AGENDA
Committee on Development and Planning
Monday, October 15, 2018 @ 4:00 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

- October 1, 2018

4. Discussion/Action:

A.) **RESOLUTION -** Listing of all Unsold Tax Reverted Properties in the City of Lansing from the Ingham County Treasurer

B.) **RESOLUTION -** Brownfield Plan #70; 735 Hazel LLC; 735 Hazel Street

5. Other

6. Adjourn

PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE Development & Planning DATE Oct 15, 2018

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Steven Wilber	167 Fourth St. Vermontville MI.	Buying City Lots Information	stevenwilbers6@yahoo.com	(517)231-3044
Eric P. Helzer	P.O. Box 204 Eaglew, MI 48822	735 Hazel St.	ephelzer@usa.com	(517)648-2434
Brent Forsberg	2427 Jolly Rd Okemos 48864	735 Hazel	brent@taforsbergr.com	517 202 7572
Karen Conroy	PO Box 215 Mason, MI 48854	County Treasurer	kconroy@ingham.org	517-676-7240
Eric A. Schertzing	236 Kedzie E. Lansing, MI 48823	" "	eschertzing@ingham.org	517.676.7233
Karl Dorshimer		735 Hazel	LEAP	
Thadd Gormas		" "	Urban Systems	

DRAFT

MINUTES
Committee on Development and Planning
Monday, October 1, 2018 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER
Council Member Hussain called the meeting to order at 4:01 p.m.

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

OTHERS PRESENT
Sherrie Boak, Council Staff
Jim Smiertka, City Attorney
Greg Venker, Assistant City Attorney
Council Member Garza
Dave VanHarren, Tri Terra
Dawn Van Halst, Tri Terra
Drew Friects, Waypoint Residential
Ethan Leavitt
Jennie Kirby
Joseph Lese
Susan Stachowiak, Economic Development & Planning
Kathy Miles
Kris Klein, LEAP
Elaine Womboldt

PUBLIC COMMENT
Public Comment taken at each agenda items.

MINUTES
MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM SEPTEMBER 17, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION
RESOLUTION – Brownfield #73; Waypoint Residential LLC; 3600 Dunckel Road
MOTION BY COUNCIL MEMBER WASHINGTON TO REMOVE THE AGENDA ITEM FROM THE TABLE. MOTION CARRIED 2-0.

Mr. Klein summarized the project as a $52 million development, with $500,000 in public improvements. There will be $125,000 in new income tax, $6,310,987 total new taxes generated through to taxing units, and $4,511,490 in eligible activities cost. This will be a 20 year plan and they will have $738,970 in captured. The applicants with Tri-Terra and Waypoint distributed a letter dated 10/1/20218 outlining their past projects and a list of the unions they met with and a supporting letter from Price Dobernik with the UA Local Union 333. Mr. Friects also provided a list of trades that were union on the last two projects including structure, elevators, and grading, excavating, fencing, asphalt, landscape, concrete, drywall, plumbing and overhead doors. And he added they hire the most qualified cost effective contractors. He then informed the Committee that they have an online tracking tool to see who gets the bids, and asked all the union representatives to provide him with the list of their contractors and they will put in their bidding.

Ms. Womboldt spoke in support of the project.

Council Member Garza stated he heard a rumor Waypoint was looking at another contractor. Mr. Friects confirmed they are trying to get the best financially viable prices so they engaged in a second quote to get price opinion. Their goal is to make sure the prices from Weiland are accurate, but their goal is to stay with Weiland. He assured the Committee that if they go with the new contractor, they will follow the same process and review and approve every subcontractor, and have goals to use local and the union.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE BROWNFIELD #73; WAYPOINT RESIDENTIAL LLC; 3600 DUNCKEL ROAD. MOTION CARRIED 2-0.

RESOLUTION - PRD 1-2018; 3600 Dunckel Road (South 9.6 Acres) & Adjoining Vacant Parcel
Ms. Stachowiak explained to the Committee that a PRD (planned residential development) because there is more than one multi-family structure on one parcel, and therefore that requires the City approval of the design, layout, and units. There was no hearing required with Council but the Planning Board held their hearing and recommended approval.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE PRD-1-2018 FOR 3600 DUNCKEL ROAD. MOTION CARRIED 3-0. MOTION CARRIED 2-0.

RESOLUTION – Set the Public Hearing; Brownfield # 74; 930 W Holmes, LLC; 930 W Holmes
The Committee was informed that the project is 100,000 sq. ft. former office on 9 acres and they plan to develop into a climate controlled storage facility with 873 units. The work will include interior demolition, asbestos abatement, replacing the roof and a large portion of public improvements. The project will be $4.2 million, with $825, 000 eligible for brownfield reimbursement. It will create 2-4 jobs; with $1.7 million in new taxes, and the pass through will be $775,000 to the jurisdictions. They plan to capture $825, 000 capture in the 16 year plan staring 2019. Part of the project will include removing some of the 5.5 acres of asphalt to help with drainage. This will then include new concrete curbing, asphalt and signage, with an estimated cost of %500,000 in public improvement.

Mitch Design representative provided information and acknowledged he had been working with LEAP and the City Engineers on the improvements and the impact on the City infrastructure. Most of the concern is to the east of the site, and so they have proposed green spaces to alleviate the drainage to the south.

Ms. Womboldt spoke in support of the project.

Council Member Washington asked who the general contractor was going to be, and was informed they have not chosen one yet, but do understand local labor is important and will always use.

MOTION BY COUNCIL MEMBER WASHINGTON TO SET THE PUBLIC HEARING FOR BROWNFILED #74 ; 930 W HOLMES, FOR OCTOBER 22, 2018. MOTION CARRIED 10/22. MOTION CARRIED 2-0.

Council Member Hussain invited the applicants to attend the October 8, 2018 Council meeting to do a brief presentation on the project.

Adjourn
Adjourned at 4:35 p.m.
Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council
Approved by the Committee on_________________

XV A 1d

Chris Swope
Lansing City Clerk

October 5, 2018

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

My office has received and placed on file:

Listing All Unsold Tax Reverted Properties in the City of Lansing from the Ingham County Treasurer

Sincerely,

Chris Swope, CMC
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 • TDD 517-483-4479 • 517-377-0068 FAX
www.lansingmi.gov/clerk • clerk@lansingmi.gov

Eric A. Schertzing
Ingham County Treasurer

Alan Fox
Chief Deputy Treasurer
(517) 676-7235
afox@ingham.org

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

September 24, 2018

RECEIVED
2018 SEP 27 AM 11:15
LANSING CITY CLERK

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

Dear Mr. Swope:

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

Property was foreclosed upon by the F.G.U. for unpaid property taxes in the City of Lansing. Such property was offered for sale at two public auctions. By statute, fee simple title to those parcels not sold at auction must be transferred to the City of Lansing on or before December 30, 2018 unless the City formally objects to the transfer. I encourage you to review this process at MCL 211.78m(6). As required by statute, a list of all unsold property tax foreclosed parcels located in the City of Lansing is enclosed.

Treasurer Schertzing, working in consultation with local government, spearheaded the creation of the Ingham County Land Bank Authority in 2005 to help combat the problems property tax foreclosed parcels can present. Oftentimes the cost of maintaining, managing redevelopment and disposition of such parcels exceeds the value the properties offer. Through the legal structure of the Ingham County Land Bank, properties are able to re-enter the tax roll with less burden and expense. The Ingham County Land Bank obtains possession of unsold property tax foreclosed parcels after the City objects to their transfer from the Foreclosing Governmental Unit and the County transfers them to the Land Bank.

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

Thank you for your assistance in this matter.

Regards,

Jena Casuccio

Jenna R. Casuccio
Tax Forfeiture/Foreclosure Coordinator
Ingham County Treasurer's Office
jcasuccio@ingham.org
(517) 676-7237

Cc: Brian McGrain, City of Lansing Planning and Neighborhood Development Office

Cc: James D. Smiertka, City of Lansing Attorney

Enclosure

2018 Unsold Foreclosed Properties
City of Lansing

33-01-01-03-352-171

LOT 14 SPENCERS SUB

Property Address: 804 RANDALL ST LANSING MI

33-01-01-04-205-121

LOT 25 HEATHER HILL REC L 24 P 12

Property Address: 3215 SCHULTZ ST LANSING MI

33-01-01-06-177-001

LOT 126 WESTMONT SUB

Property Address: 3116 WESTMONT AVE LANSING MI

33-01-01-08-127-482

W 160 FT OF S 38 FT OF N 76 FT LOT 28 ASSESSORS PLAT NO 12

Property Address: NO STREET FRONTAGE LANSING MI

33-01-01-08-229-181

E 33 FT OF W 66 FT LOTS 77, 78 & 79 KNOLLWOOD PARK

Property Address: 810 CYPRESS ST LANSING MI

33-01-01-08-278-091

S 1/2 LOT 142 KNOLLWOOD PARK

Property Address: ROOSEVELT AVE LANSING MI

33-01-01-08-282-131

LOT 121 KNOLLWOOD PARK

Property Address: ROOSEVELT AVE LANSING MI

33-01-01-09-306-021

E 1/2 LOT 4 BLOCK 1 MOORES SUB ON BLOCK 27

Property Address: 712 BROOK ST LANSING MI

33-01-01-09-307-171

S 1/4 LOT 4 & N 24.75 FT LOT 5 BLOCK C SUB OF BLOCKS 26 & 27 ORIG PLAT

Property Address: 1011 N CHESTNUT ST LANSING MI

33-01-01-10-177-035

N 22 FT LOT 130 HIGHLAND PARK

Property Address: NEW YORK AVE LANSING MI

2018 Unsold Foreclosed Properties
City of Lansing

33-01-01-10-205-061

LOTS 116, 117 & S 23 FT LOT 115 FRANKLIN HEIGHTS SUB

Property Address: 1700 ILLINOIS AVE LANSING MI

33-01-01-10-328-051

LOT 32 FARRANDS ADD

Property Address: 1130 FARRAND ST LANSING MI

33-01-01-10-329-231

LOT 12 BLOCK 2 NARMORES ADD

Property Address: 1025 E OAKLAND AVE LANSING MI

33-01-01-14-137-111

LOT 416 FOSTER FARM

Property Address: 330 N FRANCIS AVE LANSING MI

33-01-01-14-363-011

W 99 FT OF S 1/2 LOT 156 & W 99 FT LOT 157 LANSING ADDITION COMPANYS SUB REC L 5 P 20

Property Address: 601 S HAYFORD AVE LANSING MI

33-01-01-15-311-061

S 1/2 LOT 8 BLOCK 15 GREEN OAK ADD

Property Address: 325 S EIGHTH ST LANSING MI

33-01-01-15-426-131

S 1/2 LOT 15 BLOCK 2 HALLS ADD

Property Address: 209 LATHROP ST LANSING MI

33-01-01-15-451-161

LOT 27 EXC COM SE COR LOT 27, TH W 33 FT TO SW COR SAID LOT, N 10 FT, SE'LY TO BEG; BREITEN PARK SUB REC L 5 P 48

Property Address: FULLER ST LANSING MI

33-01-01-15-451-241

LOT 17 BREITEN PARK SUB REC L 5 P 48

Property Address: 1416 ELIZABETH ST LANSING MI

33-01-01-16-107-001

N 27 FT OF W 4 R LOT 12 BLOCK 73 ORIG PLAT

Property Address: 534 N PINE ST LANSING MI

33-01-01-17-401-291

LOT 43 ASSESSORS PLAT NO 8

Property Address: 1106 W ALLEGAN ST LANSING MI

33-01-01-17-401-381

LOT 5 ASSESSORS PLAT NO 8

Property Address: 1125 W MICHIGAN AVE LANSING MI

33-01-01-20-131-080

LOT 15 RIVERVIEW HEIGHTS SUB

Property Address: WILLIAM ST LANSING MI

33-01-01-20-488-151

LOT 15 FLORAL SUB

Property Address: 800 W MT HOPE AVE LANSING MI

33-01-01-21-427-129

LOT 37 ROLLIN H PERSON ADD

Property Address: 530 CHRISTIANCY ST LANSING MI

33-01-01-23-104-161

LOT 133 LANSING ADDITION COMPANYS SUB REC L 5 P 20

Property Address: 706 S HAYFORD AVE LANSING MI

33-01-01-27-110-031

LOT 61 & S 40 FT OF N 80 FT LOT 66 MORNINGSIDE SUB

Property Address: 2115 LYONS AVE LANSING MI

33-01-01-28-106-011

LOT 17 BLOCK 30 ELMHURST SUB

Property Address: 2109 S RUNDLE AVE LANSING MI

33-01-01-30-403-091

E 75 FT LOT 576 PLEASANT GROVE SUB NO 2

Property Address: FAUNA AVE LANSING MI

33-01-01-31-328-251

2018 Unsold Foreclosed Properties
City of Lansing

LOT 262 CHURCHILL DOWNS NO 1 SUB

Property Address: 4501 WAINWRIGHT AVE LANSING MI

33-01-01-34-402-051

COM 520 FT S & 262 FT E OF NW COR OF NE 1/4 OF NW 1/4 OF SE 1/4, TH E 50 FT, N 188 FT, W 50 FT, S 188 FT TO BEG; SEC 34 T4N R2W

Property Address: E CAVANAUGH RD LANSING MI

RESOLUTION OBJECTING TO THE TRANSFER OF UNSOLD TAX REVERTED PROPERTY FROM THE INGHAM COUNTY TREASURER TO THE CITY OF LANSING

RESOLUTION #18-

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the "Act", established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the "Treasurer"), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that city on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that city fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any property upon which the Treasurer has foreclosed but not sold because of the cost of maintaining such property will exceed any benefit that will be obtained.

THEREFORE BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that re contained on the list thereof filed with the City of Lansing Clerk and said transfers are, therefore, refused.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #70
735 HAZEL STREET 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 #70 – 735 Hazel Street Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on October 8, 2018 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 October 8, 2018 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 $14,547,537.00

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 actives they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on August 10, 2018, unanimously recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

WHEREAS, the Lansing Economic Development Corporation (the 'LEDC'), the Authority and 735 Hazel, LLC, (the 'Developer') have entered into a Secured Loan Agreement

(Attachment A).

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; and

- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that consistent with and conditioned upon the Developer honoring its obligations in the Secure Loan Agreement, the Lansing City Council commits to repayment of Michigan Department of Environmental Quality funds loaned to the LEDC and Developer pursuant to Section 196 of Michigan Act 451 of 1994 (the Natural Resources and Environmental Protection Act)

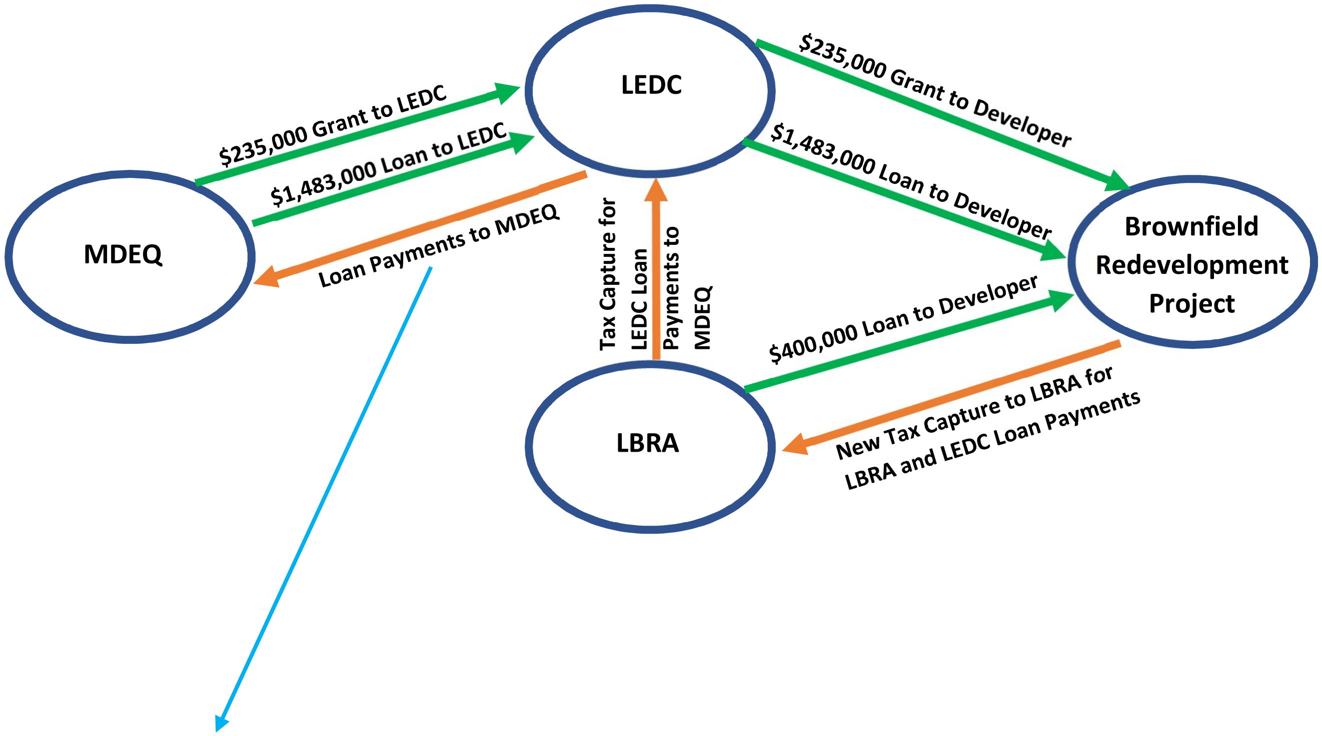
IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA ‘Brownfield Plan #70 – 735 Hazel LLC; 735 Hazel Street Redevelopment Project’.

735 Hazel Brownfield Plan #70 Approval Schedule

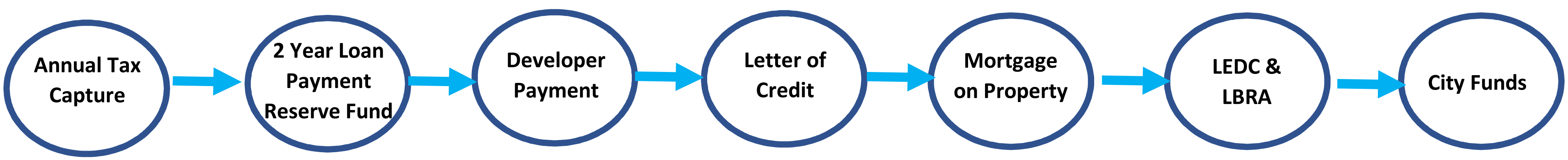
9/6/18

Sept 6	Brownfield Plan sent to Mayor’s Office to be approved and forwarded to City Council
Sep 10	Plan received and referred to Development and Planning Committee by the City Council
Sep 17	Development and Planning Committee approves public hearing request for October 8.
Sep 24	City Council sets public hearing for October 8
Oct 8	Public Hearing held at Council meeting
Oct 15	Development and Planning Committee approves by resolution the Brownfield Plan.
Oct 22	Council Approves approves by resolution the Brownfield Plan

735 Hazel Street Flow of Funds



Layers of Loan Security to Ensure LEDC Payment of Loan to MDEQ



LANSING ECONOMIC DEVELOPMENT CORPORATION
SECURED LOAN AGREEMENT

This Loan Agreement (the "Agreement") is made as of ______________, 2018 between the Lansing Economic Development Corporation (the "LEDC"), a Michigan municipal authority formed pursuant to Michigan Public Act 338 of 1974 (the "EDC Act"), located at 1000 South Washington Avenue, Suite 201, Lansing, Michigan 48910; the Lansing Brownfield Redevelopment Authority (the "Authority"), a Michigan municipal authority formed pursuant to Michigan Public Act 381 of 1996, as amended (the "Brownfield Act"), located at 1000 South Washington Avenue, Suite 201, Lansing, Michigan 48910; and 735 Hazel, LLC, a Michigan limited liability company, with a business address of 2422 Jolly Road, Suite 200, Okemos, Michigan 48864 (the "Developer"). The LEDC, Authority and the Developer, collectively, shall be referred to as the "Parties" throughout this Agreement.

RECITALS

WHEREAS, the Developer intends to develop property (the "Property") located in the City of Lansing, Michigan, commonly referred to as 735 Hazel Street and legally described in Exhibit A (the "Project"); and

WHEREAS, the Developer and Authority prepared a Brownfield Plan (the "Brownfield Plan") to include the Property which was duly approved by the City Council on October _____, 2018 following a public hearing on October _____, 2018; and

WHEREAS, the Developer has also entered into a Reimbursement Agreement with the Authority (the "Reimbursement Agreement"); and

WHEREAS, the Developer has also entered into an Agreement in Consideration of Development Incentives (the "Development Agreement") with the City of Lansing and LEDC; and

WHEREAS, the LEDC has applied for and will receive loan funds from the Michigan Department of Environmental Quality (the "MDEQ") in an amount not to exceed $1,463,282.00; and

WHEREAS, the LEDC has applied and will receive loan funds from the Authority in an amount not to exceed $400,000.00; and

WHEREAS, the LEDC will re-loan a portion of the above funds to the Developer to perform eligible brownfield activities as described in the Brownfield Plan, and

WHEREAS, this Agreement is intended to include the terms and conditions under which the funds shall be loaned to the Developer by the LEDC, the method of their repayment to the LEDC, a promise of Developer to provide for and guarantee the repay of such funds with interest, remedies available to the LEDC in the event of default in repayment, and other methods of loan security on the Project from Developer to the LEDC to secure such repayment.

AGREEMENT

NOW THEREFORE, for good and valuable consideration including the mutual covenants of the Parties made herein, the receipt and sufficiency of which consideration is hereby acknowledged, the parties agree as follows:

TERMS AND CONDITIONS

1.0 Subject to and as provided by the terms and conditions of this Agreement, the LEDC agrees to use funds obtained from MDEQ and Authority to reimburse the Developer for Eligible Costs as per the Brownfield Plan and the Reimbursement Agreement (the "Eligible Costs"), in an amount not to exceed $1,863,282 (the "Loan Funds").

2.0 The Developer agrees to commence work the Phase I of the Project in October of 2018 and expects to complete Phase I of the Project (as defined in the Brownfield Plan) by the deadline stated in the Development Agreement. The Developer must provide the LEDC with verifiable proof of financing for completion of Phase I of the Project prior to the first advance of Loan Funds.

3.0 These funds shall be disbursed to the Developer by the LEDC as a loan (the "Loan"), to be applied to Eligible Costs approved by the Authority, in accordance with the terms of the Reimbursement Agreement and the Brownfield Plan. Developer shall be responsible to submit to the Authority all requests for disbursement, and all such requests must be submitted in accordance with the Reimbursement Agreement.

4.0 Developer will fund initial costs of Eligible Activities which may be financed with Loan Funds and may then submit a reimbursement request to the LEDC. Reimbursement requests will be reviewed on behalf of the LEDC by the LBRA and the LBRA's oversight consultant, if any. Costs of approved Eligible Activities will be reimbursed to the Developer by the LEDC by advancement of Loan Funds.

5.0 Loan Funds will be disbursed in the first year of construction of Phase I of the Project (2019), but no interest shall accrue during the sixty (60) month construction and stabilization phase of Phase 1 of the Project (expected to be years 2019 through 2023). Annual payments of principal and interest shall be made by Developer to the LEDC on the same dates the LEDC is required to make payments to the Michigan Department of Environmental Quality ("DEQ") according to the Amortization Schedule attached as Exhibit B to the Brownfield Loan Contract between DEQ and the LEDC for the "735 Hazel Street Redevelopment", as such Exhibit B may be amended. Payment amounts will be calculated using the outstanding balance of Loan Funds advanced to Developer as of January 1, 2023, based on annual payments over a 10-year term concluding in year 15 (2033), with interest accruing at 1.5% interest per annum. All eleven annual installments are estimated to be $182,278.25 each. An estimated amortization and Loan repayment schedule is attached to this Agreement as Exhibit B (the "Schedule"). Annual payment amounts may vary from the Schedule based on actual Loan Funds disbursed to Developer and the date of disbursement of Loan Funds.

