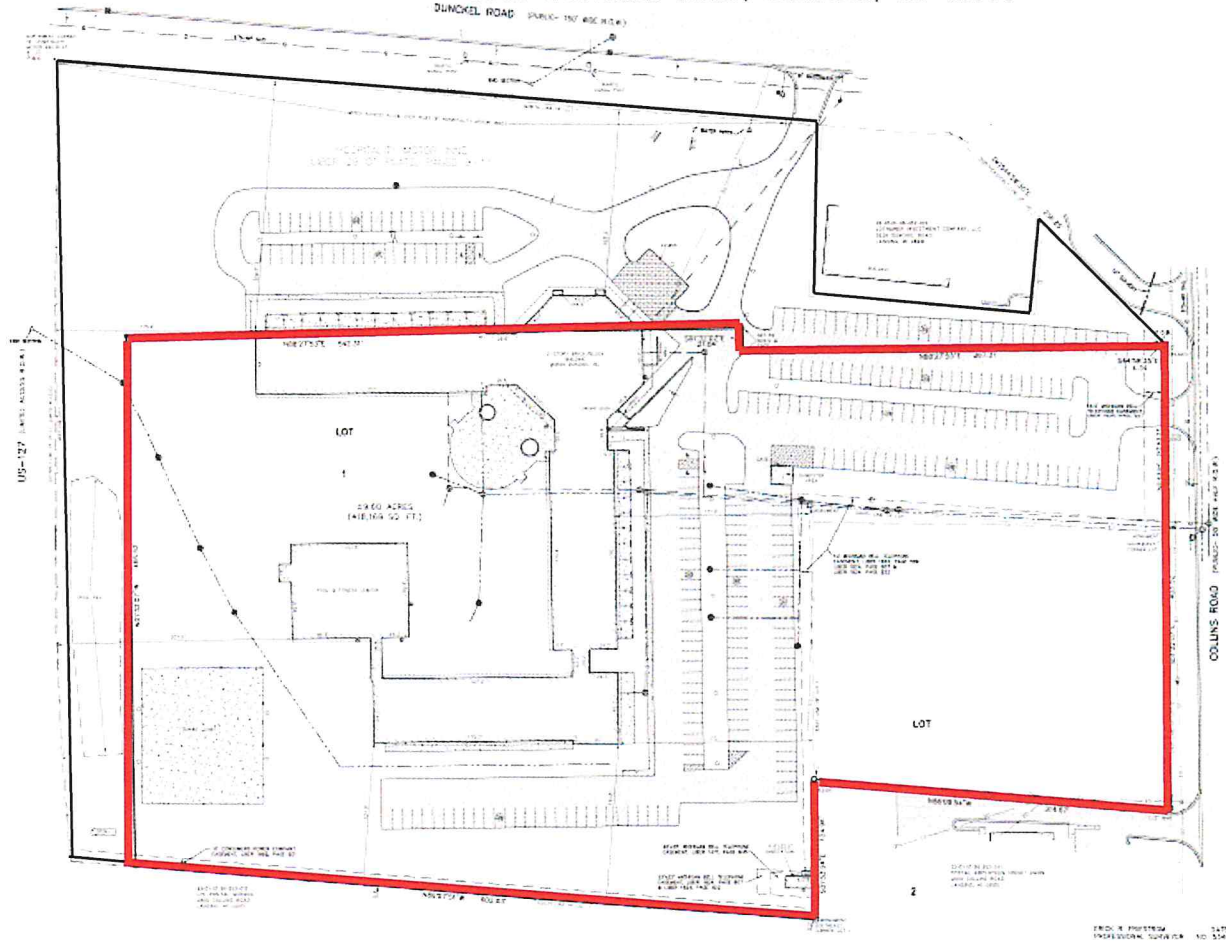
Monroe Residential Partners (Development Manager)

- Monroe Residential Partners (MRP) is a full service multifamily development and investment firm based in Chicago, Illinois.
- With a combined 70 years of experience specializing in the multifamily industry, the principals of the MRP have completed the acquisition, development and redevelopment of over 30,000 apartments and condominiums.