6.0 The Developer will provide all the following as security for the Loan Funds:

6.1 An irrevocable letter(s) of credit (the "LOC") from a federally chartered financial institution, with Developer as the applicant and the LEDC as the named beneficiary, in the amount equal to the total outstanding balance of all Loan Funds advanced to Developer; however, for year 1 through year 5, the LOC will be in an amount of $1,863,282 (the amount of the LOC for the period of construction of the Project will be $1,863,282 notwithstanding that all Loan Funds have not been disbursed). Provided, however, the notional amount of the LOC shall be reduced by the amount of any repayment of Loan Funds by Developer during the first 60 month period following the date of the first disbursement of Loan Funds. For years 6 through 15, the LOC provided by the Developer will equal the outstanding balance of Loan Funds advanced to Developer determined at the beginning of each year, as set forth in the Reimbursement Agreement. Developer agrees that the LOC will provide: 1) payment of the LOC amount will be made to beneficiary upon presentation by beneficiary to issuer of a signed statement - "An uncured Event of Default according to Section 13 of the Lansing Economic Development Corporation Secured Loan Agreement has occurred", 2) the beneficiary will immediately be advised by issuer of any failure by Developer to pay the cost of the immediate next LOC, thirty (30) days before termination of the then existing LOC, and 3) beneficiary may pay the cost of any LOC, notwithstanding that beneficiary is the beneficiary of such LOC.

6.2 A Loan Payment Reserve Fund ("LPRF") equal in amount to two years of debt service payments on the outstanding balance of Loan Funds advanced to Developer. The reserve amount to be deposited in the LPRF is estimated to be $364,556.50 when the reserve amount is fully funded. Deposits to the LPRF shall be made in accordance with the Schedule, as same may be amended from time to time by written agreement of the Parties. Notwithstanding anything to the contrary in the Schedule, and prior to the first advance of Loan Funds, Developer shall deposit in the LPRF an initial amount equal to the total estimated cost of the LOC for all years prior to the first year in which Tax Increment Revenues are disbursed to the Authority pursuant to the Brownfield Plan and the Reimbursement Agreement. The amount of such deposit shall be reduced by the amount paid for the LOC covering the first year, as evidenced by the receipt referenced in Section 8.0. Beginning in the first year in which Tax Increment Revenues are captured, the LPRF will be funded from Tax Increment Revenues in accordance with the terms of Section 5(d)(5) of the Reimbursement Agreement and the Schedule. In the event that there is a Short Fall in the LPRF by the end of the fourth year Tax Increment Revenues are to be captured pursuant to the Brownfield Plan and the Reimbursement Agreement, or at any time thereafter, the Developer shall provide enough funds to fully fund the LPRF pursuant to the terms of the Reimbursement Agreement.

6.3 A second lien mortgage on the Property that is subordinated only to the primary lender (a "Senior Lender") of Developer. LEDC agrees to promptly execute and deliver to Senior Lender such agreements and instruments as Senior Lender may request to effect the subordination of LEDC's mortgage lien to Senior Lender's mortgage lien in the Property.

6.4 A second priority "all asset" security interest that is subordinated only to the Senior Lender. LEDC agrees to promptly execute and deliver to Senior Lender such agreements and instruments as Senior Lender may request to effect the subordination of LEDC's lien to Senior Lender's lien in the Property.

7.0 The Developer plans to commence the project in October of 2018 and commit to completing Phase I of the Project by the deadline stated in the Development Agreement. The failure of the Developer to complete the Project, as evidenced by a final Certificate of Occupancy for Phase I of the Project by the deadline stated in the Development Agreement, will be considered a default. Upon the failure to correct the default within 30 days of written notice of such default, the LEDC will have the right to make presentation on the LOC and access other security provided by the Developer to pay off the loan balance.

8.0 Failure of Developer to present a receipt for the cost of the LOC for year 1 prior to the first advance of Loan Funds, or failure to present a receipt for the cost of the LOC for subsequent years no later than thirty (30) days prior to the expiration of the previous year's LOC, will be sufficient authorization for the LEDC to pay the cost of such LOC from the LPRF. Once loan payments begin in year 5, the LEDC will make the loan payment from the LPRF, and the Authority will replenish the payment fund with the annual net tax capture available per the Brownfield Plan and the Reimbursement Agreement. If for any year when installments of repayments of Loan Funds are due the Tax Increment Revenue capture amount is insufficient to replenish the LPRF to a level equal to the sum of the next two required annual loan payments, the LEDC will provide Developer with written notice of any Short Fall pursuant to the terms of Reimbursement Agreement. In the event that Developer does not pay the Short Fall in accordance with the terms of the Reimbursement Agreement, then LEDC shall have the right to pursue the remedies provided in this Agreement.

9.0 During the loan repayment period, Tax Increment Revenues captured per the Brownfield Plan and Reimbursement Agreement will be deposited by the Authority in the LPRF. The LPRF will be used to pay off the loan early in year 13 when two years' payments remain, assuming the LPRF is fully-funded. However, if at any time prior to year 13 the LPRF reaches the value required to pay off the loan, the LBRA will immediately prepay, without penalty, the then outstanding balance of the Loan Funds. Any balance remaining in the LPRF after repayment in full of the Loan Funds shall be disbursed to Developer in accordance with the Reimbursement Agreement.

10.0 The LEDC will be responsible for keeping a written record of the Loan Funds disbursed to the Developer, and monies applied in repayment of the Loan Funds advanced to Developer and accrued interest. Developer agrees that the calculation by the LEDC of the outstanding balance of Loan Funds advanced to Developer is accepted as the outstanding balance owed under this Agreement (the "<u>Loan Balance</u>"), absent manifest error. At the request of Developer, LEDC agrees Developer shall have the right to inspect and copy all of LEDC's records pertaining to this Agreement, the Brownfield Plan, and the Reimbursement Agreement.

11.0 As provided in the Reimbursement Agreement and described above, the Authority will provide the future Tax Increment Revenues (the "TIR") to the LEDC to apply to the Loan Payments. The Loan Balance must be paid in full before any TIR will be used to reimburse the Developer. Any balance remaining in the LPRF after repayment in full of the Loan Funds shall be disbursed to Developer in accordance with the Reimbursement Agreement

12.0 The Authority will capture all allowable taxes during the life of the loan and apply the TIR per this Agreement, the Brownfield Plan, and the Reimbursement Agreement when the TIR is received from the Lansing City Treasurer. The LEDC will provide to Developer a written accounting of the Loan Balance (including the amounts of TIR applied toward Loan Payments) on an annual basis. The accounting will be sent by U.S. Mail, or email, or facsimile to the address of Developer stated below.

13.0 Each of the following shall constitute an event of default under this Loan Agreement ("Event of Default"):

13.1 Default by Developer in the performance of any covenant or obligation under this Agreement, including those defaults specifically identified herein.

13.2 Default by Developer under the terms of the Development Agreement.

13.3 Default by Developer under any of the terms of the Reimbursement Agreement.

13.4 Default by Developer under the terms of any agreement, note or other instrument pursuant to which Developer has borrowed money from any person or entity for the construction of the Project, which default will materially impair Developer's ability to satisfy its obligations under this Loan Agreement,.

13.5 Failure of Developer to satisfy any judgment or remove any levy or other process against the assets of Developer or the Project within thirty (30) days after entry of the judgment or issuance of the levy, or five (5) days prior to the time of any proposed sale under any such judgment or levy, whichever is earlier.

13.6 Developer becomes insolvent, consents to or applies for the appointment of a receiver, trustee or liquidator of itself or any of its property, admits in writing its inability to pay its debts generally as they become due, makes a general assignment for the benefit of creditors, files a voluntary petition in bankruptcy, or seeks reorganization or similar arrangement in a proceeding under the bankruptcy code.

13.7 Developer or any of its subcontractors violates any federal, state, or local law, regulation, or ordinance in relation to the Project.

14.0 Upon an Event of Default, the LEDC shall provide Developer written notice of such default by U.S. Mail, or email, or facsimile to an address of Developer stated below. The Developer shall have thirty (30) days from when the notice is sent to cure the default (or such longer period as shall be reasonably necessary to cure such default provided Developer promptly commences such cure and thereafter diligently pursues such cure to completion). The determination of whether or not a default has been cured shall be in the sole discretion of the LEDC.

15.0 Notwithstanding anything to the contrary in this Agreement, upon an Event of Default which remains uncured after the period described in Section 14.0, at the option of the LEDC and without notice, the Loan Balance shall become immediately due and payable to the LEDC, and Developer hereby promises to pay the Loan Balance without presentment, notice, or demand, all of which are hereby expressly waived by Developer. The LEDC shall have the right to pursue all remedies at law or in equity to collect the Loan Balance, including without limitation making presentation for payment on the existing LOC, and/or foreclosure of the mortgage lien and security interest referenced herein.

16.0 Developer promises to pay to the LEDC, in addition to the Loan Balance, all collection costs and reasonable attorney's fees and expenses incurred by the LEDC in enforcement of this Loan Agreement, whether or not litigation is commenced, including, without limitation, salaries and wages, on an hourly basis, of the LEDC staff for time spent in efforts to enforce this Loan Agreement.

17.0 The Developer's addresses are as follows:

Mail - 735 Hazel, LLC
Attn: Patrick N. Smith
2422 Jolly Road, Suite 200
Okemos, MI 48864

Email - psmith@westpacinv.com

Facsimile - 805-965-2177

The Parties have executed this Agreement effective on the 13th day of September, 2018.

"DEVELOPER"

735 Hazel, LLC, a Michigan Limited Liability Company

By:____________________________
Patrick N. Smith
Its: Authorized Representative

STATE OF MICHIGAN)
)SS.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this 13th day of September, 2018, by Patrick N. Smith, the Authorized Represenative of 735 Hazel, LLC, a Michigan Limited Liability Company.

____________________ VIRGINIA PONS 9/13/2018
Notary Public
EATON County, Michigan
Acting in INGHAM County, Michigan
My Commission Expires: MARCH 28th, 2024

Virginia Pons
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires March 28, 2024
Acting in the County of INGHAM

LANSING ECONOMIC DEVLOPMENT CORPORATION

By: ___________________________

Andrea Ragan

Its: Board Chair

STATE OF MICHIGAN)
)SS.
COUNTY OF ____________)

The foregoing instrument was acknowledged before me this _____ day of ________, 2018, by Andrea Ragan, Chair of the Lansing Economic Development Corporation.

____

Notary Public

_____________________ County, Michigan

Acting in _____________ County, Michigan

My Commission Expires: _______________

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

By: ___________________________

Andrea Ragan

Its: Board Chair

STATE OF MICHIGAN)
)SS.
COUNTY OF ____________)

The foregoing instrument was acknowledged before me this _____ day of ________, 2018, by Andrea Ragan, Chair of the Lansing Brownfield Redevelopment Authority.

____

Notary Public

_____________________ County, Michigan

Acting in _____________ County, Michigan

My Commission Expires: _______________

EXHIBIT A

Legal Descriptions - Eligible Property

735 Hazel, LLC – 735 Hazel Street Redevelopment Project

735 Hazel Street and Unaddressed S. Hosmer Street, Lansing MI

Brownfield Plan #70

Land situated in the City of Lansing, County of Ingham, State of Michigan, described as follows and shown on the attached Lot & Topographic Surveys (2 pages) for:

1. Parcel Identification Number: 33-01-01-22-105-001
   Address: 735 Hazel Street; located in Ingham County

   Lot 3 and the South 10 feet of Lot 2, also commencing at the Southwest corner of Lot 3, thence North 395.5 feet along the West line of said Lot 3 and Lot 2; thence West 15.65 feet; thence South 395.5 feet parallel with the West line of Lots 2 and 3; thence East 15.65 feet to the beginning, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records.

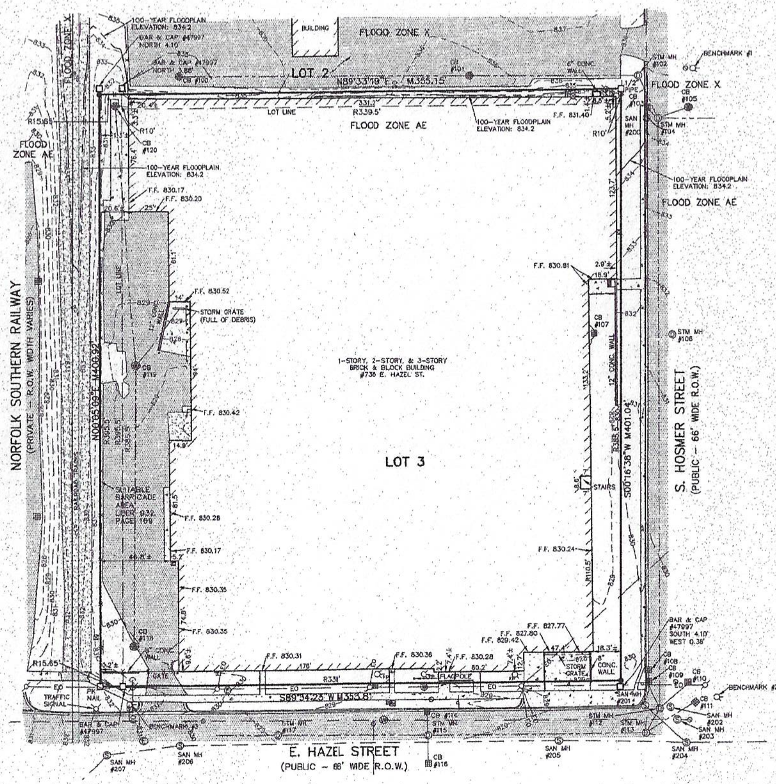
2. Parcel Identification Number: 33-01-01-22-106-001
   Address: Unaddressed S. Hosmer Street; located in Ingham County

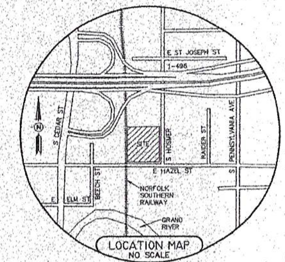
   The North 217.5 feet of Lot 1, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records.

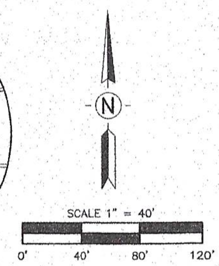
LOT & TOPOGRAPHIC SURVEY

FOR: FUNK ZONE INVESTORS, LLC

"735 E. HAZEL STREET, LANSING, MI 48912"







BENCHMARKS

BENCHMARK #1 ELEV. = 835.89 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "N", FIRE HYDRANT, EAST SIDE OF S. HOSMER STREET, 50' EAST AND 20' NORTH OF NORTHEAST BUILDING CORNER OF #735 E. HAZEL STREET.

BENCHMARK #2 ELEV. = 830.95 (NAVD88)
NORTHWEST FLANGE BOLT, UNDER "W", FIRE HYDRANT, NORTHEAST QUADRANT OF INTERSECTION OF S. HOSMER STREET AND E. HAZEL STREET.

BENCHMARK #3 ELEV. = 832.76 (NAVD88)
NORTHWEST FLANGE BOLT, FIRE HYDRANT, NORTH SIDE OF E. HAZEL STREET, 30' WEST AND 20' SOUTH OF SOUTHWEST BUILDING CORNER OF #735 E. HAZEL STREET.

SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 834.66
12" PVC E INV. = 828.61

CATCH BASIN #101
RIM ELEV. = 835.43
12" PVC E INV. = 827.83
12" PVC W INV. = 827.89

STORM MANHOLE #102
RIM ELEV. = 835.03
12" RCP SE INV. = 827.26
12" RCP W INV. = 827.31

CATCH BASIN #103
RIM ELEV. = 834.29
12" RCP SE INV. = 829.41

STORM MANHOLE #104
RIM ELEV. = 834.41
12" RCP NE INV. = 827.59
12" RCP E INV. = 825.23
12" RCP S INV. = 825.11
12" RCP NW INV. = 827.44
12" RCP NW INV. = 826.38

CATCH BASIN #105
RIM ELEV. = 833.54
12" RCP SW INV. = 829.96

STORM MANHOLE #106
RIM ELEV. = 831.50
NO VISIBLE PIPES
TOP OF DEBRIS ELEV. = 824.95

CATCH BASIN #107
RIM ELEV. = 828.05
NO VISIBLE PIPES
TOP OF DEBRIS ELEV. = 827.15

CATCH BASIN #108
RIM ELEV. = 828.95
10" VCP S INV. = 827.20

CATCH BASIN #109
RIM ELEV. = 828.90
10" VCP N INV. = 827.19
12" RCP SE INV. = 825.22
SUMP ELEV. = 823.80

CATCH BASIN #110
RIM ELEV. = 828.59
12" RCP SW INV. = 826.03
TOP OF WATER ELEV. = 825.49
SUMP ELEV. = 824.29

CATCH BASIN #111
RIM ELEV. = 828.38
NO VISIBLE PIPES
TOP OF WATER ELEV. = 825.83
TOP OF DEBRIS ELEV. = 825.28

STORM MANHOLE #112
RIM ELEV. = 829.21
12" RCP N INV. = 824.93
12" RCP NE INV. = 825.42
12" RCP SW INV. = 824.85
12" RCP NW INV. = 825.07
SUMP ELEV. = 824.51

STORM MANHOLE #113
RIM ELEV. = 829.55
12" RCP N INV. = 823.78
12" VCP NE INV. = 825.75
12" RCP NE INV. = 823.35
24" RCP E INV. = 821.04
36" RCP W INV. = 819.70

CATCH BASIN #114
RIM ELEV. = 827.85
12" VCP S INV. = 825.13
TOP OF DEBRIS ELEV. = 824.85

STORM MANHOLE #115
RIM ELEV. = 828.71
12" VCP N INV. = 824.55
36" RCP E INV. = 819.91
12" VCP S INV. = 822.33
36" RCP W INV. = 819.76

CATCH BASIN #116
RIM ELEV. = 828.20
12" VCP N INV. = 826.10

STORM MANHOLE #117
RIM ELEV. = 828.95
36" RCP E INV. = 819.67
36" RCP W INV. = 819.60

CATCH BASIN #118
RIM ELEV. = 829.42
NO VISIBLE PIPES
TOP OF WATER ELEV. = 825.42
SUMP ELEV. = 824.84

CATCH BASIN #119
RIM ELEV. = 828.38
8" HDPE N INV. = 824.83
6" PVC NE INV. = 824.98
8" HDPE S INV. = 824.77
TOP OF DEBRIS ELEV. = 823.68

CATCH BASIN #120
RIM ELEV. = 830.22
NO VISIBLE PIPES
TOP OF DEBRIS ELEV. = 829.22

SANITARY MANHOLE #200
RIM ELEV. = 834.27
8" RCP N INV. = 824.15
8" RCP S INV. = 824.07

SANITARY MANHOLE #201
RIM ELEV. = 829.47
UNABLE TO REMOVE MANHOLE LID

SANITARY MANHOLE #202
RIM ELEV. = 828.98
NO VISIBLE PIPES
SUMP ELEV. = 822.78

SANITARY MANHOLE #203
RIM ELEV. = 829.09
NO VISIBLE PIPES
SUMP ELEV. = 824.69

SANITARY MANHOLE #204
RIM ELEV. = 829.01
8" RCP E INV. = 819.36
8" RCP W INV. = 819.47
8" RCP NW INV. = 819.51

SANITARY MANHOLE #205
RIM ELEV. = 829.67
8" RCP E INV. = 819.22
8" RCP W INV. = 819.10

SANITARY MANHOLE #206
RIM ELEV. = 830.21
8" RCP E INV. = 817.79
8" RCP W INV. = 817.74

SANITARY MANHOLE #207
RIM ELEV. = 831.43
8" RCP E INV. = 817.73
8" RCP SW INV. = 817.70

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

Lot 3 and the South 10 feet of Lot 2, also commencing at the Southwest corner of Lot 3, thence North 395.5 feet along the West line of said Lot 3 and Lot 2; thence West 15.65 feet; thence South 395.5 feet parallel with the West line of Lots 2 and 3; thence East 15.65 feet to the beginning, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

Item 6: Terms, Covenants and Conditions, set forth in Quit Claim Deed recorded in Liber 932, Page 169, cross parcel, are plottable, and shown hereon.

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in October 2017.

2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

3. All dimensions are in feet and decimals thereof.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Wetlands, if any, not shown hereon.

8. This property lies partially within Flood Zone "X", areas outside the 1% annual chance floodplain, and partially within Flood Zone "AE" according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 260090 0131 D, dated August 16, 2011. Elevation of the 100-year floodplain per FEMA data is 834.2' (NAVD88).

LEGEND

= SET 1/2" BAR WITH CAP
= FOUND IRON AS NOTED
= DEED LINE
= DISTANCE NOT TO SCALE
= FENCE
= ASPHALT
= CONCRETE
= GRAVEL
860 = EXISTING SPOT ELEVATION
860 = EXISTING CONTOUR ELEVATION
= SANITARY SEWER
= STORM SEWER
= WATER LINE
EO = OVERHEAD WIRES
= EDGE OF WOODS
= DECIDUOUS TREE
= CONIFEROUS TREE
= BUSH
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= ELECTRIC MANHOLE
= WATER MANHOLE
= CATCHBASIN
CO = SANITARY CLEANOUT
= FIRE HYDRANT
= VALVE
= UTILITY POLE
= LIGHT POLE
= GUY WIRE
= ELECTRIC METER
= GAS METER
= WATER METER
= SIGN
= POST/BOLLARD
FP = FIRE PROTECTION
= HANDHOLE
= UTILITY PEDESTAL

ERICK R. FRIESTROM 11/07/17
PROFESSIONAL SURVEYOR NO. 53497 DATE

REVISIONS	COMMENTS
11/07/2017	ORIGINAL

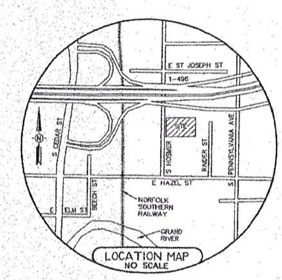
KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office — Ph. 269-781-9800

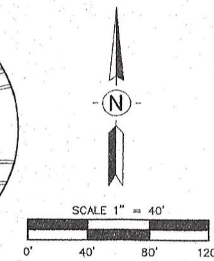
DRAWN BY SSF	SECTION 22, T4N, R2W
FIELD WORK BY SW/CMM	JOB NUMBER:
SHEET 1 OF 1	92768.TOP

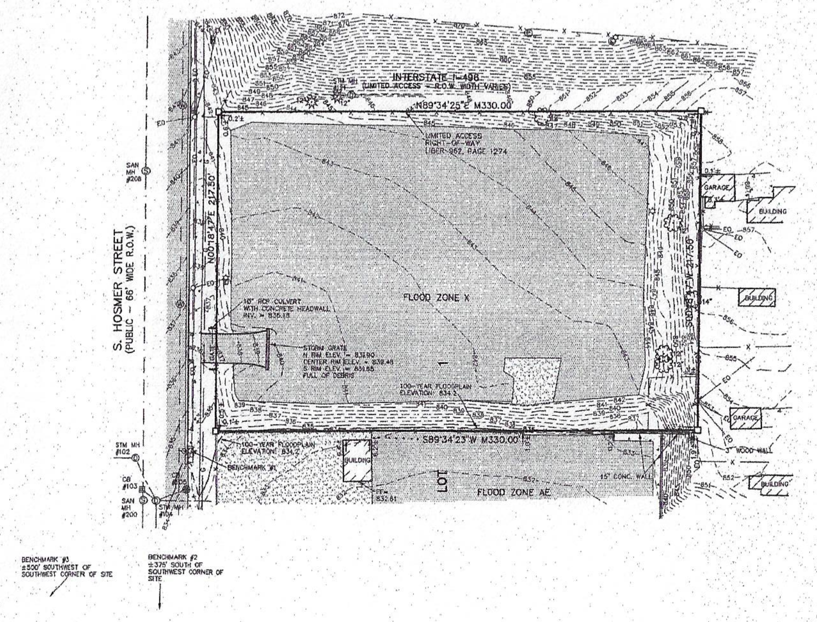
LOT & TOPOGRAPHIC SURVEY

FOR: FUNK ZONE INVESTORS, LLC

"VACANT – S. HOSMER STREET, LANSING, MI 48912"







BENCHMARK #3
±500' SOUTHWEST OF
SOUTHWEST CORNER OF SITE

BENCHMARK #2
±375' SOUTH OF
SOUTHWEST CORNER OF
SITE

BENCHMARKS

BENCHMARK #1 ELEV. = 835.89 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "N", FIRE HYDRANT, EAST SIDE OF S. HOSMER STREET, 50' EAST AND 20' NORTH OF NORTHEAST BUILDING CORNER OF #735 E. HAZEL STREET.

BENCHMARK #2 ELEV. = 830.95 (NAVD88)
NORTHWEST FLANGE BOLT, UNDER "W", FIRE HYDRANT, NORTHEAST QUADRANT OF INTERSECTION OF S. HOSMER STREET AND E. HAZEL STREET.

BENCHMARK #3 ELEV. = 832.76 (NAVD88)
NORTHWEST FLANGE BOLT, FIRE HYDRANT, NORTH SIDE OF E. HAZEL STREET, 30' WEST AND 20' SOUTH OF SOUTHWEST BUILDING CORNER OF #735 E. HAZEL STREET.

SEWER INVENTORIES

STORM MANHOLE #102
RIM ELEV. = 835.03
12" RCP SE INV. = 827.26
12" RCP W INV. = 827.31

CATCH BASIN #103
RIM ELEV. = 834.29
12" RCP SE INV. = 829.41

STORM MANHOLE #104
RIM ELEV. = 834.41
12" RCP NE INV. = 827.59
12" RCP E INV. = 825.23
12" RCP S INV. = 825.11
12" RCP NW INV. = 827.44
12" RCP NW INV. = 826.38

CATCH BASIN #105
RIM ELEV. = 833.54
12" RCP SW INV. = 829.96

STORM MANHOLE #121
RIM ELEV. = 847.72
30" HDPE E INV. = 838.95
30" HDPE W INV. = 836.33
SUMP ELEV. = 835.92

SANITARY MANHOLE #200
RIM ELEV. = 834.27
8" RCP N INV. = 824.15
8" RCP S INV. = 824.07

SANITARY MANHOLE #208
RIM ELEV. = 840.15
UNABLE TO REMOVE MANHOLE COVER

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

The North 217.5 feet of Lot 1, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

Item 7: Easement for Ingress and Egress to the Michigan State Highway Department, set forth in Liber 962, Page 1274, abuts parcel, is plottable, and is shown hereon.

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in October 2017.
2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. No building tie dimensions are to be used for establishing the property lines.
6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
7. Wetlands, if any, not shown hereon.
8. This property lies partially within Flood Zone "X", areas outside the 1% annual chance floodplain, and partially within Flood Zone "AE" according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 260090 0131 D, dated August 16, 2011. Elevation of the 100-year floodplain per FEMA data is 834.2' (NAVD88).

LEGEND

= SET 1/2" BAR WITH CAP
= FOUND BAR & CAP #53497
= DEED LINE
= DISTANCE NOT TO SCALE
= FENCE
= ASPHALT
= CONCRETE
= GRAVEL
±860 = EXISTING SPOT ELEVATION
860 = EXISTING CONTOUR ELEVATION
= SANITARY SEWER
= STORM SEWER
= WATER LINE
—EO— = OVERHEAD WIRES
= EDGE OF WOODS
= DECIDUOUS TREE
= CONIFEROUS TREE
= BUSH
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= ELECTRIC MANHOLE
= WATER MANHOLE
= CATCH BASIN
= SANITARY CLEANOUT
= FIRE HYDRANT
= VALVE
= UTILITY POLE
= LIGHT POLE
= GUY WIRE
= ELECTRIC METER
= GAS METER
= WATER METER
= SIGN
= POST/BOLLARD
= FIRE PROTECTION
= HANDHOLE
= UTILITY PEDESTAL

11/08/17

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS
11/08/2017	ORIGINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office – Ph. 269-781-9800

DRAWN BY	SSF	SECTION	22, T4N, R2W
FIELD WORK BY	SW/CMM	JOB NUMBER:	92769.TOP
SHEET	1 OF 1		

EXHIBIT B - DEQ LOANS & LEDC LOAN AMORTIZATION/PAYMENT SCHEDULE AND LETTER OF CREDIT SCHEDULE

735 Hazel Street Redevelopment Project, Lansing MI

As of date: 9/13/2018

DEQ LOAN	
Program Year 5 Beginning Balance:	$1,463,282.00
Interest Rate:	1.50%
Amort Sched:	10
Payment:	$158,669.78

LEDC LOAN	
Program Year 5 Beginning Balance:	$400,000.00
Interest Rate:	1.50%
Amort Sched:	10
Payment:	$43,373.67

					LOAN PAYMENT RESERVE FUND					DEQ LOAN PAYMENT SCHEDULE					LEDC LOAN PAYMENT SCHEDULE					IRREVOCABLE LETTER OF CREDIT	
Brownfield Plan Capture Year	Fiscal Year	Tax Year / Calendar Year	DEQ Loan Program Year	Brownfield Plan Tax Increment Revenue Available toward Debt Service*	Beginning Loan Payment Reserve Fund Balance	Annual Loan Payment Reserve Funding Amount	Annual Letter of Credit Renewal Fee Advance Prior to TIR Disbursement	Annual Loan Payment Reserve Fund Payment	Ending Loan Payment Reserve Fund Balance	Beginning Balance	Interest Payment	Principal Payment	Total Payment	Ending Balance	Beginning Balance	Interest Payment	Principal Payment	Total Payment	Ending Balance	Beginning Year Letter of Credit Amount for LBRF Loans	Annual Surplus (Deficit) TIR to Developer
0	2019	N/A	1	$0.00			$80,000.00	$0.00	$80,000.00	$1,463,282.00	$0.00	$0.00	$0.00	$1,463,282.00	$400,000.00	$0.00	$0.00	$0.00	$400,000.00	$1,863,282.00	$0.00
0	2020	N/A	2	$0.00	$80,000.00	$0.00	$0.00	$0.00	$80,000.00	$1,463,282.00	$0.00	$0.00	$0.00	$1,463,282.00	$400,000.00	$0.00	$0.00	$0.00	$400,000.00	$1,863,282.00	$0.00
1	2021	2020**	3	$138,840.95	$80,000.00	$138,840.95	$0.00	$0.00	$218,840.95	$1,463,282.00	$0.00	$0.00	$0.00	$1,463,282.00	$400,000.00	$0.00	$0.00	$0.00	$400,000.00	$1,863,282.00	$0.00
2	2022	2021	4	$145,080.39	$218,840.95	$145,080.39	$0.00	$0.00	$363,921.35	$1,463,282.00	$0.00	$0.00	$0.00	$1,463,282.00	$400,000.00	$0.00	$0.00	$0.00	$400,000.00	$1,863,282.00	$0.00
3	2023	2022	5	$146,001.23	$363,921.35	$20,635.15	$0.00	$0.00	$384,556.50	$1,463,282.00	$0.00	$143,147.68	$143,147.68	$1,320,134.32	$400,000.00	$0.00	$39,130.58	$39,130.58	$360,869.42	$1,863,282.00	-$56,912.18
4	2024	2023	6	$147,293.56	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$1,320,134.32	$19,802.01	$123,345.67	$143,147.68	$1,196,788.65	$360,869.42	$5,413.04	$33,717.54	$39,130.58	$327,151.88	$1,681,003.74	-$34,984.70
5	2025	2024	7	$148,614.58	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$1,196,788.65	$17,951.83	$125,195.85	$143,147.68	$1,071,592.80	$327,151.88	$4,907.28	$34,223.30	$39,130.58	$292,928.58	$1,523,940.54	-$33,663.68
6	2026	2025	8	$150,193.44	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$1,071,592.80	$16,073.89	$127,073.79	$143,147.68	$944,519.02	$292,928.58	$4,393.93	$34,736.65	$39,130.58	$258,191.93	$1,364,521.39	-$32,084.81
7	2027	2026	9	$151,916.14	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$944,519.02	$14,167.79	$128,979.89	$143,147.68	$815,539.12	$258,191.93	$3,872.88	$35,257.70	$39,130.58	$222,934.23	$1,202,710.95	-$30,362.12
8	2028	2027	10	$153,668.67	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$815,539.12	$12,233.09	$130,914.59	$143,147.68	$684,624.53	$222,934.23	$3,344.01	$35,786.57	$39,130.58	$187,147.67	$1,038,473.35	-$28,609.59
9	2029	2028	11	$155,565.80	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$684,624.53	$10,269.37	$132,878.31	$143,147.68	$551,746.22	$187,147.67	$2,807.22	$36,323.36	$39,130.58	$150,824.30	$871,772.20	-$26,712.46
10	2030	2029	12	$155,848.66	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$551,746.22	$8,276.19	$134,871.49	$143,147.68	$416,874.73	$150,824.30	$2,262.36	$36,868.21	$39,130.58	$113,956.09	$702,570.52	-$26,429.60
11	2031	2030	13	$158,149.62	$384,556.50	$0.00	$0.00	$0.00	$384,556.50	$416,874.73	$6,253.12	$136,894.56	$143,147.68	$279,980.17	$113,956.09	$1,709.34	$37,421.24	$39,130.58	$76,534.85	$530,830.82	-$24,128.64
12	2032	2031***	14	$159,040.35	$384,556.50	$0.00	$0.00	$192,278.25	$192,278.25	$279,980.17	$4,199.70	$138,947.98	$143,147.68	$141,032.19	$76,534.85	$1,148.02	$37,982.56	$39,130.58	$38,552.29	$338,552.57	-$23,237.91
13	2033	2032***	15	$161,519.87	$192,278.25	$0.00	$0.00	$192,278.25	$0.00	$141,032.19	$2,115.48	$141,032.20	$143,147.68	$0.00	$38,552.29	$578.28	$38,552.29	$39,130.58	$0.00	$146,274.32	-$20,758.39
14	2034	2033	16	$164,031.63	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$164,031.63
15	2035	2034	17	$166,576.04	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$166,576.04
16	2036	2035	18	$169,153.53	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$169,153.53
17	2037	2036	19	$171,764.52	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$171,764.52
18	2038	2037	20	$174,409.46	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$174,409.46
19	2039	2038	21	$177,088.78	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$177,088.78
20	2040	2039	22	$179,802.93	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$179,802.93
21	2041	2040	23	$182,552.37	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$182,552.37
22	2042	2041	24	$185,337.55	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$185,337.55
23	2043	2042	25	$188,158.93	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$188,158.93
24	2044	2043	26	$191,017.00	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$191,017.00
25	2045	2044	27	$193,912.22	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$193,912.22
26	2046	2045	28	$206,742.49	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$206,742.49
27	2047	2046	29	$209,862.54	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$209,862.54
28	2048	2047	30	$213,023.15	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$213,023.15
29	2049	2048	31	$216,224.85	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$216,224.85
30	2050	2049	32	$219,468.17	$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$219,468.17

NOTES:

* Tax Increment Revenue available to service debt payments on eligible activities (i.e. DEQ Loans, LEDC Loan and Developer funded activities) after State and Local up front payment requirements to the Michigan Brownfield Redevelopment Fund (3 mills), Lansing BRA Administration (5% tax increment revenues), Lansing BRA Local Brownfield Revolving Fund (5% tax increment revenues), and 10% pass-through of new incremental taxes created to all taxing jurisdictions.

** 1st Year Capture in Brownfield Plan is Tax Year / Calendar Year 2020 based upon 100% Project Completion by January 31, 2020 (Phase I Only).

*** Loan payments in DEQ Loan Program Years 14 (Tax Year / Calendar Year 2031) & 15 (Tax Year / Calendar Year 2032) to be made from Loan Payment Reserve Fund.

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LEAP
stronger together

LANSING MICHIGAN
Virg Bernero, Mayor

735 Hazel, LLC

Former Manufacturing Facility Conversion Into Mixed-Use Redevelopment

Lansing, Michigan

MDEQ Vapor Intrusion TAPS Meeting *December 1 , 2017*

ADVANCED REDEVELOPMENT SOLUTIONS

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OBJECTIVE: MIXED-USE REDEVELOPMENT

- **Problem:**

  Chlorinated VOCs, including TCE, used during historic operations have affected on-site soil, groundwater, and soil gas. Contaminants have the potential to migrate into indoor air above risk-based levels.

- **Goal:**

  To present the conceptual vapor mitigation approach and understand MDEQ concerns prior to preparation of vapor mitigation design documents and facilitate Brownfield redevelopment funding incentives.

Advanced Redevelopment Solutions

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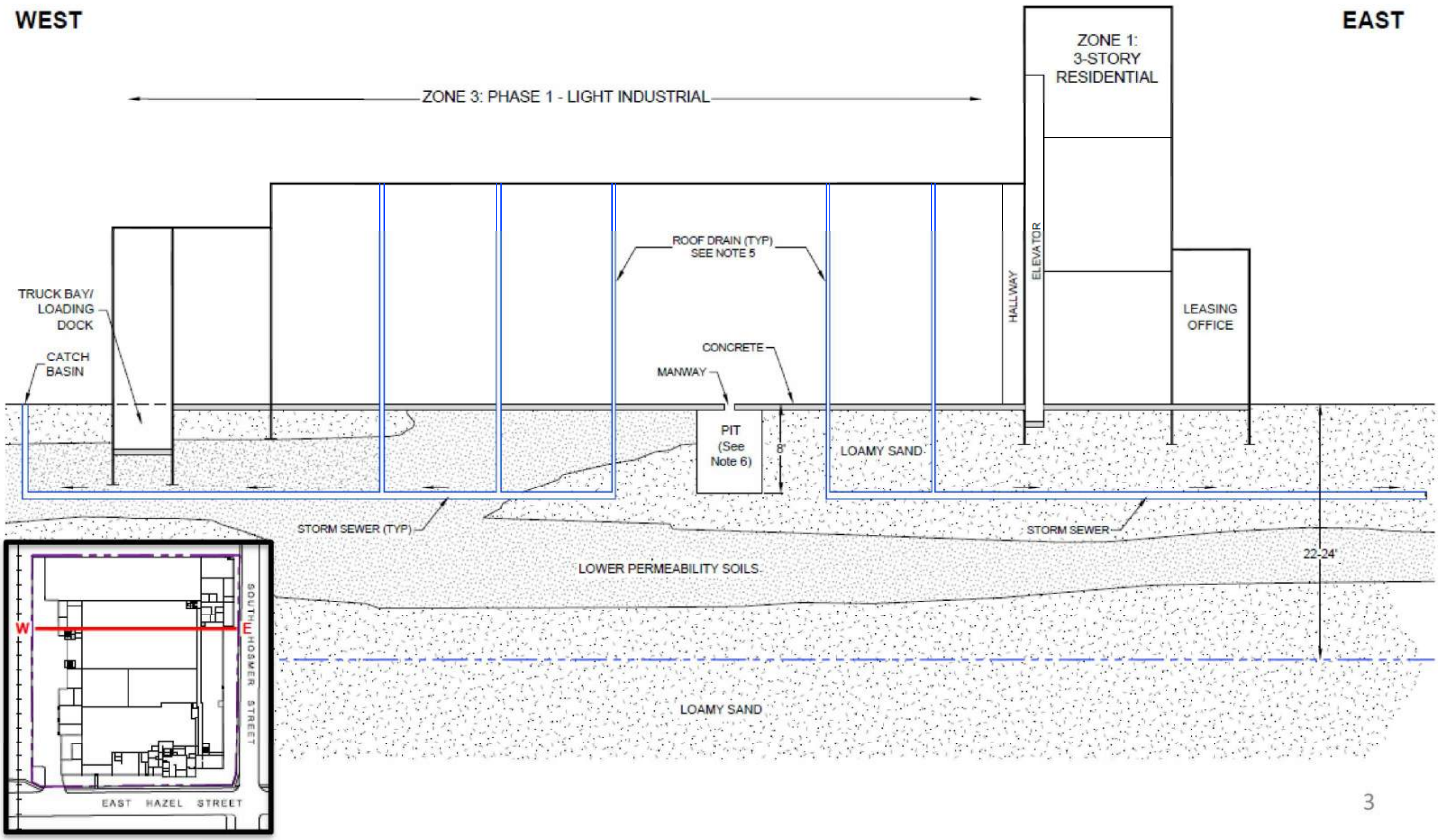
CONCEPTUAL SITE MODEL



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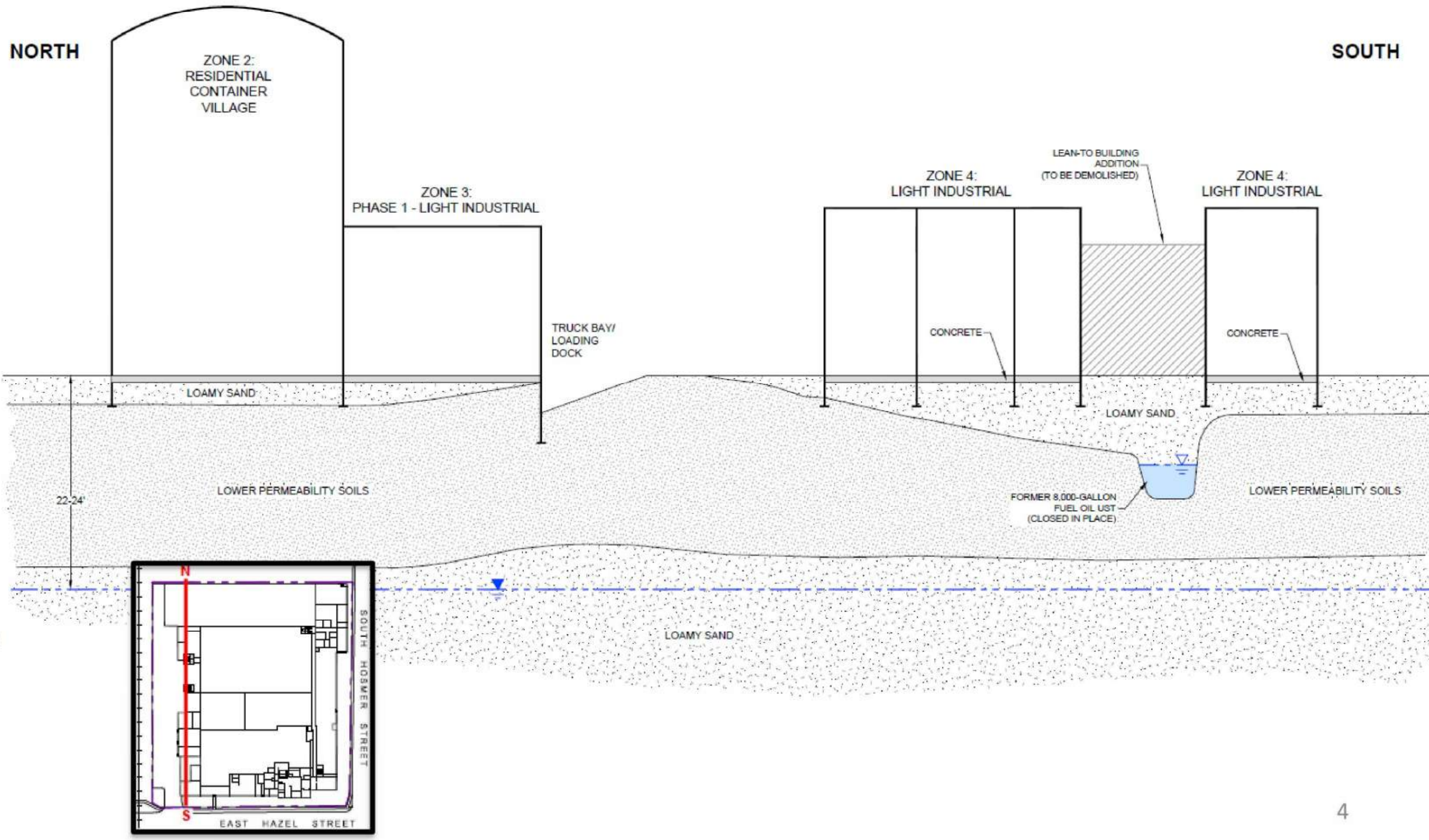
CONCEPTUAL SITE MODEL



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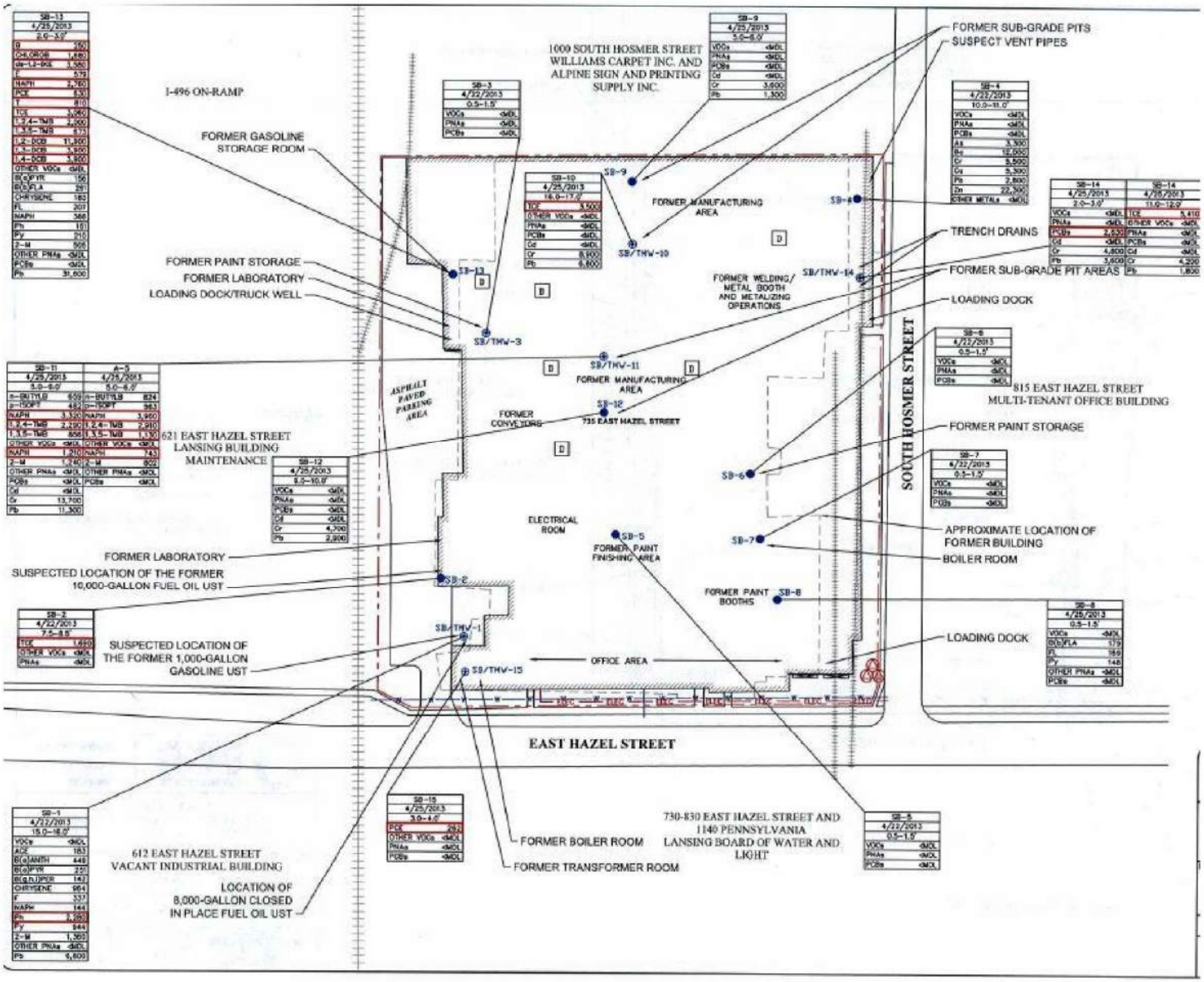
HAZEL STREET SOIL CONDITIONS