ALTA Survey

ALTA/NSPS LAND TITLE SURVEY "3600 DUNCKEL ROAD, LANSING, MI 48910"



- To-be-retained by Seller
- To-be-acquired by WP Lansing-MI Owner, LLC

Site Plan



Multifamily Statistics:

- Land (Acres Approx.): 9.6
- Building Count: Four
- Total Units: 286
- Average Unit SF (Approx.): 889
- Parking Spaces: 548
- Begin Construction: Dec-18
- End Construction: Jun-20

Multifamily Amenities:

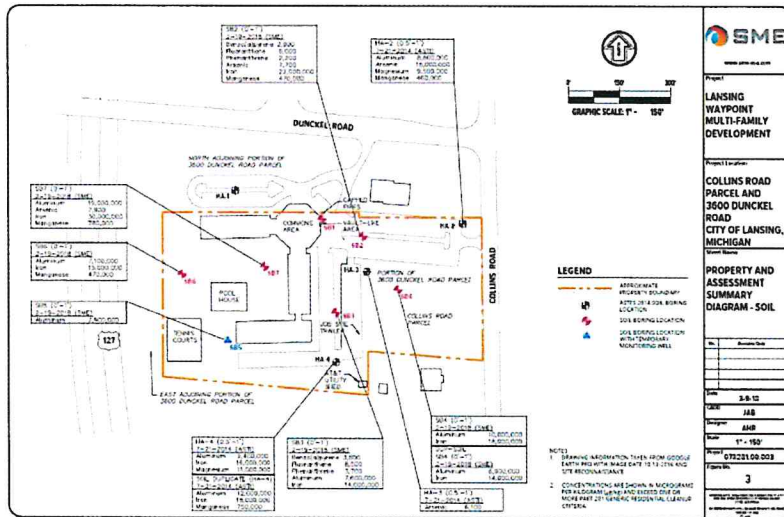
- 4th Floor Rooftop Sky Deck
- Outdoor Landscaped Pool Courtyard & Grilling Stations
- Outdoor Dog Run
- Clubhouse
- Leasing Center
- On-Site Staff

Multifamily Elevation



- The Project includes \$52 million in total investment for a complete redevelopment of the property.
- The redevelopment is anticipated to generate 5 new full-time equivalent (FTE) jobs.
- Project is also expected to create/leverage 200 temporary construction related jobs.

➤ Brownfield Conditions



➤ Statement of Obsolescence:

- The City of Lansing Assessing Department issued a statement of obsolescence for the existing improvements located at 3600 Dunckel Road on October 6th, 2016.

➤ Environmental:

- SME ordered Phase I and II environmental assessments and findings indicate metals and polynuclear aromatic hydrocarbon (PAHs) are present which exceed Michigan's generic residential criteria.

➤ Asbestos & Lead Based Paint:

- SME performed an asbestos demo survey and found both materials containing asbestos and lead based paint within the existing structures on site.

➤ Geotechnical:

- Geotechnical evaluations conducted at the site identified fill soils that are unsuitable for traditional foundation systems and recommend the placement of engineered fill over suitable natural soils and the use of shallow spread or continuous footings.

Eligible Activities

- Environmental Assessment – Phase I, Phase II, BEA
- Due Care Activities – Soil Management
- Asbestos Survey and Abatement
- Demolition – Existing Improvements
- Site Preparation
 - Geotechnical Engineering and Design, Specialized Foundations
 - Excavation of Unsuitable Soils, Importing of Engineered Fill
- Infrastructure Improvements
 - Integrated Parking Structures
- Public Improvement Feature
 - A \$500,000 private contribution from Developer to the Lansing Brownfield Redevelopment Authority and City of Lansing for a to-be-determined public improvement feature located at or near the intersection of Dunckel and Collins Road.

Total New Taxes

Total New Taxes Generated	\$13,700,683
Portion Captured to Reimburse Developer	\$6,150,726
Portion Captured for Public Infrastructure Improvement Feature	\$500,000
Portion Captured for Lansing BRA (Plan Administration and LBRF)	\$738,970
Total Captured	7,389,696
Remainder to Taxing Units	\$6,310,987

New Taxes – Captured for Eligible Activities

Environmental Assessment and Due Care Activities	\$255,842
Asbestos Activities	\$159,000
Demolition Activities	\$523,674
Site Preparation	\$2,278,070
Infrastructure Improvements	\$1,294,905
Subtotal Eligible Activities Cost	\$4,511,490
15% Contingency	\$674,789
Preparation of Brownfield Plan	\$20,000
Implementation of Brownfield Plan	\$15,000
Interest (3%, simple)	\$1,429,448
Total Anticipated TIR for Developer and LBRA Reimbursement	\$6,650,727
LBRA Plan Administration	\$369,485
LBRA Local Brownfield Revolving Fund (LBRF)	\$369,485
State Brownfield Revolving Fund	\$0
Total “Local-Only” TIR Capture	\$7,389,696

New Taxes – Not Captured

New TAXES generated that pass through to taxing units

Local Millage (10% Pass-Through)	\$821,077
Lansing School District Operating (100%)	\$3,414,595
State Education Tax (100%)	\$1,138,198
City Debt (100%)	\$49,322
School Debt (100%)	\$887,795
Total Estimated New Taxes	\$6,310,987

Proposed Brownfield Plan

Brownfield Plan

-  Tax Increment Financing (TIF) for Eligible Brownfield Activities including Public Improvement Feature
-  Beginning 2019