2013 Phase II ESA Identified Chlorinated Solvents (Predominantly TCE and Degradation Products) Beneath the Building Slab

Max TCE = 5,410 µg/kg versus Site Specific Criteria of 4.7 µg/kg

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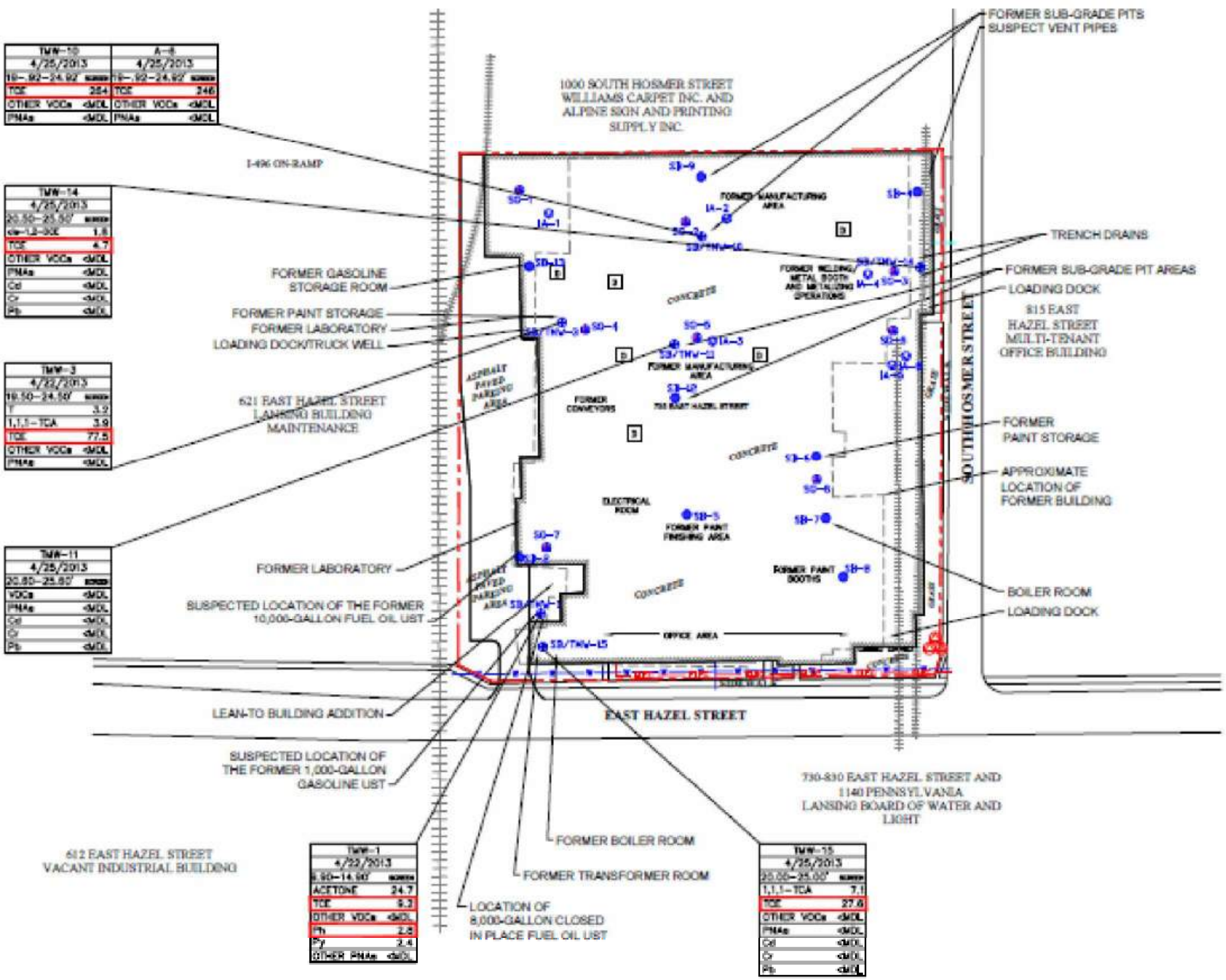
HAZEL STREET GROUNDWATER CONDITIONS



2013 Phase II ESA Identified Chlorinated Solvents (Predominantly TCE) In Groundwater From 12-23 ft bgs

Max TCE = 264 µg/L versus Site Specific Criteria of 42 µg/L

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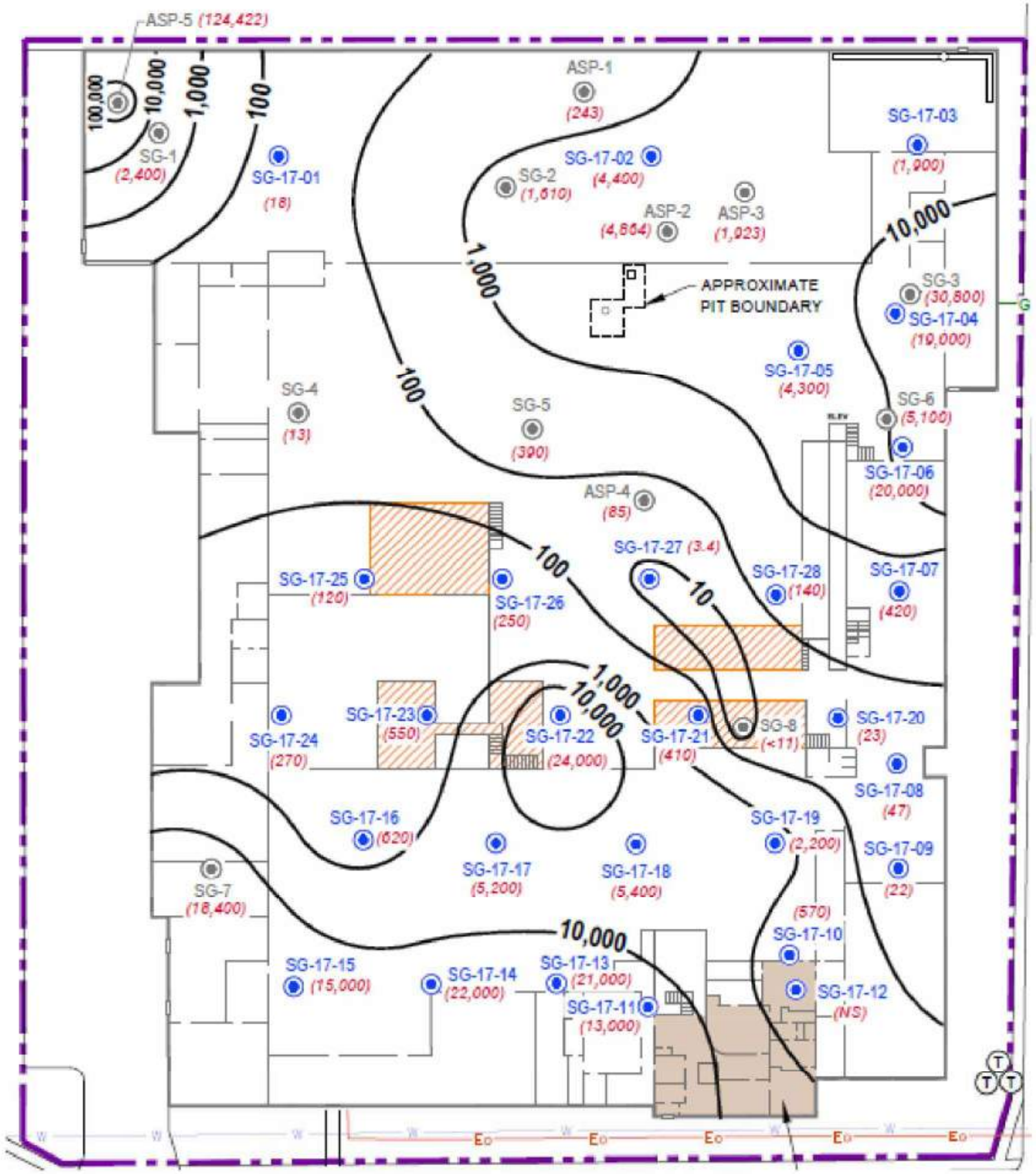
HAZEL STREET SUB-SLAB SOIL GAS – TCE



2017 Soil Gas Investigation – TCE Sub-Slab Distribution

Concentrations Exceeding Site Specific Soil Gas Criteria (67 μg/m^3) Beneath Majority of Building

TCE Contours in μg/m^3

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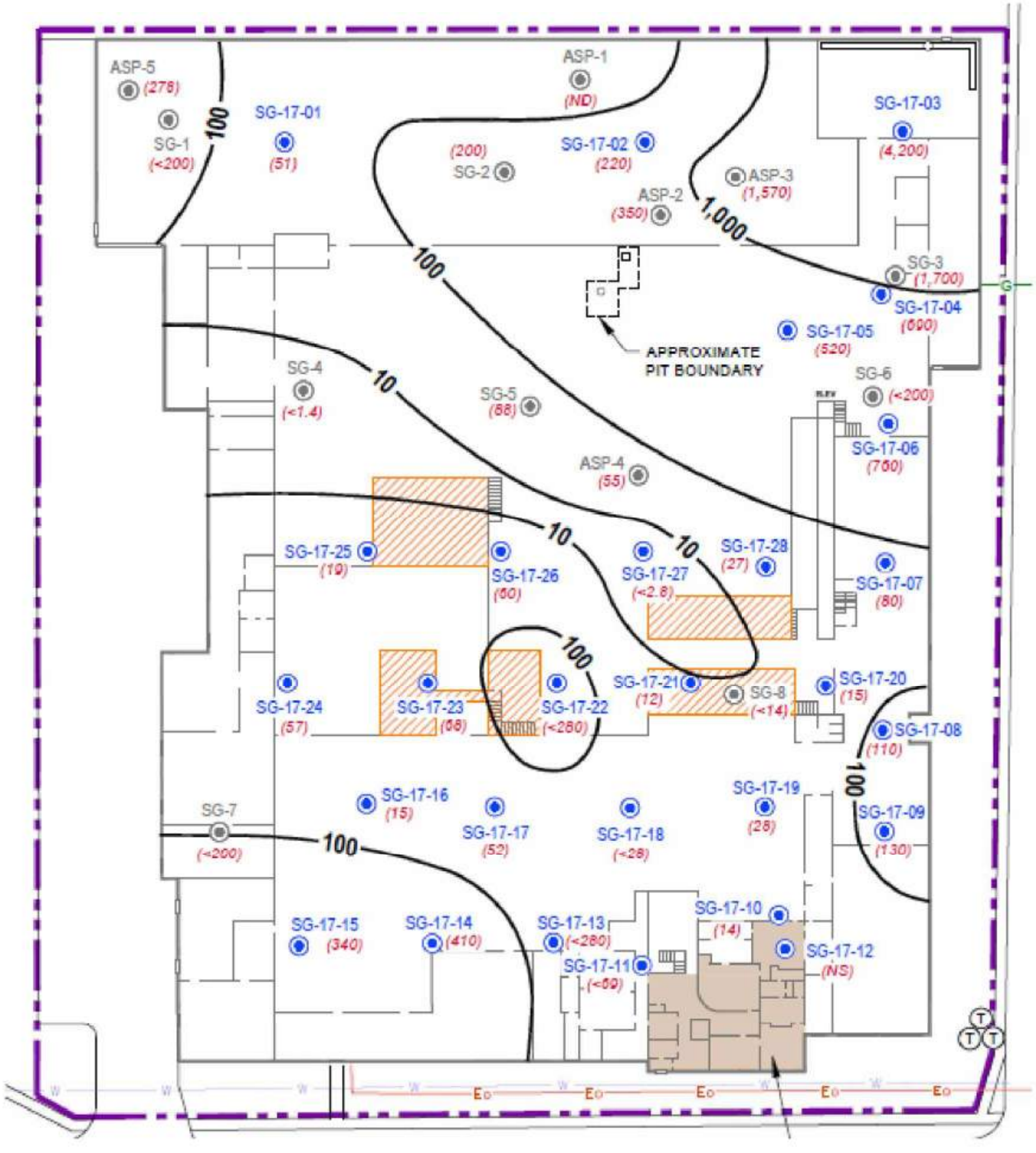
HAZEL STREET SUB-SLAB SOIL GAS – PCE



2017 Soil Gas Investigation – PCE Sub-Slab Distribution

Concentrations Exceeding Site Specific Soil Gas Criteria (1,400 μg/m^3) in Northeast Corner of Building

PCE Contours in μg/m^3

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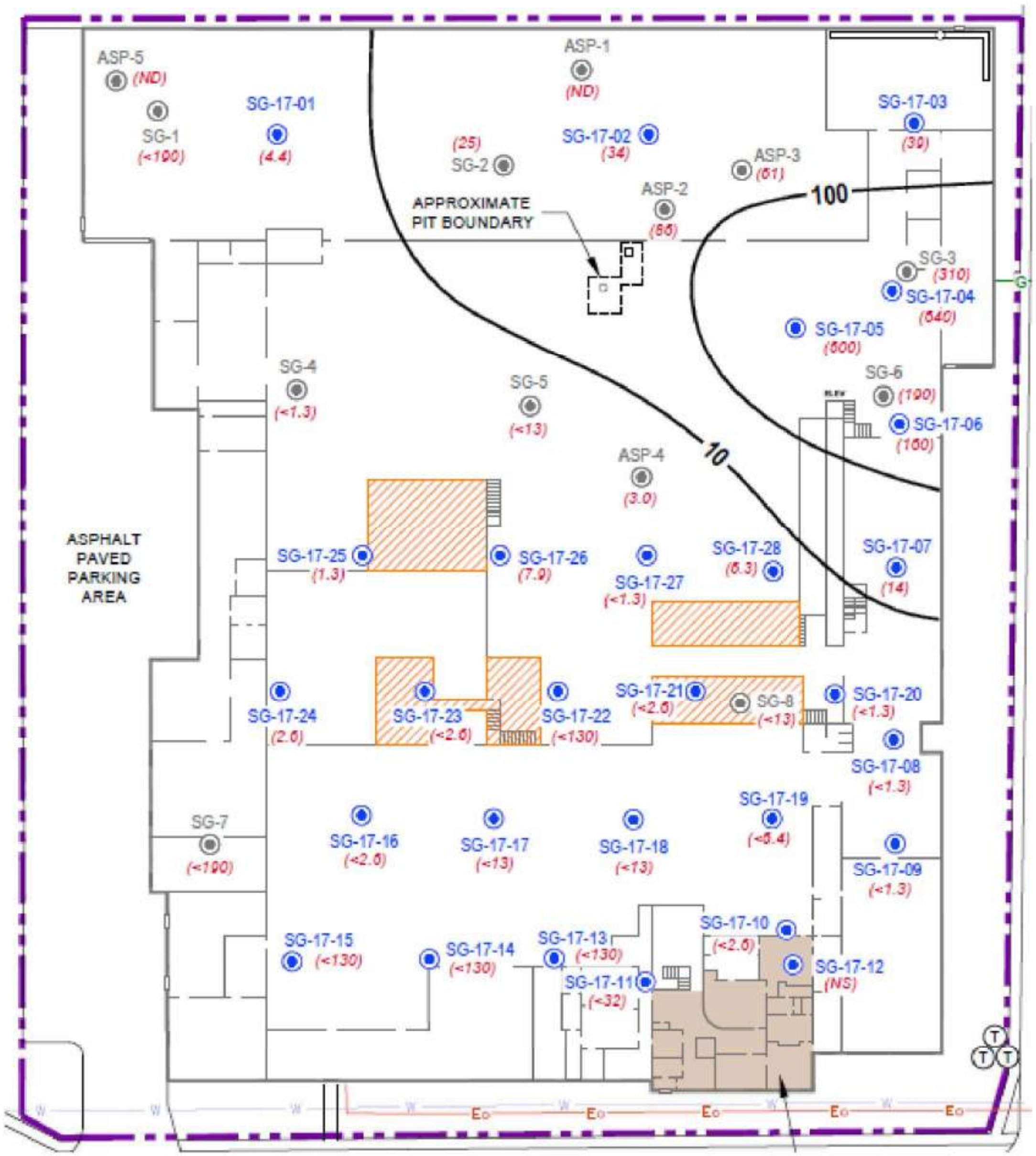
HAZEL STREET SUB-SLAB SOIL GAS – $C\text{-}Cl_4$



2017 Soil Gas Investigation – Carbon Tetrachloride Sub-Slab Distribution

Concentrations Exceeding Site Specific Soil Gas Criteria (150 µg/m³) in Northeast Corner of Building

CCl_4 Contours in µg/m³

HAZEL STREET RESPONSE ACTIVITIES

- Vapor Intrusion Mitigation Required to Support Mixed-use Redevelopment Plan
- Mitigation Design Concept Based on Zone Use and Mitigation Goals
  - Redundant systems – both active venting & vapor barriers throughout the building
    - Spray-on composite barrier (Geo-Seal® or equivalent)
    - Non-VOC floor coating/sealant (Retro-Coat™ or equivalent)
    - Low-profile vent layer (Vapor-Vent® or equivalent)
    - Suction pits
    - Multiple in-line fans (number and type TBD)
- Additional Due Care Planning and Sampling to be Conducted In Conjunction With Refinement of Site Development Plans

ADVANCED REDEVELOPMENT SOLUTIONS

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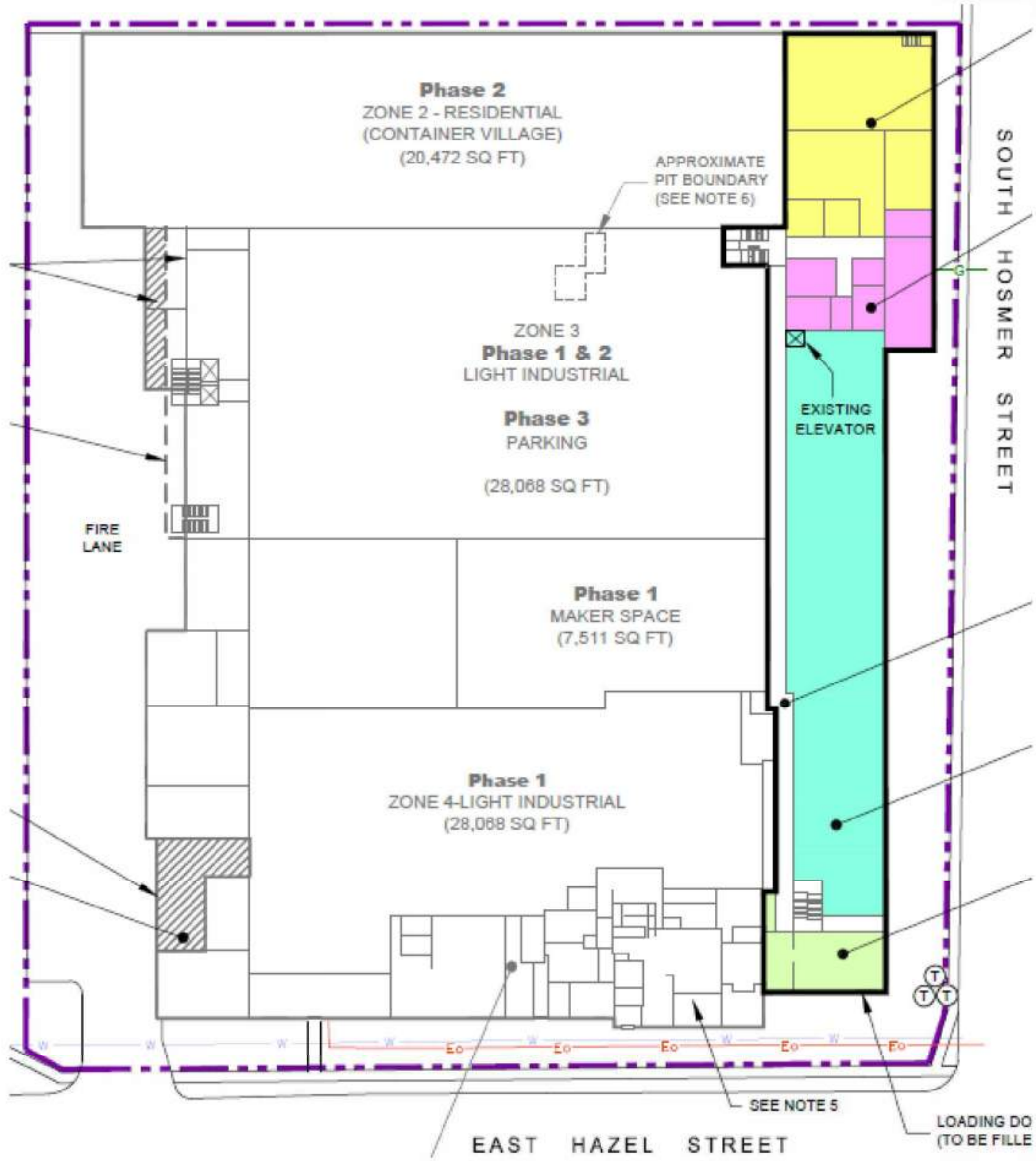
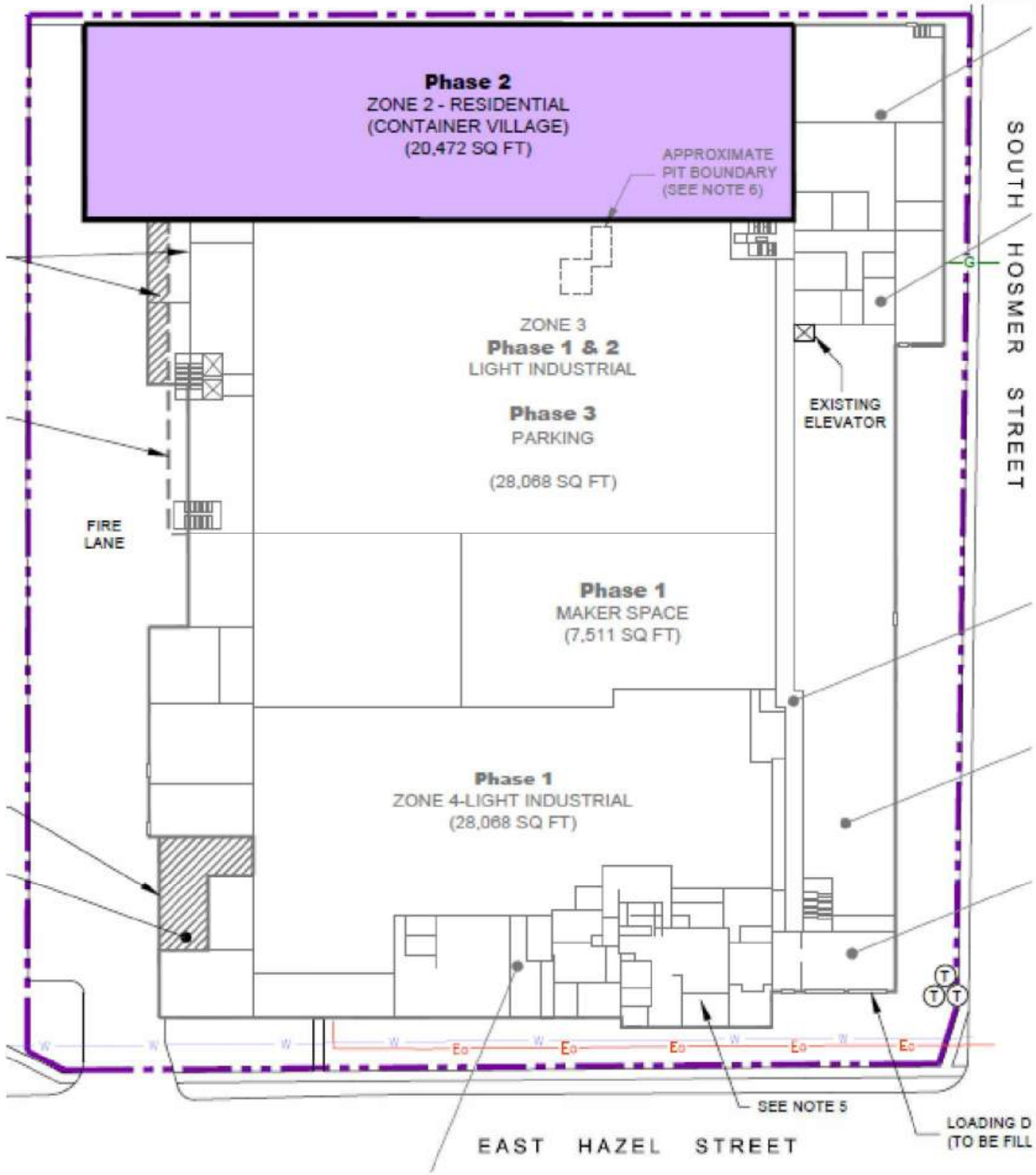
ZONE 1 – MITIGATION APPROACH

- 3-Story Residential with Common Space, Leasing Office, Hallway and Restaurant
- 21,887 Square Feet
- Redevelopment to Begin February 2018
- Mitigation Approach:
  - Slab Removal & Grading
  - Spray-On Composite Liner
  - Low Profile Vent
  - Active Ventilation
  - New Slab



ZONE 2 - MITIGATION APPROACH

- Former Hanger to be used as Multi-Level Container Village
- 20,472 Square Feet
- Redevelopment to Begin June 2019
- Mitigation Approach:
  - Low-Profile Vent Installed in Trenches
  - Low Vapor Permeability Wearable Floor Sealant Over Entire Slab



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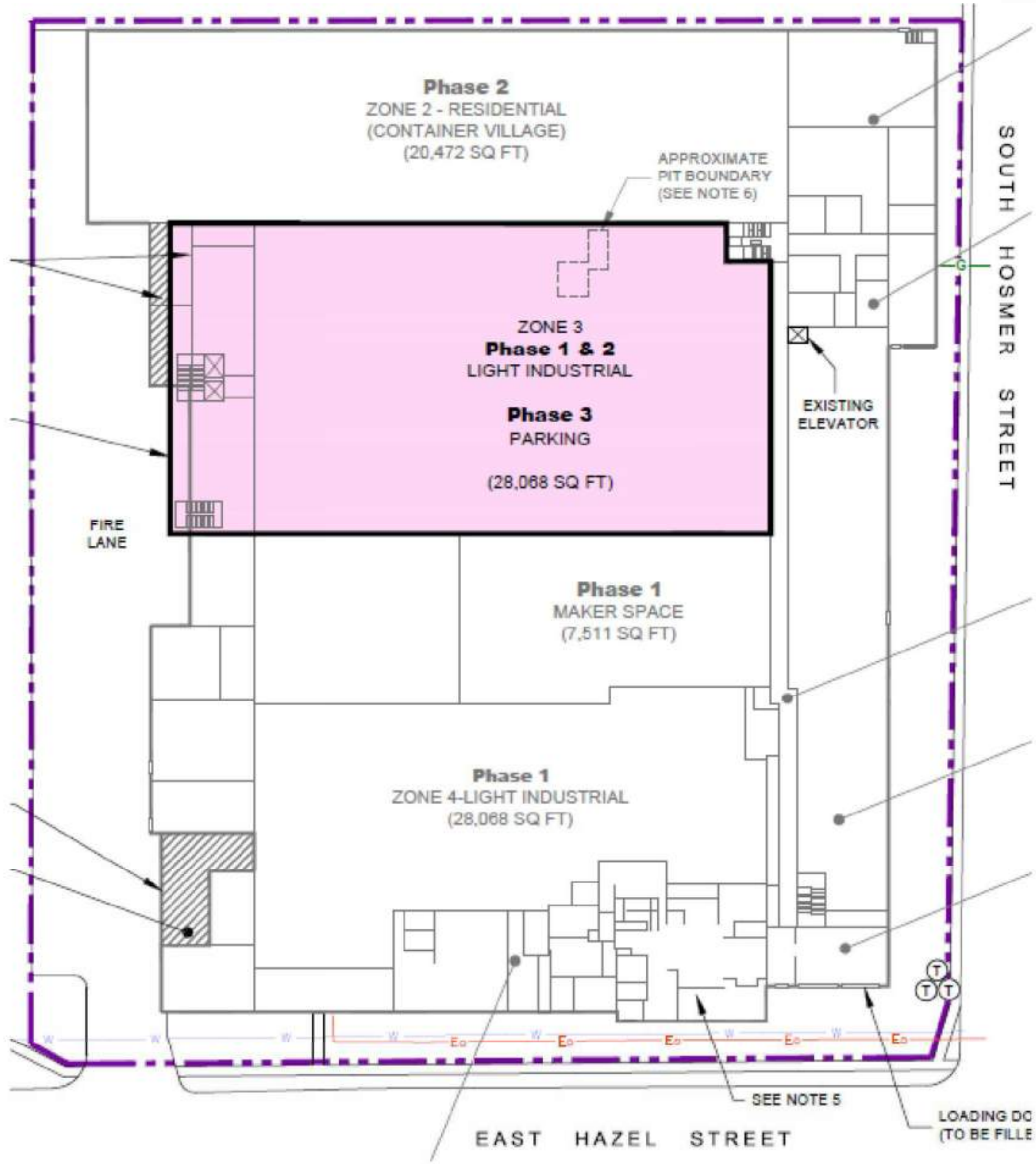
ZONE 3 - MITIGATION APPROACH

- Existing Building to be Used in "As-Is" Condition for Light Industrial, then in a future phase Demolished and Replaced with a New Integrated Parking Structure
- 28,068 Square Feet
- Reuse to Begin February 2018, future phase Demolition to begin January 2020
- Mitigation Approach:
  - Low-Profile Vent Installed in Trenches
  - Low Vapor Permeability Wearable Floor Sealant Over Entire Slab
  - Redesign/Replace when Building Demolished



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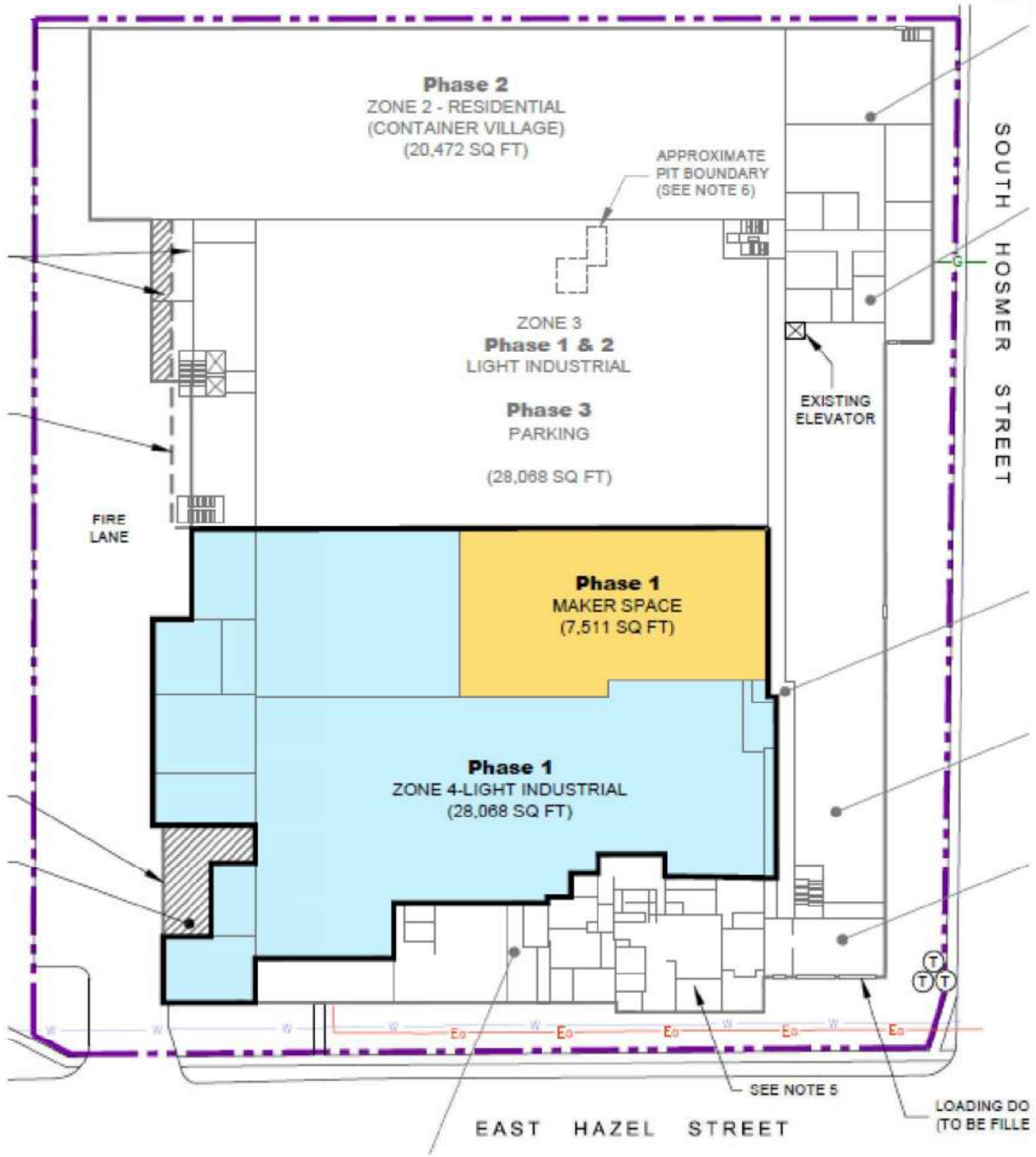
ZONE 4 - MITIGATION APPROACH

- To be Used in "As-Is" Condition for Light Industrial, includes Maker Space, "Lean-To" Addition to be Demolished
- 35,579 Square Feet
- Reuse to Begin February 2018
- Mitigation Approach:
  - Low-Profile Vent Installed in Trenches in Open Area
  - Suctions Pits in Smaller Historical Building Additions Along West Perimeter
  - Low Vapor Permeability Wearable Floor Sealant Over Entire Slab



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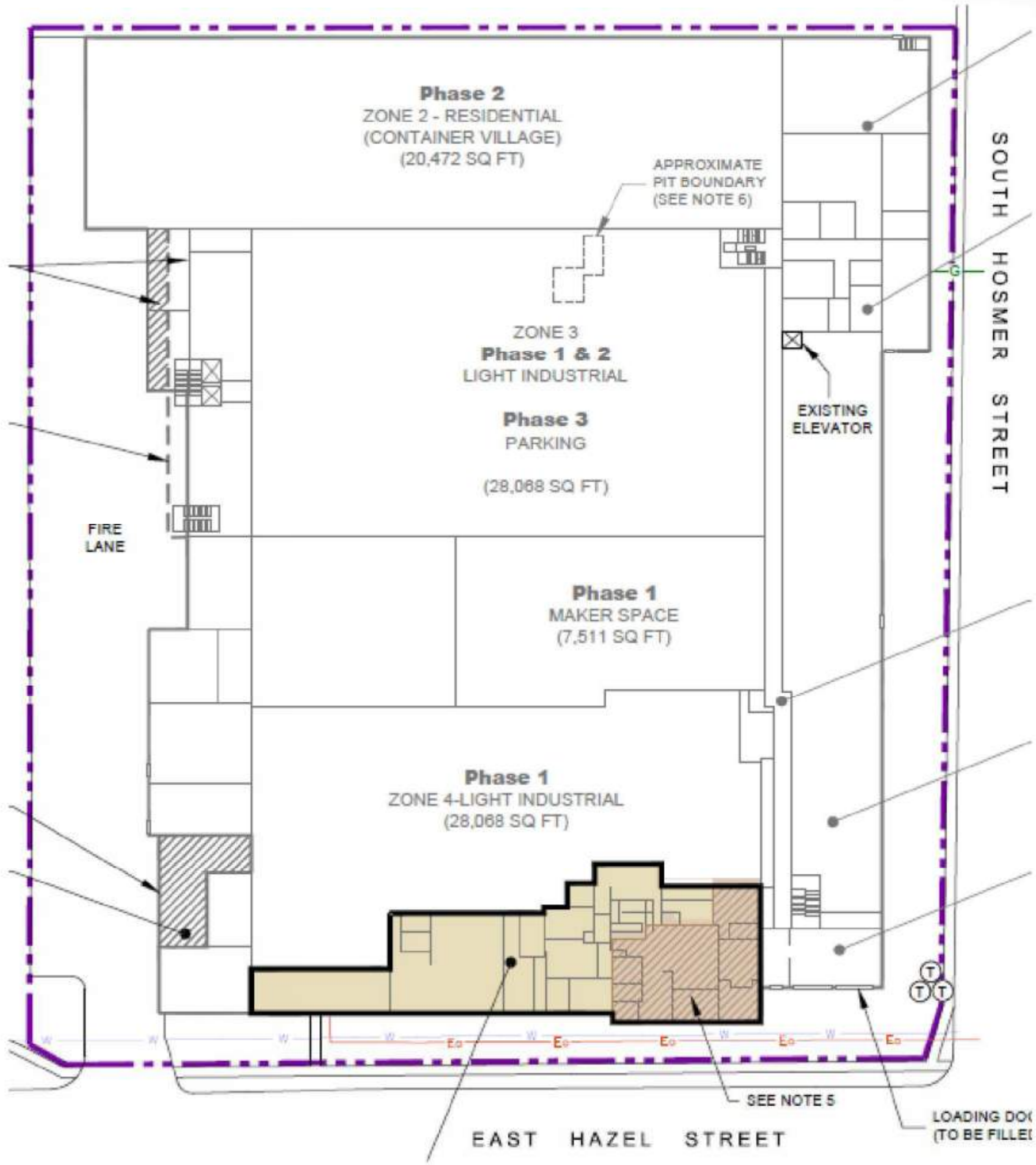
ZONE 5 - MITIGATION APPROACH

- First Floor Commercial and Second Floor Residential
- 8,306 Square Feet
- Commercial Redevelopment to begin February 2018, 2nd-floor Residential Redevelopment to Begin June 2019
- Mitigation Approach (Area w/o slab)
  - Wood Floor and Subgrade Removal & Sand Backfill
  - Spray-On Composite Liner
  - Active Ventilation
  - New Slab
- Mitigation Approach (Area w/ Slab):
  - Suctions Pits
  - Low Vapor Permeability Wearable Floor Sealant Over Existing Slab



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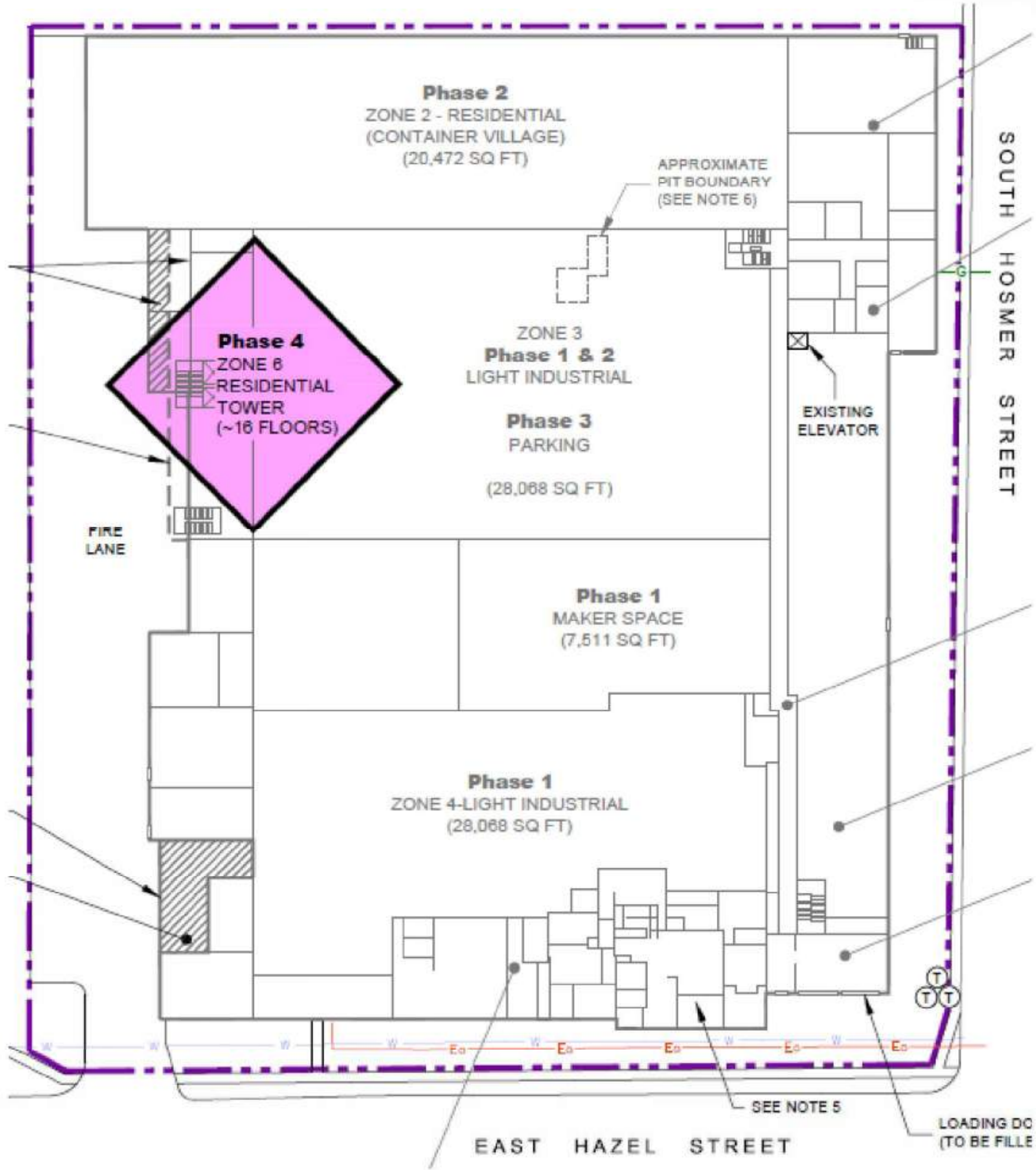
ZONE 6 - MITIGATION APPROACH

- Residential Tower (future phase over IPS)
- Footprint ~6,400 square feet, 16 to 20 Floors, to be Constructed on Piers above Reconstructed Zone 3 Parking
- Construction to Begin January 2022
- Mitigation Approach:
  - None at this time, Mitigation included in Zone 3
  - During Tower Design and Construction Ensure Piers, Elevator, Utility Penetrations, Etc. are Appropriately Isolated from Sub-Surface



MITIGATION COMPONENTS

- Final design will follow standard practices for mitigation including but not limited to:
  - PFE Testing (completed)
  - Penetrations / Preferential pathways will be sealed
  - Discharge points will be away from windows & intakes
  - Monitors and labels will be incorporated into the design
  - Fans & piping will be sized appropriately
  - Smoke test and coupon sample sub-slab vapor barriers
  - As-Built drawings and O&M plan will be prepared and systems will be maintained

PROJECT INCENTIVES

- Incentives Required to Support Project:
  - DEQ Grant and/or Loan Package for Mitigation
  - Brownfield Plan and MDEQ/MSF Act 381 Work Plan – P.A. 381 Brownfield Tax Increment Financing (TIF) Plan
  - MCRP Grant

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Thank you

Questions?

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TRC
P: 616.528.0058 | **E:** dkilmer@trcsolutions.com

Lansing Brownfield Redevelopment Authority

735 Hazel Street Redevelopment Project

735 Hazel Street, Lansing MI
Unaddressed S. Hosmer Street, Lansing MI
Tax Parcel Nos.
33-01-01-22-105-001
33-01-01-22-106-001

Brownfield Plan #70

Revised July 26, 2018

Prepared with assistance from:
Advanced Redevelopment Solutions
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
Lansing Brownfield Redevelopment Authority (LBRA)
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
TBD/TBD/2018

Approved by the Lansing City Council –
TBD/TBD/2018

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Figures

Exhibits

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #70 – 735 Hazel Street Redevelopment Project

The purpose of this Brownfield Plan (the "Plan") is to identify eligible activities and cost estimates for redevelopment of the property located at 735 Hazel Street and One Hosmer Street, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name:	735 Hazel Street Redevelopment Project	
Applicant/Developer:	Entity Name:	735 Hazel, LLC ("Owner" or "Developer")
	Contact:	Brent Forsberg
	Mailing Address:	2422 Jolly Road, Suite 200 Okemos, Michigan 48864
	Phone:	(517) 202-7572
	Email:	brent@taforsberg.com
Eligible Property Location:	The Eligible Property ("Property") consists of two parcels located at: 735 Hazel Street Unaddressed S. Hosmer Street	
Parcel Information:	Tax Parcel Nos.:	33-01-01-22-105-001 33-01-01-22-106-001
Property Size:	Approximately 4.866-acres	
Type of Eligible Property:	Facility (Contaminated)	

Project Description:

735 Hazel, LLC is a single-purpose company formed to develop, construct, finance, and own the 735 Hazel Street Redevelopment Project, a mixed-use multi-phase redevelopment, including small commercial business spaces, office, and multiple residential apartment spaces (the "Project"). The proposed Phase I redevelopment of the Project, which is the subject of this Plan, will be a mixed-use redevelopment of the entire building that includes an estimated 100,000 square feet of small business space and common collaborative areas as well as over 60 residential apartment units. Phase I of the Project will foster social connections through art and technology. The current warehouse area will offer suites ranging from 500 to 5,000 square feet for small businesses. There will be several collaborative common areas allowing for interaction between businesses, customers, and residents. Unlike a traditional office, collaborative coworking spaces consist of members who work for a range of different companies, ventures, startups, and projects. Coworking spaces are normally accessible 24/7. People can decide whether to put in a long day when they have a deadline or want to show progress, or can decide to take a long break in the middle of the day to go to the gym. They can choose whether they want to work in a quiet space so they can focus, or in a more collaborative space with shared tables where interaction is encouraged. Often the companies emerge or merge with others to grow into flourishing companies adding to more jobs, higher payroll taxes and added personal property taxes ultimately adding to the overall community's tax base. More than

10,000 collaborative coworking spaces are around the globe (and more on the way), the $1B coworking industry is growing. 9 in 10 coworkers say they've become happier people because of these spaces. Additionally, the Project will address critical building upgrades to allow for safe reuse due to the presence of contamination below the existing buildings floor.

New construction of Phase I (not including environmental) is scheduled to begin in October 2018 and anticipated to be completed by January 31, 2020, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of Phase I of the Project.

Future phases will depend upon the success of Phase I and a Brownfield Plan Amendment will be necessary before future phases can be completed. Future phases anticipated are conversion of the hanger area into additional apartments, partial demolition of the building and construction of an integrated parking structure, and construction of a residential tower.

Total Capital Investment: This Brownfield Plan (the "Plan") anticipates approximately $14,547,537 in Total Capital Investments by 735 Hazel, LLC for Phase I of this Project.

Estimated Job Creation: Upon Phase I Project completion, between 35 to 50 new local full-time equivalent jobs and 40 to 50 part-time equivalent jobs will be created. During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over an estimated 15-month construction period.

Estimated Duration of Plan Capture: 30 years (2020-2049), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture.

Estimated Duration of Plan: 32 years (2018-2049) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

Base Year of Plan: 2018

First Year of Plan Capture: 2020

Estimated Gain in Taxes:
(after Project completion)

	Current Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	(2018)	Starting in 2020	Starting in 2020
	$593,100	$3,344,941	$ 2,751,841
Annual Taxes Paid	$ 42,573	$193,446	$ 150,874

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	**$ 1,110,710**
Total New Taxes Captured	**$ 6,406,231**
Total New Taxes	**$ 7,516,941**

Total New (Incremental) Taxes Captured Breakdown Estimate:
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	$ 186,127	$ 6,204
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000	$ 500
BRA Local Brownfield Revolving Fund (LBRF)	$ 186,127	$ 6,204
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	$ 206,004	$ 8,240
Local Taxes to Developer * (to Reimburse Eligible Activities)	$ 3,755,519	$ 125,184
State School Taxes To Developer * (to Reimburse Eligible Activities)	$ 2,057,454	$ 68,582
Total New Tax Capture (See Table 1a)	**$ 6,406,231**	**$ 214,914**
* To meet Developer Reimbursement Obligations.		

Total New (Incremental) Taxes Received (Gain/Not Captured) by Taxing Units Breakdown Estimate:
(Total Plan Duration)

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	**Estimated Tax Capture Period in Number of Years =**	**30**
		New Tax Revenue Received	
		Total/ Cumulative	**Annual Average**
CITY OF LANSING			
City Operating - Lansing	10%	$ 186,170	$ 6,206
City Debt - Lansing	100%	$ 24,899	$ 830
Subtotal to Above	-	***$ 211,070***	***$ 7,036***
INGHAM COUNTY			
County Operating - General Operations	10.00%	$ 61,172	$ 2,039
County Operating - Indigent Veterans Support	10.00%	$ 316	$ 11
Potter Park Zoo & Potter Park (2016-20)	10.00%	$ 3,926	$ 131
Public Transportation - Elderly & Disabled (2016-20)	10.00%	$ 5,746	$ 192
Animal Control Shelter & Operating (2016-21)	10.00%	$ 2,298	$ 77
911 System - Emergency Telephone Services (2016-19)	10.00%	$ 8,140	$ 271
Juvenile Justice (2017-21)	10.00%	$ 5,746	$ 192
Health Care Services (through 2019)	10.00%	$ 3,352	$ 112
Parks/Trails (through 2019)	10.00%	$ 4,788	$ 160
Subtotal to Above	-	***$ 95,485***	***$ 3,183***
Capital Region Airport Authority - CRAA	10.00%	$ 6,694	$ 223
Capital Area Transportation Authority - CATA	10.00%	$ 28,797	$ 960
LIBRARY			
Capital Area District Libraries - CADL	10.00%	$ 14,940	$ 498
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
ISD Operating	10.00%	$ 1,915	$ 64
ISD Special Education	10.00%	$ 43,154	$ 1,438
ISD Vocational Education	0.00%	$ -	$ -
COMMUNITY COLLEGE			
Lansing Community College - LCC	10.00%	$ 36,460	$ 1,215
Subtotal to Above	-	***$ 131,961***	***$ 4,399***
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100.00%	$ 229,840	$ 7,661
Lansing School District Debt (District #33020)	100.00%	$ 215,475	$ 7,182
Subtotal to Above	-	***$ 445,315***	***$ 14,844***
Subtotal of All of the Above	-	***$ 883,830***	***$ -***
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10.00%	$ 57,111	$ 1,904
Local School Operating - LSO	10.00%	$ 169,769	$ 5,659
Subtotal to Above	-	***$ 226,880***	***$ 7,563***
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	**$ 1,110,710**	**-**

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately $6,406,231 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are $5,812,973. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at $5,812,973 so long as there are available revenues. Developer Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Developer may not be fully reimbursed. The resultant shortfall to Developer is estimated at $632,113.

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	$ 236,500
Due Care Activities	$ 2,223,768
Additional Response Activities	$ 113,250
MSF Non-Environmental Eligible Activities	
Demolition Activities	$ 1,099,719
Lead and Asbestos Abatement Activities	$ 214,000
Infrastructure Improvements Activities	$ 225,000
Site Preparation Activities	$ 94,300
Contingency (15%)	$ 411,488
Interest (3% Simple Interest)	$ 1,109,247
Subtotal	*$ 5,727,273*
Brownfield Plan & Work Plan Preparation	$ 65,700
Brownfield Plan & Work Plan Implementation (to Developer)	$ 15,000
Local Application Fees	$ 5,000
Subtotal: To Developer *	***$ 5,812,973***
Brownfield Redevelopment Authority (BRA) Administration	$ 186,127
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	$ 186,127
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 206,004
Subtotal: To BRA & State	***$ 593,259***
GRAND TOTAL	**$ 6,406,231**
* To meet Developer Reimbursement Obligations.	

INTRODUCTION

The City of Lansing, Michigan (the "City"), established the Lansing Brownfield Redevelopment Authority (the "Authority") on October 1, 1997, pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields" that are either environmentally contaminated (a "facility"), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan, is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan is necessary to reduce unemployment, promote economic growth, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan, shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. With the approval of the Authority, any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to the Plan, affect the application of the Plan to the eligible property, or impair the rights available to the Authority under this Plan.

The Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property ("Property") consists of two parcels and is located at 735 Hazel Street and an Unaddressed S. Hosmer Street, Lansing Michigan. The Property is situated to the north of Hazel Street and east and west of S. Hosmer Street as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 4.866-acres in the City of Lansing ("City") on two parcels as depicted on Figure 2 – Eligible Property Map.

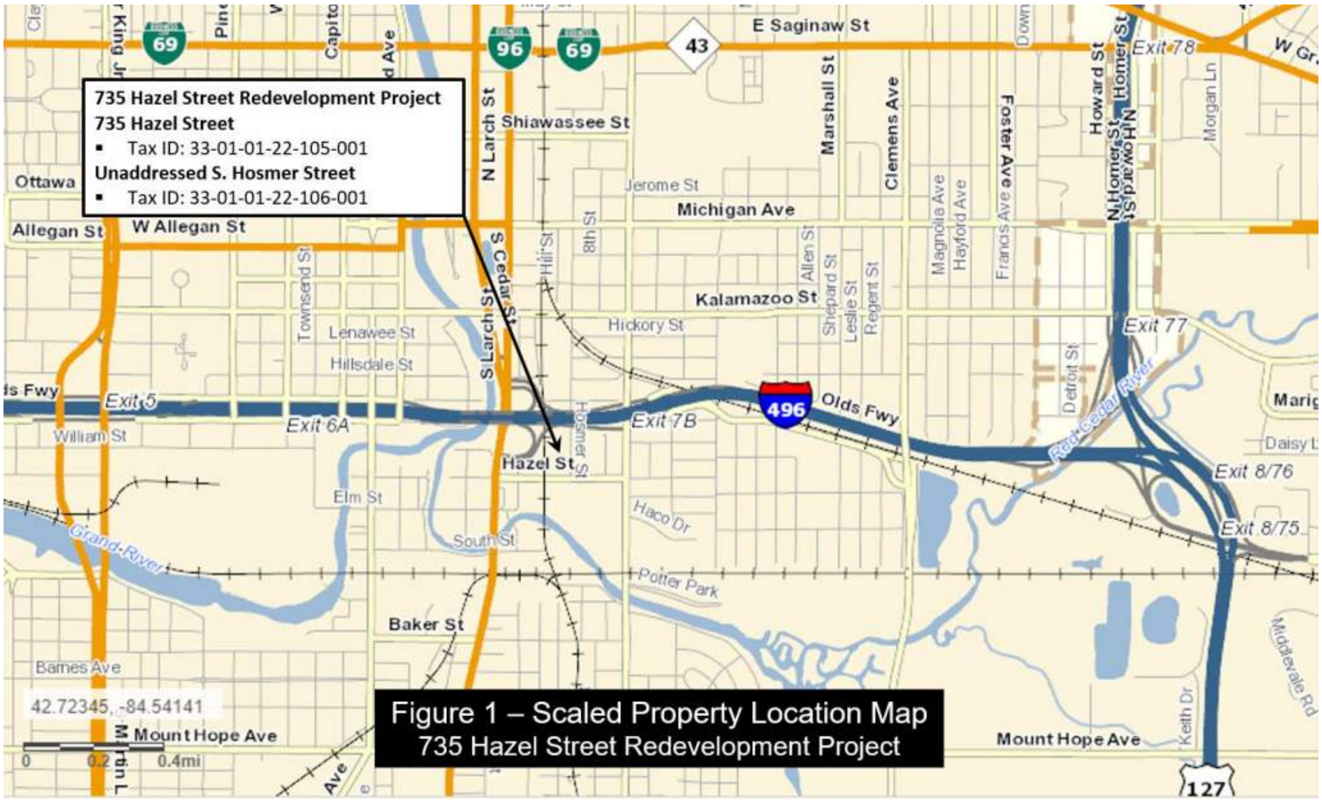

Figure 1 – Scaled Property Location Map
735 Hazel Street Redevelopment Project

Figure 2 – Eligible Property Map
735 Hazel Street Redevelopment Project

The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions – Eligible Property.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
735 Hazel Street	33-01-01-22-105-001	Facility
Unaddressed S. Hosmer Street	33-01-01-22-106-001	Facility

The Property is surrounded by industrial operations. The Property is zoned "I" Heavy Industrial District and "H" Light Industrial District and these zoning districts allow for the proposed Project development under the "Special Land Use Permit" secured on February 12, 2018 to allow for Residential Uses. All other planned uses are permitted uses under the current zoning.

The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

One parcel is currently vacant, and the other contains a large former heavy manufacturing facility and office building. The Property is in a transitional neighborhood zone in the City of Lansing. It is the heart of the early 20th century industrial zone along the Red Cedar River which was the edge of the incorporated municipality at the time. Post WWII the single-family home expansion of Lansing moved south from this area. As the Property became obsolete during the decentralization of industry in the 50's and 60's the residential and commercial areas around this Property fell into blight as well. This Property and the adjacent parcels have created a hole in Lansing's ability to be cohesive and connected through its neighborhoods. This Property is located between the stable neighborhood commercial districts of REO Town and the Michigan Avenue Corridor, which is the regional scaled streetscape identified for growth through the City. There is a joint committee of regional municipalities, the local transit authority, and private business for a cohesive plan known as Shaping the Avenue to develop a common streetscape across four municipal boundaries. 735 Hazel Redevelopment Project is bordered on the other two sides by residential neighborhoods. The City has worked to build better connections through this area with the City River Trail. The section of trail that passes through here connects Potters Park to REO Town and the Central Business District. This section of the city provides the best opportunity for alternative transportation models to connect the downtown to the surrounding residential and neighborhood commercial centers as well.

The Property consists of two parcels of land that each have been independently deemed a "facility" in accordance with Act 381 forming the parcels basis of eligibility. The parcels are located within the boundaries of the City of Lansing, Michigan.

The Project proposes to redevelop an underutilized, substantially abandoned, vacant and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, select demolition of the building, environmental due care and additional response activities, site preparation, infrastructure improvements and redevelopment into an mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement ("Agreement") between the Developer and the Authority.

2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for industrial purpose; (b) each of the two parcels comprised by the Property have been determined to be a “facility”; and, (c) the Property is located within the City of Lansing, a qualified local governmental unit, or “Core Community” under Act 381.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
735 Hazel Street	33-01-01-22-105-001	Facility
Unaddressed S. Hosmer Street	33-01-01-22-106-001	Facility

Exhibit B includes a history of the property and an overview of the environmental and non-environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment, due care, additional response, lead and asbestos abatement, demolition, infrastructure improvements, site preparation, preparation of a Brownfield Plan/Act 381 Work Plan, Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the MDEQ and MSF (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

In accordance with this Plan and the associated Reimbursement Agreement (the "Agreement") with the Authority, the amount advanced by the Developer will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual 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 of the Authority from the Property shall be governed by the terms of the 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 Agreement.

Eligible activities are estimated at approximately $6,406,231 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are $5,812,973. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at $5,812,973 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates $5,764,465 in potential tax capture. After tax capture payments to other obligations identified in this Plan (BRA Administration, BRA Brownfield Plan & Work Plan Implementation, BRA Local Brownfield Revolving Fund (LBRF), and State of Michigan Brownfield Redevelopment Fund (MBRF)), the resultant shortfall to Developer is estimated at $632,113. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied.

The Project is planned to be completed by January 31, 2020. However, due to the required long-term (for perpetuity) annual Sampling and Operation & Maintenance of the environmental Vapor Intrusion System, additional years to complete Eligible Activities are included in this Plan beyond the typical 2 years required by the Authority. Therefore, the Authority shall not be obligated to reimburse Developer Eligible Activities completed after December 31, 2023.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
			64.36%	35.64%	100.00%	100.00%
DEQ Eligible Activities						
Department-Specific Activities						
Baseline Environmental Assessment (BEA) Activities		$ 236,500	$ 152,203	$ 84,297	$ -	$ -
Due Care Activities		$ 2,223,768	$ 1,431,134	$ 792,634	$ -	$ -
Additional Response Activities		$ 113,250	$ 72,883	$ 40,367	$ -	$ -
DEQ Environmental Eligible Activities Total		**$ 2,573,518**	**$ 1,656,220**	**$ 917,298**	**$ -**	**$ -**
MSF Eligible Activities						
Demolition Activities		$ 1,099,719	$ 707,738	$ 391,981	$ -	$ -
Lead and Asbestos Abatement Activities		$ 214,000	$ 137,722	$ 76,278	$ -	$ -
Infrastructure Improvements Activities		$ 225,000	$ 144,802	$ 80,198	$ -	$ -
Site Preparation Activities		$ 94,300	$ 60,688	$ 33,612	$ -	$ -
MSF Non-Environmental Eligible Activities Total		**$ 1,633,019**	**$ 1,050,950**	**$ 582,069**	**$ -**	**$ -**
	Percentage/ Rate					
Contingency: DEQ Environmental	15.0%	$ 166,535	$ 107,176	$ 59,359	$ -	$ -
Contingency: MSF Non-Environmental	15.0%	$ 244,953	$ 157,642	$ 87,310	$ -	$ -
Sub Total: Contingencies		$ 411,488	$ 264,818	$ 146,670	$ -	$ -
Interest: DEQ Environmental (Simple Interest)	3.0%	$ 428,844	$ 275,988	$ 152,856	$ -	$ -
Interest: MSF Non-Environmental (Simple Interest)	3.0%	$ 680,403	$ 437,882	$ 242,521	$ -	$ -
Sub Total: Interest		$ 1,109,247	$ 713,870	$ 395,377	$ -	$ -
Sub Total: EAs + Contingencies + Interest		***$ 5,727,273***	***$ 3,685,858***	***$ 2,041,414***	***$ -***	***$ -***
Brownfield Plan & Work Plan Preparation		$ 65,700	$ 19,307	$ 10,693	$ 35,700	$ -
Brownfield Plan & Work Plan Implementation (to Developer)		$ 15,000	$ 9,653	$ 5,347	$ -	$ -
Local Application Fees		$ 5,000	-	-	$ 5,000	-
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees		**$ 85,700**	**$ 28,960**	**$ 16,040**	**$ 40,700**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration		***$ 5,812,973***	***$ 3,714,819***	***$ 2,057,454***	***$ 40,700***	***$ -***
Brownfield Redevelopment Authority (BRA) Administration		$ 186,127	$ -	$ -	$ 186,127	$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)		$ 15,000	$ 9,653	$ 5,347	$ -	$ -
BRA Local Brownfield Revolving Fund (LBRF)		$ 186,127	$ -	$ -	$ 186,127	$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF		**$ 387,254**	**$ 9,653**	**$ 5,347**	**$ 372,254**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA		***$ 6,200,227***	***$ 3,724,472***	***$ 2,062,800***	***$ 412,954***	***$ -***
State of Michigan Brownfield Redevelopment Fund (MBRF)		$ 206,004	$ -	$ -	$ -	$ 206,004
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF		**$ 6,406,231**	**$ 3,724,472**	**$ 2,062,800**	**$ 412,954**	**$ 206,004**

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	$ 3,755,519
Total Local Tax Capture for Eligible Activities, Contingency and Interest	**$ 3,755,519**
Total Local Taxes to BRA Administration	$ 186,127
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	$ 9,653
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	$ 186,127
Total Local Tax Capture to BRA	**$ 381,908**
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	$ 2,057,454
Total School Tax Capture for Eligible Activities, Contingency and Interest	**$ 2,057,454**
Total School Taxes to BRA Administration	$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	$ 5,347
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	$ -
Total School Tax Capture to BRA	**$ 5,347**
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 206,004
Total School Tax Capture to BRA & MBRF	**$ 211,351**
Total Capture by Brownfield Redevelopment Authority (BRA)	**$ 387,254**
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	**$ 206,004**
Total Capture for Developer	**$ 5,812,973**
GRAND TOTAL	**$ 6,406,231**

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2018 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2020. Estimates project that the Authority is expected to capture the tax increment revenues from 2020 through 2049 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payment of State Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County(s). 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 taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture. Developer costs in this Plan are estimated at $5,812,973 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates $5,764,465 in potential tax capture. After tax capture payments to other obligations identified in this Plan (BRA Administration, BRA Brownfield Plan & Work Plan Implementation, BRA Local Brownfield Revolving Fund (LBRF), and State of Michigan Brownfield Redevelopment Fund (MBRF)), the resultant shortfall to Developer is estimated at $632,113. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	**Captured Incremental Taxable Values**	**Tax Increment Revenues Captured**
2018 - Base Year	$ -	$ -
2019	$ -	$ -
2020 - Start of Tax Capture	$ 2,751,841	$ 161,941
2021	$ 2,759,178	$ 162,931
2022	$ 2,767,034	$ 163,953
2023	$ 2,784,318	$ 165,395
2024	$ 2,802,136	$ 166,869
2025	$ 2,826,427	$ 168,634
2026	$ 2,854,233	$ 170,562
2027	$ 2,882,593	$ 172,524
2028	$ 2,914,482	$ 174,649
2029	$ 2,908,698	$ 174,912
2030	$ 2,950,303	$ 177,496
2031	$ 2,951,283	$ 178,513
2032	$ 2,997,360	$ 181,296
2033	$ 3,044,036	$ 184,115
2034	$ 3,091,319	$ 186,971
2035	$ 3,139,216	$ 189,864
2036	$ 3,187,737	$ 192,795
2037	$ 3,236,887	$ 195,763
2038	$ 3,286,677	$ 198,771
2039	$ 3,337,114	$ 201,817
2040	$ 3,388,207	$ 204,903
2041	$ 3,439,964	$ 208,029
2042	$ 3,492,394	$ 211,196
2043	$ 3,545,505	$ 214,404
2044	$ 3,599,307	$ 217,653
2045	$ 3,653,809	$ 220,945
2046	$ 3,709,018	$ 224,280
2047	$ 3,764,946	$ 227,658
2048	$ 3,821,601	$ 231,080
2049	$ 3,878,992	$ 234,546
Total Estimated Tax Increment Revenues Captured		**$ 5,764,465**

NOTE: Developer costs in this Plan are estimated at $5,812,973 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates $5,764,465 (per above table) in potential tax capture. The resultant shortfall to Developer is estimated at $632,113. However, if the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied.

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities in this Plan are to be financed by the Owner. The Owner will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost. The owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources (i.e. public grants, loans, etc.). The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender. However, the Owners have had preliminary discussions with several banks that they have existing relationships with and they are excited about the opportunity to provide construction financing for this Project along the terms they are seeking. Financial close and the start of construction is expected in October 2018 and is anticipated to be completed by January 31, 2020, pending incentive approvals.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is $5,812,973 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

The Authority anticipates collecting $206,004 under this Plan for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF}). MBRF capture is reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2020 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this

Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture shall not exceed 30 years (2020-2049).

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the Project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of $6,406,231. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	**Incremental Taxes Paid**	**Taxes Returned to Taxing Unit**	**Impact to Taxing Jurisdiction**
CITY OF LANSING	-	-	-
City Operating - Lansing	$ 1,861,703	$ 186,170	$ 1,675,533
City Debt - Lansing	$ 24,899	$ 24,899	$ -
INGHAM COUNTY	-	-	-
County Operating - General Operations	$ 611,719	$ 61,172	$ 550,547
County Operating - Indigent Veterans Support	$ 3,160	$ 316	$ 2,844
Potter Park Zoo & Potter Park (2016-20)	$ 39,264	$ 3,926	$ 35,338
Public Transportation - Elderly & Disabled (2016-20)	$ 57,460	$ 5,746	$ 51,714
Animal Control Shelter & Operating (2016-21)	$ 22,984	$ 2,298	$ 20,686
911 System - Emergency Telephone Services (2016-19)	$ 81,402	$ 8,140	$ 73,261
Juvenile Justice (2017-21)	$ 57,460	$ 5,746	$ 51,714
Health Care Services (through 2019)	$ 33,518	$ 3,352	$ 30,166
Parks/Trails (through 2019)	$ 47,883	$ 4,788	$ 43,095
Capital Region Airport Authority - CRAA	$ 66,941	$ 6,694	$ 60,247
Capital Area Transportation Authority - CATA	$ 287,970	$ 28,797	$ 259,173
LIBRARY	-	-	-
Capital Area District Libraries - CADL	$ 149,396	$ 14,940	$ 134,456
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	$ 19,153	$ 1,915	$ 17,238
ISD Special Education	$ 431,544	$ 43,154	$ 388,389
ISD Vocational Education	$ -	$ -	$ -
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	$ 364,603	$ 36,460	$ 328,142
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	$ 229,840	$ 229,840	$ -
Lansing School District Debt (District #33020)	$ 215,475	$ 215,475	$ -
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	$ 571,114	$ 57,111	$ 514,003
Local School Operating - LSO	$ 1,697,686	$ 169,769	$ 1,527,918
Totals	**$ 6,875,175**	**$ 1,110,710**	**$ 5,764,465**
Total Tax Increment Revenues Captured			**$ 5,764,465**

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

The Property is substantially vacant. There are no persons residing on the Property and the limited businesses residing on the Property will temporarily be relocated within the building or to other properties owned by the partner Owners. The few tenant businesses are under month to month leases and have expressed interest to moved back into their current or similar space upon completion of the redevelopment. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City of Lansing. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the City, 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.

EXHIBITS

EXHIBIT A
Legal Descriptions - Eligible Property
735 Hazel, LLC – 735 Hazel Street Redevelopment Project
735 Hazel Street and Unaddressed S. Hosmer Street, Lansing MI
Brownfield Plan #70

Land situated in the City of Lansing, County of Ingham, State of Michigan, described as follows and shown on the attached Lot & Topographic Surveys (2 pages) for:

1. Parcel Identification Number: 33-01-01-22-105-001
   Address: 735 Hazel Street; located in Ingham County

   Lot 3 and the South 10 feet of Lot 2, also commencing at the Southwest corner of Lot 3, thence North 395.5 feet along the West line of said Lot 3 and Lot 2; thence West 15.65 feet; thence South 395.5 feet parallel with the West line of Lots 2 and 3; thence East 15.65 feet to the beginning, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records.

2. Parcel Identification Number: 33-01-01-22-106-001
   Address: Unaddressed S. Hosmer Street; located in Ingham County

   The North 217.5 feet of Lot 1, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records.

EXHIBIT B
Basis of Brownfield Eligibility - Supportive Environmental and Non-Environmental Information
735 Hazel, LLC – 735 Hazel Street Redevelopment Project
735 Hazel Street and Unaddressed S. Hosmer Street, Lansing MI
Brownfield Plan #70

A. PROPERTY INFORMATION

The Eligible Property is comprised of two parcels located in the City of Lansing, as summarized below:

- Parcel Identification Number: 33-01-01-22-105-001
  Address: 735 Hazel Street, Lansing MI; located in Ingham County

- Parcel Identification Number: 33-01-01-22-106-001
  Address: Unaddressed S. Hosmer Street, Lansing MI; located in Ingham County

Refer to Figures 1 and 2, the Scaled Property Location Map and the Eligible Property Map, for the parcel locations.

B. HISTORY

According to historical documents summarized in Phase I Environmental Site Assessments (ESAs) prepared by TRC Environmental Corporation (TRC) in November 2017, both on behalf of 735 Hazel, LLC and One Hosmer, LLC, the earliest Property use on record is by John Bean Manufacturing Company who originally built the facility in 1914 and occupied the building from 1916 through 1945. In this building they became the largest manufacturers of orchard spray equipment in the world. R.E. Olds founded Kold-Hold Manufacturing Company in 1932 to develop a system for refrigerating truck trailers. In 1945 Kold-Hold Manufacturing Company occupied the building. Their refrigeration system provided a special insulated trailer and fixed-based refrigeration system that coupled to the trailer to cool the trailer and its entire contents. This pioneering system enabled a load to stay cool for several days after it was disconnected from the fixed system. REO Speed Wagon trucks were used for development and demonstration of the system. REO sold the successful company to James R. Tranter in 1937, he was a former manager of Kold-Hold, and he renamed it Tranter Corp. in 1954. In 1967, the company acquired a plant in Wichita Falls, TX and began the process of relocation from Lansing MI. By the mid-1980's production was all located in Wichita Falls, TX. From approximately 1960's through the mid-1980's the Property has had multiple commercial and industrial uses. In 1986 the State of Michigan, the last major tenant, occupied the Property through the early 2000's for records storage. From the early 2000's the Property has been vacant at times or extremely underutilized. Additional more detailed information is available in the developer's completed Baseline Environmental Assessments (BEAs), see Attachments 1 and 2 for the BEAs filed on each parcel.

C. ENVIRONMENTAL FINDINGS

The soil and groundwater environmental quality at the Eligible Property have been determined through the completion of multiple subsurface investigations. The predominant contaminants identified at the Property are chlorinated volatile organic compounds (CVOCs), such as trichloroethene (TCE), tetrachloroethene (PCE), cis-1,2-dichloroethylene (cis-1,2-DCE), and carbon tetrachloride. Various other volatile organic compounds (VOCs) including benzene and trimethylbenzenes, as well as aromatic hydrocarbons like naphthalene are also present in the subsurface. TCE is the most prevalent constituent of concern (COC) in soil, groundwater and soil gas. In 2017, Site-Specific Criteria were requested from the MDEQ in order to appropriately address soil, groundwater, and soil gas concentrations. On November 9, 2017 the MDEQ provided Site-Specific Residential Volatilization to Indoor Air Criteria (VIAC) for groundwater, soil, and soil gas at the Site. Concentrations of TCE are present in soil and groundwater in excess of Site-Specific Residential VIAC provided by MDEQ. Additionally, TCE, PCE, and carbon tetrachloride are all present in sub-slab soil gas at concentrations that exceed the MDEQ provided VIAC for soil gas. These soil gas exceedances are located through the majority of the building footprint with the highest concentrations located in the northwest corner of the building (Zone 2), in the northeast corner of the former manufacturing area (Zone 1), in the central area near former paint refinishing operations (Zone 4), and in the south/southwest area (Zone 5).

In historical data, TCE concentrations in indoor air were at or above the residential Indoor Air Screening Levels (IASL) (2.1 micrograms per cubic meter [μg/m3]) at six of the ten indoor air sample locations collected in 2016 from the first floor, and above the non-residential IASL at one location. Two additional samples (IA-5 and IA-6) had reporting limits (<11 μg/m3) above both the residential and non-residential IASLs, making these data inconclusive for purposes of screening indoor air quality. No other compounds were detected above IASLs. In 2017, five indoor air samples were collected from the second and third floors of the building. Although concentrations were below IASLs, TCE was detected in each of the samples at concentrations ranging from 1.1 to 1.4 μg/m3 (i.e., approaching IASLs).

According to historical records, an 8,000-gallon heating oil tank was abandoned in place near the SW corner of the site building. The tank was considered unregulated when it was operational (heating oil for on-site consumptive purposes only). The available records indicate it was closed in place in 1986 by filling it with concrete under approval from City of Lansing Fire Department. It is our opinion that the tank does not require removal unless its presence is an impediment to planned (or future planned) construction. The cost to remove would be high due to the means necessary to remove the concrete (essentially an in-place demolition effort). There was some confusion in the UST records about a possible other 10,000-gallon heating oil tank but based on records reviewed and past investigations by others, we believe that this was just a misidentification of the 8,000-gallon tank. Two other regulated USTs were previously permanently removed from the site

Since other contaminants present in Property media in concentrations exceeding cleanup criteria and/or screening levels are collocated with the TCE, addressing TCE in soil gas for due care purposes will also adequately manage these other contaminants. Please refer to Attachment 3 – Environmental Conditions Summary presented on December 1, 2017 to MDEQ Vapor Intrusion TAPS Meeting.

The environmental investigations have identified the Property as a "facility" (an area, place, or property where a hazardous substance in excess of the concentrations described in Part 201, Section 20120a(1)(a) or (17), of the NREPA, has been released, deposited, disposed of, or otherwise comes to be located). Each of the two parcels that comprise the Eligible Property, identifying the parcels each as a "facility", are described in the following table.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
735 Hazel Street	33-01-01-22-105-001	Facility
Unaddressed S. Hosmer Street	33-01-01-22-106-001	Facility

Please refer to Exhibit A for the legal descriptions and Figure 2 for the boundaries of the Eligible Property. Details concerning environmental investigations conducted and at the Eligible Property can be found in the BEAs filed on each parcel.

D. OTHER FINDINGS

In addition to the Eligible Property being a "facility" (contaminated in excess of Part 201 cleanup criteria), the buildings functional obsolescence and age requires abatement of lead, asbestos and other regulated materials. The findings are in a November 2017 Pre-Demolition and Renovation Hazardous Materials Survey completed by TRC Environmental Corporation (TRC) for the property at 735 Hazel Street in Lansing, Michigan. The scope of the survey included collection of bulk samples and laboratory analysis of suspect asbestos, lead, and polychlorinated biphenyl (PCB) containing materials, to inventory potentially hazardous materials and to prepare a finding report for the multi-use development. Additionally, interior partial demolition of the building is required in order to allow for the intended redevelopment. Site preparation and infrastructure improvements are needed to further redevelop the Property.

E. BROWNFIELD ELIGIBLE ACTIVITIES

The Eligible Property meets the definition of a "facility" due to the presence of contamination on the two parcels. Based on the environmental conditions described in the preceding section, Baseline Environmental Assessments (BEAs) were prepared by TRC on April 25, 2018 for both parcels.

For the Property to be safely redeveloped, legacy contamination in the soils needs to be addressed. The environmental evaluation and response activity approach was based upon the current conceptual site development plan being considered by the developer. For purposes of describing the vapor intrusion mitigation approach, the conceptual site plan was divided into six distinct zones based on the proposed use and site conditions as currently known. A copy of the Conceptual Site Development Plan used for this evaluation is included in Attachment 1.

Based on currently available data, a robust level of Vapor Intrusion (VI) mitigation will be required throughout the building. Additionally, MDEQ has indicated that redundant systems, particularly in residential settings, are required to ensure exposures are limited even during power outages or other potential system malfunction at sites where soil gas criteria are exceeded. Typically, redundant systems combine a vapor barrier (passive) with ventilation (active or passive). Because TCE concentrations are 10 to 1,000 times higher than the Site-Specific Residential Soil Gas VIAC through the majority of the building footprint, the developer's consultant anticipates that MDEQ representatives will require a redundant mitigation approach, with an active ventilation component, for the entire building. The mitigation strategy described below recognizes that the development will likely occur in phases. Due to the connectivity between the different zones, VI mitigation for the entire structure will be completed during Phase 1 of the building redevelopment to allow for Phase 1 occupancy once completed. Environmental construction (i.e., mitigation system installation) is expected to be completed by the end of 2018.

Demolition of the concrete floors inside of the building are included as response activities – their removal/replacement is part of the necessary VI mitigation work. Due to the proposed concrete and soil removal activities associated with the installation of the VI mitigation systems, representative samples of the concrete and soils will be collected which are to be removed to allow installation of VI mitigation components and disposed of. Other demolition activities are necessary to allow for the redevelopment of the building along with lead-based paint abatement for example during renovations. Asbestos Containing Materials will need to be removed in accordance with NESHAP.

Removal or management of environmental impacts on the Eligible Property will improve conditions that have historically prevented redevelopment of the Eligible Property and allow the developer to proceed with the proposed redevelopment project.

DEQ (Department of Environmental Quality) Environmental Eligible Activities will include Baseline Environmental Activities (BEA) {Phase I ESAs, Phase II ESAs, and BEA Reports}, Due Care Activities {Due Care Plans and Activities}, Additional Response Activities, and Brownfield Plan/Work Plan preparation.

MSF (Michigan Strategic Fund) Non-Environmental Eligible Activities involve lead and asbestos abatement activities, demolition activities, site preparation activities, infrastructure activities, and Brownfield Plan/ Work Plan preparation.

Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking and supervision, and construction management.

A detailed summary of DEQ Environmental and MSF Non-Environmental Eligible Activities will be further discussed in the DEQ & MSF Act 381 Work Plan submittal to the state agencies. Additional eligible activities may be identified at a later date.

Attachment 1

735 Hazel, LLC

DEQ LetterAcknowledgment of Receipt of a BEA

Parcel Identification Number: 33-01-01-22-105-001

Address: 735 Hazel Street, Lansing MI

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

RICK SNYDER
GOVERNOR

C. HEIDI GRETHER
DIRECTOR

June 7, 2018

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: B201802480LA

Legal Entity: 735 Hazel LLC, 503 Mall Court, Suite 312, Lansing, Michigan 48912

Property Address: 735 East Hazel Street, Lansing, Ingham County

On June 1, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated April 25, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the DEQ's website: https://secure1.state.mi.us/FacilitiesInventoryQueries.

Authorized signature:

Dennis Eagle

Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure
cc: TRC Environmental Corporation

FOR DEQ USE ONLY
BEA SUBMITTAL #
B2018LD480LA

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY – REMEDIATION AND REDEVELOPMENT DIVISION, PO BOX 30426, LANSING, MICHIGAN 48909-7926, Phone 517-373-9837, Fax 517-373-2637

Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: 735 Hazel, LLC	Contact for BEA questions if different from submitter: Name & Title: ____
Address: 503 Mall Ct., Ste. 312 City: Lansing State: MI ZIP: 48912	Company: ____
Contact Person (Name & Title): Brent Forsberg (Managing Partner)	Address: ____
Telephone: 517-202-7572 Email: brent@taforsberg.com	City: ____ State: ____ ZIP: ____ Telephone: ____ Email: ____

Section B: Property Information

Street Address of Property: City: 735 E. Hazel St State: MI Zip: 48912	County: Ingham City/Village/Township: City of Lansing
Property Tax ID (include all applicable IDs): 33-01-01-22-105-001	Town: ____ Range: ____ Section: ____ Quarter: Quarter-Quarter:
Address according to tax records, if different than above (include all applicable addresses): ____ City: ____ State: ____ Zip: ____	Decimal Degrees Latitude: 42.723762 Decimal Degrees Longitude: -84.542234 Reference point for latitude and longitude: Center of site ☒ Main/front door ☐ Front gate/main entrance ☐ Other ☐
Status of submitter relative to the property (check all that apply): Owner: Former ☐ Current ☒ Prospective ☐ Operator: Former ☐ Current ☒ Prospective ☐	Collection method: Survey ☐ GPS ☐ Interpolation ☒

Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown Part 201 Site ID, if known: ____	☒
Property - Leaking Underground Storage Tank regulated pursuant to Part 213 Part 211/213 Facility ID, if known: ____	☐
Oil or gas production and development regulated pursuant to Part 615 or 625	☐
Licensed landfill regulated pursuant to Part 115	☐
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	☐

RECEIVED
JUN 01 2018
MDEQ - RRD
LANSING DISTRICT OFFICE

Section D: Applicable Dates (provide date for all that are relevant): **MM/DD/YYYY**

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed: November 24, 2017
Date Baseline Environmental Assessment Report conducted: Between April 16 and 24, 2018
Date submitter first became the owner: April 25, 2018

Date submitter first became the operator: April 25, 2018
Date submitter first became the operator (if prior to ownership): NA
Anticipated date of becoming the owner for prospective owners: NA
Anticipated date of becoming the operator for prospective operators: NA
If former owner or operator of this property, prior dates of being the owner or operator: NA

Section E: Check the appropriate response to each of the following questions:

		YES	NO
1.	Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	☒	☐
2.	Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	☒	☐
3.	Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	☒	☐
4.	Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	☒	☐
5.	Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	☒	☐
6.	Does this BEA contain the legal description of the property addressed by the BEA?	☒	☐
7.	Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	☒	☐

Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

Signature: ____________ Date: April 25, 2018

Printed Name: Douglas S. Kilmer

Company: TRC Environmental Corporation

Mailing Address: 660 Cascade West Parkway, SE, Ste 105 City: Grand Rapids State: MI Zip: 49546

Telephone: 616.537.8391 E-Mail: dkilmer@trcsolutions.com

Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

Signature: ____________ Date: 05/23/2018

(Person legally authorized to bind the legal entity)

Printed Name: Brent Forsberg

Title and Relationship of signatory to submitter: Managing Partner

Address: 2422 Jolly Road, Suite 200 City: Lansing State: MI Zip:48864

Telephone: E-Mail: brent@taforsberg.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. An office map is located at www.michigan.gov/deqrrd.

Attachment 2

One Hosmer, LLC

DEQ LetterAcknowledgment of Receipt of a BEA

Parcel Identification Number: 33-01-01-22-106-001

Address: Unaddressed S. Hosmer Street, Lansing MI

STATE OF MICHIGAN

DEPARTMENT OF ENVIRONMENTAL QUALITY

LANSING DISTRICT OFFICE

RICK SNYDER
GOVERNOR

C. HEIDI GRETHER
DIRECTOR

June 7, 2018

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: B201802479LA

Legal Entity: One Hosmer LLC, 2422 Jolly Road, Suite 200, Okemos, Michigan 48864

Property Address: South Hosmer Street, Lansing, Ingham County;
Parcel ID No.: 33-01-01-22-106-001

On June 1, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated April 25, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the DEQ's website: https://secure1.state.mi.us/FacilitiesInventoryQueries.

Authorized signature:

Dennis Eagle

Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure
cc: TRC Environmental Corporation

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY – REMEDIATION AND REDEVELOPMENT DIVISION, PO BOX 30426, LANSING, MICHIGAN 48909-7926, Phone 517-373-9837, Fax 517-373-2637

FOR DEQ USE ONLY
BEA SUBMITTAL # B201802470LA

Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: One Hosmer, LLC	Contact for BEA questions if different from submitter: Name & Title:
Address: 2422 Jolly Road, Suite 200 City: Okemos State: MI ZIP: 48864	Company:
Contact Person (Name & Title): Brent Forsberg (Managing Partner)	Address: City: State: ZIP:
Telephone: 517-202-7572 Email: brent@taforsberg.com	Telephone: Email:

Section B: Property Information

Street Address of Property: City: Unaddressed S. Hosmer St. State: MI Zip: 48912	County: Ingham City/Village/Township: City of Lansing
Property Tax ID (include all applicable IDs): 33-01-01-22-106-001	Town: Range: Section: Quarter: Quarter-Quarter:
Address according to tax records, if different than above (include all applicable addresses): City: State: Zip:	Decimal Degrees Latitude: 42.7247799 Decimal Degrees Longitude: -84.540451 Reference point for latitude and longitude: Center of site ☒ Main/front door ☐ Front gate/main entrance ☐ Other ☐
Status of submitter relative to the property (check all that apply): Owner: Former ☐ Current ☒ Prospective ☐ Operator: Former ☐ Current ☒ Prospective ☐	Collection method: Survey ☐ GPS ☐ Interpolation ☒

Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown Part 201 Site ID, if known:	☒
Property - Leaking Underground Storage Tank regulated pursuant to Part 213 Part 211/213 Facility ID, if known:	☐
Oil or gas production and development regulated pursuant to Part 615 or 625	☐
Licensed landfill regulated pursuant to Part 115	☐
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	☐

RECEIVED
JUN 01 2018
MDEQ - RRD
LANSING DISTRICT OFFICE

Section D: Applicable Dates (provide date for all that are relevant): MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed: November 24, 2017
Date Baseline Environmental Assessment Report conducted: Between April 16 and 24, 2018
Date submitter first became the owner: April 25, 2018
Date submitter first became the operator: April 25, 2018

Date submitter first became the operator (if prior to ownership): NA
Anticipated date of becoming the owner for prospective owners: NA
Anticipated date of becoming the operator for prospective operators: NA
If former owner or operator of this property, prior dates of being the owner or operator: NA

Section E: Check the appropriate response to each of the following questions:

		YES	NO
1.	Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	☒	☐
2.	Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	☒	☐
3.	Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	☒	☐
4.	Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	☒	☐
5.	Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	☒	☐
6.	Does this BEA contain the legal description of the property addressed by the BEA?	☒	☐
7.	Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	☒	☐

Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

Signature: ____________ Date: April 25, 2018

Printed Name: Douglas S. Kilmer

Company: TRC Environmental Corporation

Mailing Address: 660 Cascade West Parkway, SE, Ste 105 City: Grand Rapids State: MI Zip: 49546

Telephone: 616.537.8391 E-Mail: dkilmer@trcsolutions.com

Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

Signature: ____________ Date: 05/23/2018

(Person legally authorized to bind the legal entity)

Printed Name: Brent Forsberg

Title and Relationship of signatory to submitter: Managing Partner

Address: 2422 Jolly Road, Suite 200 City: Lansing State: MI Zip:48864

Telephone: E-Mail: brent@taforsberg.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. An office map is located at www.michigan.gov/deqrrd.

Attachment 3
Environmental Conditions Summary
presented on December 1, 2017 to
MDEQ Vapor Intrusion TAPS Meeting

EXHIBIT C
Table 4 – Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

Table 4a2 – Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/Initial Taxable Value (ITV)

Table 4b - Estimated Future Taxable Value (FTV) Information

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

Table 4d - Reimbursement of Eligible Activities & Disbursements

735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN #70

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land	Land Improvements	Building	**Real Property Subtotal**	Personal Property	**Total**	Real Property	Personal Property	**BASE YEAR = 2018**
	735 East Hazel St.	33-01-01-22-105-001	$ 68,856	$ 3,019	$ 473,626	**$ 545,500**	$ 11,900	**$ 557,400**	$ 39,287	$ 714	Actual Values for 2018 based on Actual Values for 2018 (as of 12/31/2017)
	South Hosmer St.	33-01-01-22-106-001	$ 35,700	$ -	$ -	**$ 35,700**	$ -	**$ 35,700**	$ 2,571	$ -	Actual Values for 2018 based on Actual Values for 2018 (as of 12/31/2017)
Totals			$ 104,556	$ 3,019	$ 473,626	**$ 581,200**	$ 11,900	**$ 593,100**	**$ 41,858**	**$ 714**	-
									Real & Personal Combined =	**$ 42,573**	

735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	**Base Year** / **BP Year Number**	**2018** / **0**
-	***CITY OF LANSING***	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		$ 11,530
-	City Debt - Lansing	0.2600	0.2600		$ 154
-	*Subtotal of Local Government Unit (LGU): Annual*	*19.7000*	*19.7000*		*$ 11,684*
-	***INGHAM COUNTY***	-	-	-	-
-	County Operating - General Operations	6.3876	6.3876		$ 3,788
-	County Operating - Indigent Veterans Support	0.0330	0.0330		$ 20
-	Potter Park Zoo & Potter Park (2016-20)	0.4100	0.4100		$ 243
-	Public Transportation - Elderly & Disabled (2016-20)	0.6000	0.6000		$ 356
-	Animal Control Shelter & Operating (2016-21)	0.2400	0.2400		$ 142
-	911 System - Emergency Telephone Services (2016-19)	0.8500	0.8500		$ 504
-	Juvenile Justice (2017-21)	0.6000	0.6000		$ 356
-	Health Care Services (through 2019)	0.3500	0.3500		$ 208
-	Parks/Trails (through 2019)	0.5000	0.5000		$ 297
-	**Capital Region Airport Authority - CRAA**	0.6990	0.6990		$ 415
-	**Capital Area Transportation Authority - CATA**	3.0070	3.0070		$ 1,783
-	***LIBRARY***	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		$ 925
-	***INTERMEDIATE SCHOOL DISTRICTS (ISD)***	-	-	-	-
-	ISD Operating	0.2000	0.2000		$ 119
-	ISD Special Education	4.5062	4.5062		$ 2,673
-	ISD Vocational Education	0.0000	0.0000		$ 0
-	***COMMUNITY COLLEGE***	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		$ 2,258
-	***LOCAL SCHOOL MILLAGES: excludes State School millages***	-	-	-	-
-	Lansing School District Debt (District #33020)	2.4000	2.4000		$ 1,423
-	Lansing School District Debt (District #33020)	2.2500	2.2500		$ 1,334
-	*Subtotal of Non-Local Government Unit (LGU) Local: Annual*	*28.4000*	*28.4000*		*$ 16,844*
-	**Total Local: Annual**	**48.1000**	**48.1000**		**$ 28,528**
-	***STATE SCHOOL MILLAGES: excludes Local School millages***	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		$ 3,559
-	Local School Operating - LSO	17.9208	5.9208		$ 10,486
-	**Total State & Local School: Annual**	**23.9208**	**11.9208**		**$ 14,045**
-	**TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL**	**72.0208**	**60.0208**		**$ 42,573**

735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70
Table 4b - Estimated Future Taxable Value (FTV) Information

		BASE YEAR BP		FIRST YEAR CAPTURE BP
Tax Year =	Calendar/ Tax Year	2018	2019	2020
	FYE	2019	2020	2021
	BP Year Number	0	0	1

	2018	2019	2020
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (but not Personal Property)	0.00%	0.00%	0.00%
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below	0.00%	0.00%	0.00%

Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes	Tax Year 2019: % Completed by 12/31/18	Tax Year 2020: % Completed by 12/31/19	2018	2019	2020
Building 1: Residential Apartment Units	*$ 666,969*	*$ 1,333,938*	Based on taxes paid on comparable developments	*Approx. 61 units*	0%	100%	$ -	$ -	$ 666,969
Building 1: Commercial Space	*$ 750,840*	*$ 1,501,680*	Based on taxes paid on comparable developments	*45,151 SF*	0%	100%	$ -	$ -	$ 750,840
Subtotal	**$ 1,417,809**	**$ 2,835,617**	-	-	-	-	***$ -***	***$ -***	***$ 1,417,809***
Building 2: Commercial Space	*$ 338,344*	*$ 676,689*	"	*20,346 SF*	0%	100%	$ -	$ -	$ 338,344
Subtotal	**$ 338,344**	**$ 676,689**	-	-	-	-	***$ -***	***$ -***	***$ 338,344***
Building 3: Commercial Space	*$ 354,192*	*$ 708,385*	"	*21,299 SF*	0%	100%	$ -	$ -	$ 354,192
Subtotal	**$ 354,192**	**$ 708,385**	-	-	-	-	***$ -***	***$ -***	***$ 354,192***
Building 4: Commercial Space	*$ 964,596*	*$ 1,929,191*	"	*58,005 SF*	0%	100%	$ -	$ -	$ 964,596
Subtotal	***$ 964,596***	***$ 1,929,191***	-	-	-	-	***$ -***	***$ -***	***$ 964,596***
Subtotal	**$ 3,074,941**	**$ 6,149,882**					**$ -**	**$ -**	**$ 3,074,941**

	2018	2019	2020
Future Taxable Value (FTV) of Pre-Existing Personal Property included in Base Year/ITV (assumes removal in 2018)	*$ -*	*$ -*	*$ -*
Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land	-	-	*3,074,941*

Future Taxable Value (FTV) of Land	Estimated FTV	Notes	2018	2019	2020
Address	-	-	-	-	-
735 East Hazel St.	$ -	The FTV of the Land is included above in the FTV for each type of development.	$ -	$ -	$ -
South Hosmer St.			$ -	$ -	$ -
Subtotal Future Taxable Value (FTV) of Land	***$ -***		*$ -*	*$ -*	*$ -*

	2018	2019	2020
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Any Pre-Existing Personal Property	$ -	$ -	$ 3,074,941
Total Captured Taxable Value (= to Total FTV minus Base Year/ ITV)	$ -	$ -	**$ 2,481,841**

	Future Assessed Value (FAV) of New Personal Property (Estimated)	Initial TCV	Notes		2018	2019	2020
-	**Building 1: Residential Units & Commercial Space**		Combines all types of Personal Property for estimating purposes; uses the annual Depreciation Factor (DF) for Furniture & Fixtures (not Machinery & Equipment, etc.); assumes no replacement	**DF**	*0*	*0*	*0.91*
	Assumes initial True Cash Value (TCV)/Initial Investment of:	$ 263,736		**TCV**	*$ -*	*$ -*	*$ 240,000*
-	**Future Assessed Value (FAV)**	-	-	**FAV**	$ -	$ -	$ 120,000
-	**Buildings 2-3-4 Combined**	**Initial TCV**	"	**DF**	*0*	*0*	*0.91*
	Assumes initial True Cash Value (TCV)/Initial Investment of:	$ 329,670		**TCV**	*$ -*	*$ -*	*$ 300,000*
-	**Future Assessed Value (FAV)**	-	-	**FAV**	$ -	$ -	$ 150,000
-	**Total Estimated Future Assessed Value (FAV) of New Personal Property**			**TOTAL FAV**	**$ -**	**$ -**	**$ 270,000**
-	**Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property**				$ -	$ -	$ 3,344,941
-	**Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)**				**$ -**	**$ -**	**$ 2,751,841**

Notes:

1 All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

2 The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than $80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2022	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
2	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
675,639	684,423	693,320	702,333	711,464	720,713	730,082	739,573	749,187	758,927	768,793	778,787	788,912	799,167	809,557
760,601	770,489	780,505	790,651	800,930	811,342	821,889	832,574	843,397	854,362	865,468	876,719	888,117	899,662	911,358
$ 1,436,240	***$ 1,454,911***	***$ 1,473,825***	***$ 1,492,985***	***$ 1,512,394***	***$ 1,532,055***	***$ 1,551,971***	***$ 1,572,147***	***$ 1,592,585***	***$ 1,613,289***	***$ 1,634,261***	***$ 1,655,507***	***$ 1,677,028***	***$ 1,698,830***	***$ 1,720,914***
342,743	347,198	351,712	356,284	360,916	365,608	370,361	375,176	380,053	384,994	389,998	395,068	400,204	405,407	410,677
$ 342,743	***$ 347,198***	***$ 351,712***	***$ 356,284***	***$ 360,916***	***$ 365,608***	***$ 370,361***	***$ 375,176***	***$ 380,053***	***$ 384,994***	***$ 389,998***	***$ 395,068***	***$ 400,204***	***$ 405,407***	***$ 410,677***
358,797	363,461	368,186	372,973	377,821	382,733	387,708	392,749	397,854	403,026	408,266	413,573	418,950	424,396	429,913
$ 358,797	***$ 363,461***	***$ 368,186***	***$ 372,973***	***$ 377,821***	***$ 382,733***	***$ 387,708***	***$ 392,749***	***$ 397,854***	***$ 403,026***	***$ 408,266***	***$ 413,573***	***$ 418,950***	***$ 424,396***	***$ 429,913***
977,135	989,838	1,002,706	1,015,741	1,028,946	1,042,322	1,055,872	1,069,599	1,083,504	1,097,589	1,111,858	1,126,312	1,140,954	1,155,786	1,170,812
$ 977,135	***$ 989,838***	***$ 1,002,706***	***$ 1,015,741***	***$ 1,028,946***	***$ 1,042,322***	***$ 1,055,872***	***$ 1,069,599***	***$ 1,083,504***	***$ 1,097,589***	***$ 1,111,858***	***$ 1,126,312***	***$ 1,140,954***	***$ 1,155,786***	***$ 1,170,812***
$ 3,114,915	**$ 3,155,409**	**$ 3,196,429**	**$ 3,237,983**	**$ 3,280,077**	**$ 3,322,718**	**$ 3,365,913**	**$ 3,409,670**	**$ 3,453,996**	**$ 3,498,898**	**$ 3,544,383**	**$ 3,590,460**	**$ 3,637,136**	**$ 3,684,419**	**$ 3,732,316**
$ -	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
3,114,915	*3,155,409*	*3,196,429*	*3,237,983*	*3,280,077*	*3,322,718*	*3,365,913*	*3,409,670*	*3,453,996*	*3,498,898*	*3,544,383*	*3,590,460*	*3,637,136*	*3,684,419*	*3,732,316*
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
$ 3,114,915	$ 3,155,409	$ 3,196,429	$ 3,237,983	$ 3,280,077	$ 3,322,718	$ 3,365,913	$ 3,409,670	$ 3,453,996	$ 3,498,898	$ 3,544,383	$ 3,590,460	$ 3,637,136	$ 3,684,419	$ 3,732,316
$ 2,521,815	**$ 2,562,309**	**$ 2,603,329**	**$ 2,644,883**	**$ 2,686,977**	**$ 2,729,618**	**$ 2,772,813**	**$ 2,816,570**	**$ 2,860,896**	**$ 2,905,798**	**$ 2,951,283**	**$ 2,997,360**	**$ 3,044,036**	**$ 3,091,319**	**$ 3,139,216**
-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
0.80	*0.69*	*0.61*	*0.53*	*0.47*	*0.42*	*0.37*	*0.33*	*0.29*	*0.27*	*0.24*	*0.22*	*0.19*	*0.12*	*0.12*
$ 210,989	*$ 181,978*	*$ 160,879*	*$ 139,780*	*$ 123,956*	*$ 110,769*	*$ 97,582*	*$ 87,033*	*$ 76,483*	*$ 71,209*	*$ 63,297*	*$ 58,022*	*$ 50,110*	*$ 31,648*	*$ 31,648*
$ 105,494	$ 90,989	$ 80,439	$ 69,890	$ 61,978	$ 55,385	$ 48,791	$ 43,516	$ -	$ -	$ -	$ -	$ -	$ -	$ -
0.8	*0.69*	*0.61*	*0.53*	*0.47*	*0.42*	*0.37*	*0.33*	*0.29*	*0.27*	*0.24*	*0.22*	*0.19*	*0.12*	*0.12*
$ 263,736	*$ 227,472*	*$ 201,099*	*$ 174,725*	*$ 154,945*	*$ 138,461*	*$ 121,978*	*$ 108,791*	*$ 95,604*	*$ 89,011*	*$ 79,121*	*$ 72,527*	*$ 62,637*	*$ 39,560*	*$ 39,560*
$ 131,868	$ 113,736	$ 100,549	$ 87,363	$ 77,472	$ 69,231	$ 60,989	$ 54,396	$ 47,802	$ 44,505	$ -	$ -	$ -	$ -	$ -
$ 237,362	**$ 204,725**	**$ 180,989**	**$ 157,253**	**$ 139,450**	**$ 124,615**	**$ 109,780**	**$ 97,912**	**$ 47,802**	**$ 44,505**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
$ 3,352,278	$ 3,360,134	$ 3,377,418	$ 3,395,236	$ 3,419,527	$ 3,447,333	$ 3,475,693	$ 3,507,582	$ 3,501,798	$ 3,543,403	$ 3,544,383	$ 3,590,460	$ 3,637,136	$ 3,684,419	$ 3,732,316
$ 2,759,178	**$ 2,767,034**	**$ 2,784,318**	**$ 2,802,136**	**$ 2,826,427**	**$ 2,854,233**	**$ 2,882,593**	**$ 2,914,482**	**$ 2,908,698**	**$ 2,950,303**	**$ 2,951,283**	**$ 2,997,360**	**$ 3,044,036**	**$ 3,091,319**	**$ 3,139,216**

2036	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**
2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
17	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-	-	-	-
820,081	830,742	841,541	852,481	863,564	874,790	886,162	897,682	909,352	921,174	933,149	945,280	957,569	970,017
923,206	935,207	947,365	959,681	972,157	984,795	997,597	1,010,566	1,023,703	1,037,011	1,050,492	1,064,149	1,077,983	1,091,996
$ 1,743,286	***$ 1,765,949***	***$ 1,788,906***	***$ 1,812,162***	***$ 1,835,720***	***$ 1,859,585***	***$ 1,883,759***	***$ 1,908,248***	***$ 1,933,055***	***$ 1,958,185***	***$ 1,983,641***	***$ 2,009,429***	***$ 2,035,551***	***$ 2,062,014***
416,016	421,424	426,903	432,452	438,074	443,769	449,538	455,382	461,302	467,299	473,374	479,528	485,762	492,077
$ 416,016	***$ 421,424***	***$ 426,903***	***$ 432,452***	***$ 438,074***	***$ 443,769***	***$ 449,538***	***$ 455,382***	***$ 461,302***	***$ 467,299***	***$ 473,374***	***$ 479,528***	***$ 485,762***	***$ 492,077***
435,502	441,164	446,899	452,708	458,594	464,555	470,595	476,712	482,910	489,187	495,547	501,989	508,515	515,125
$ 435,502	***$ 441,164***	***$ 446,899***	***$ 452,708***	***$ 458,594***	***$ 464,555***	***$ 470,595***	***$ 476,712***	***$ 482,910***	***$ 489,187***	***$ 495,547***	***$ 501,989***	***$ 508,515***	***$ 515,125***
1,186,032	1,201,451	1,217,069	1,232,891	1,248,919	1,265,155	1,281,602	1,298,263	1,315,140	1,332,237	1,349,556	1,367,100	1,384,873	1,402,876
$ 1,186,032	***$ 1,201,451***	***$ 1,217,069***	***$ 1,232,891***	***$ 1,248,919***	***$ 1,265,155***	***$ 1,281,602***	***$ 1,298,263***	***$ 1,315,140***	***$ 1,332,237***	***$ 1,349,556***	***$ 1,367,100***	***$ 1,384,873***	***$ 1,402,876***
$ 3,780,837	**$ 3,829,987**	**$ 3,879,777**	**$ 3,930,214**	**$ 3,981,307**	**$ 4,033,064**	**$ 4,085,494**	**$ 4,138,605**	**$ 4,192,407**	**$ 4,246,909**	**$ 4,302,118**	**$ 4,358,046**	**$ 4,414,701**	**$ 4,472,092**
$ -	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
3,780,837	*3,829,987*	*3,879,777*	*3,930,214*	*3,981,307*	*4,033,064*	*4,085,494*	*4,138,605*	*4,192,407*	*4,246,909*	*4,302,118*	*4,358,046*	*4,414,701*	*4,472,092*
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
$ 3,780,837	$ 3,829,987	$ 3,879,777	$ 3,930,214	$ 3,981,307	$ 4,033,064	$ 4,085,494	$ 4,138,605	$ 4,192,407	$ 4,246,909	$ 4,302,118	$ 4,358,046	$ 4,414,701	$ 4,472,092
$ 3,187,737	**$ 3,236,887**	**$ 3,286,677**	**$ 3,337,114**	**$ 3,388,207**	**$ 3,439,964**	**$ 3,492,394**	**$ 3,545,505**	**$ 3,599,307**	**$ 3,653,809**	**$ 3,709,018**	**$ 3,764,946**	**$ 3,821,601**	**$ 3,878,992**
-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
0.12	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*
$ 31,648	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*	*$ 31,648*
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
0.12	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*	*0.12*
$ 39,560	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*	*$ 39,560*
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
$ 3,780,837	$ 3,829,987	$ 3,879,777	$ 3,930,214	$ 3,981,307	$ 4,033,064	$ 4,085,494	$ 4,138,605	$ 4,192,407	$ 4,246,909	$ 4,302,118	$ 4,358,046	$ 4,414,701	$ 4,472,092
$ 3,187,737	**$ 3,236,887**	**$ 3,286,677**	**$ 3,337,114**	**$ 3,388,207**	**$ 3,439,964**	**$ 3,492,394**	**$ 3,545,505**	**$ 3,599,307**	**$ 3,653,809**	**$ 3,709,018**	**$ 3,764,946**	**$ 3,821,601**	**$ 3,878,992**

735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70
Table 4c - Impact of Tax Capture on Taxing Jurisdictions

		Real Property					Commercial Personal Property								
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other								
	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. [1]	Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Percent (%) of Millage Rate Captured	**Calendar/ Tax Year** / **BP Year Number**	**2018** / **0**	**2019** / **0**
		BP Years 1-End					BP Years 1-End					BP Years: *All Years*			
-	***CITY OF LANSING***	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing	19.4400	0.0000	19.4400	45.01%	28.97%	19.4400	0.0000	19.4400	45.01%	35.27%	90.00%		$ 0	$ 0
-	City Debt - Lansing	0.2600	**0.2600**	0.0000	0.00%	0.00%	0.2600	**0.2600**	0.0000	0.00%	0.00%	0.00%		$ 0	$ 0
-	*Subtotal of Local Government Unit (LGU): Annual*	*19.7000*	***0.2600***	***19.4400***	***45.01%***	***28.97%***	*19.7000*	***0.2600***	***19.4400***	***45.01%***	***35.27%***			*$ 0*	*$ 0*
-	*Local Government Unit (LGU): Cumulative*													*$ 0*	*$ 0*
-	***INGHAM COUNTY***	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	County Operating - General Operations	6.3876	0.0000	6.3876	14.79%	9.52%	6.3876	0.0000	6.3876	14.79%	11.59%	90.00%		$ 0	$ 0
-	County Operating - Indigent Veterans Support	0.0330	0.0000	0.0330	0.08%	0.05%	0.0330	0.0000	0.0330	0.08%	0.06%	90.00%		$ 0	$ 0
-	Potter Park Zoo & Potter Park (2016-20)	0.4100	0.0000	0.4100	0.95%	0.61%	0.4100	0.0000	0.4100	0.95%	0.74%	90.00%		$ 0	$ 0
-	20)	0.6000	0.0000	0.6000	1.39%	0.89%	0.6000	0.0000	0.6000	1.39%	1.09%	90.00%		$ 0	$ 0
-	Animal Control Shelter & Operating (2016-21)	0.2400	0.0000	0.2400	0.56%	0.36%	0.2400	0.0000	0.2400	0.56%	0.44%	90.00%		$ 0	$ 0
-	911 System - Emergency Telephone Services (2016 19)	0.8500	0.0000	0.8500	1.97%	1.27%	0.8500	0.0000	0.8500	1.97%	1.54%	90.00%		$ 0	$ 0
-	Juvenile Justice (2017-21)	0.6000	0.0000	0.6000	1.39%	0.89%	0.6000	0.0000	0.6000	1.39%	1.09%	90.00%		$ 0	$ 0
-	Health Care Services (through 2019)	0.3500	0.0000	0.3500	0.81%	0.52%	0.3500	0.0000	0.3500	0.81%	0.64%	90.00%		$ 0	$ 0
-	Parks/Trails (through 2019)	0.5000	0.0000	0.5000	1.16%	0.75%	0.5000	0.0000	0.5000	1.16%	0.91%	90.00%		$ 0	$ 0
-	**Capital Region Airport Authority - CRAA**	0.6990	0.0000	0.6990	1.62%	1.04%	0.6990	0.0000	0.6990	1.62%	1.27%	90.00%		$ 0	$ 0
-	**Capital Area Transportation Authority - CATA**	3.0070	0.0000	3.0070	6.96%	4.48%	3.0070	0.0000	3.0070	6.96%	5.46%	90.00%		$ 0	$ 0
-	***LIBRARY***	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	0.0000	1.5600	3.61%	2.32%	1.5600	0.0000	1.5600	3.61%	2.83%	90.00%		$ 0	$ 0
-	***INTERMEDIATE SCHOOL DISTRICTS (ISD)***	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	ISD Operating	0.2000	0.0000	0.2000	0.46%	0.30%	0.2000	0.0000	0.2000	0.46%	0.36%	90.00%		$ 0	$ 0
-	ISD Special Education	4.5062	0.0000	4.5062	10.43%	6.71%	4.5062	0.0000	4.5062	10.43%	8.18%	90.00%		$ 0	$ 0
-	ISD Vocational Education	0.0000	0.0000	0.0000	0.00%	0.00%	0.0000	0.0000	0.0000	0.00%	0.00%	0.00%		$ 0	$ 0
-	***COMMUNITY COLLEGE***	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.8072	0.0000	3.8072	8.82%	5.67%	3.8072	0.0000	3.8072	8.82%	6.91%	90.00%		$ 0	$ 0
-	***LOCAL SCHOOL MILLAGES: excludes State School millages***	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)	2.4000	**2.4000**	0.0000	0.00%	0.00%	2.4000	**2.4000**	0.0000	0.00%	0.00%	**0.00%**		$ 0	$ 0
-	Lansing School District Debt (District #33020)	2.2500	**2.2500**	0.0000	0.00%	0.00%	2.2500	**2.2500**	0.0000	0.00%	0.00%	**0.00%**		$ 0	$ 0
-	*Subtotal of Non-LGU Local: Annual*	*28.4000*	***4.6500***	***23.7500***	***54.99%***	***35.39%***	*28.4000*	***4.6500***	***23.7500***	***54.99%***	***43.10%***			*$ 0*	*$ 0*
-	*Non-LGU Local: Cumulative*													*$ 0*	*$ 0*
-	**Total Local Tax Capture: Annual**	**48.1000**	**4.9100**	**43.1900**	**100.00%**	**64.36%**	**48.1000**	**4.9100**	**43.1900**	**100.00%**	**78.37%**			**$ 0**	**$ 0**
-	***Total Local Tax Capture: Cumulative***													***$ 0***	***$ 0***
-	***STATE SCHOOL MILLAGES: excludes Local School millages***	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	-
-	State Education Tax - SET	6.0000	0.0000	6.0000	25.08%	8.94%	6.0000	0.0000	6.0000	50.33%	10.89%	90.00%		$ 0	$ 0
-	Local School Operating - LSO	17.9208	0.0000	17.9208	74.92%	26.70%	5.9208	0.0000	5.9208	49.67%	10.74%	90.00%		$ 0	$ 0
-	**Total State & Local School: Annual**	**23.9208**	**0.0000**	**23.9208**	**100.00%**	**35.64%**	**11.9208**	**0.0000**	**11.9208**	**100.00%**	**21.63%**			**$ 0**	**$ 0**
-	***Total State & Local School: Cumulative***													***$ 0***	***$ 0***
-	**TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL**	**72.0208**	**4.9100**	**67.1108**	**-**	**100.00%**	**60.0208**	**4.9100**	**55.1108**	**-**	**100.00%**			**$ 0**	**$ 0**
-	***TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE***													***$ 0***	***$ 0***
	Percentage of Local Millages/ Taxes Available & Captured	66.79%	-	64.36%	-	-									
	Percentage of State & Local School Millages/ Taxes Available & Captured	33.21%	-	35.64%	-	-									

Notes:

1 The most current available millage rates are utilized and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 48,146	$ 48,275	$ 48,412	$ 48,714	$ 49,026	$ 49,451	$ 49,938	$ 50,434	$ 50,992	$ 50,891	$ 51,619	$ 51,636	$ 52,442	$ 53,258	$ 54,086	$ 54,924
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 48,146	*$ 48,275*	*$ 48,412*	*$ 48,714*	*$ 49,026*	*$ 49,451*	*$ 49,938*	*$ 50,434*	*$ 50,992*	*$ 50,891*	*$ 51,619*	*$ 51,636*	*$ 52,442*	*$ 53,258*	*$ 54,086*	*$ 54,924*
$ 48,146	*$ 96,421*	*$ 144,833*	*$ 193,547*	*$ 242,573*	*$ 292,025*	*$ 341,962*	*$ 392,396*	*$ 443,388*	*$ 494,278*	*$ 545,897*	*$ 597,533*	*$ 649,974*	*$ 703,233*	*$ 757,319*	*$ 812,242*
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 15,820	$ 15,862	$ 15,907	$ 16,007	$ 16,109	$ 16,249	$ 16,409	$ 16,572	$ 16,755	$ 16,722	$ 16,961	$ 16,966	$ 17,231	$ 17,500	$ 17,771	$ 18,047
$ 82	$ 82	$ 82	$ 83	$ 83	$ 84	$ 85	$ 86	$ 87	$ 86	$ 88	$ 88	$ 89	$ 90	$ 92	$ 93
$ 1,015	$ 1,018	$ 1,021	$ 1,027	$ 1,034	$ 1,043	$ 1,053	$ 1,064	$ 1,075	$ 1,073	$ 1,089	$ 1,089	$ 1,106	$ 1,123	$ 1,141	$ 1,158
$ 1,486	$ 1,490	$ 1,494	$ 1,504	$ 1,513	$ 1,526	$ 1,541	$ 1,557	$ 1,574	$ 1,571	$ 1,593	$ 1,594	$ 1,619	$ 1,644	$ 1,669	$ 1,695
$ 594	$ 596	$ 598	$ 601	$ 605	$ 611	$ 617	$ 623	$ 630	$ 628	$ 637	$ 637	$ 647	$ 658	$ 668	$ 678
$ 2,105	$ 2,111	$ 2,117	$ 2,130	$ 2,144	$ 2,162	$ 2,183	$ 2,205	$ 2,230	$ 2,225	$ 2,257	$ 2,258	$ 2,293	$ 2,329	$ 2,365	$ 2,402
$ 1,486	$ 1,490	$ 1,494	$ 1,504	$ 1,513	$ 1,526	$ 1,541	$ 1,557	$ 1,574	$ 1,571	$ 1,593	$ 1,594	$ 1,619	$ 1,644	$ 1,669	$ 1,695
$ 867	$ 869	$ 872	$ 877	$ 883	$ 890	$ 899	$ 908	$ 918	$ 916	$ 929	$ 930	$ 944	$ 959	$ 974	$ 989
$ 1,238	$ 1,242	$ 1,245	$ 1,253	$ 1,261	$ 1,272	$ 1,284	$ 1,297	$ 1,312	$ 1,309	$ 1,328	$ 1,328	$ 1,349	$ 1,370	$ 1,391	$ 1,413
$ 1,731	$ 1,736	$ 1,741	$ 1,752	$ 1,763	$ 1,778	$ 1,796	$ 1,813	$ 1,834	$ 1,830	$ 1,856	$ 1,857	$ 1,886	$ 1,915	$ 1,945	$ 1,975
$ 7,447	$ 7,467	$ 7,488	$ 7,535	$ 7,583	$ 7,649	$ 7,724	$ 7,801	$ 7,887	$ 7,872	$ 7,984	$ 7,987	$ 8,112	$ 8,238	$ 8,366	$ 8,496
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 3,864	$ 3,874	$ 3,885	$ 3,909	$ 3,934	$ 3,968	$ 4,007	$ 4,047	$ 4,092	$ 4,084	$ 4,142	$ 4,144	$ 4,208	$ 4,274	$ 4,340	$ 4,407
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 495	$ 497	$ 498	$ 501	$ 504	$ 509	$ 514	$ 519	$ 525	$ 524	$ 531	$ 531	$ 540	$ 548	$ 556	$ 565
$ 11,160	$ 11,190	$ 11,222	$ 11,292	$ 11,364	$ 11,463	$ 11,576	$ 11,691	$ 11,820	$ 11,796	$ 11,965	$ 11,969	$ 12,156	$ 12,345	$ 12,537	$ 12,731
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 9,429	$ 9,454	$ 9,481	$ 9,540	$ 9,601	$ 9,685	$ 9,780	$ 9,877	$ 9,986	$ 9,967	$ 10,109	$ 10,113	$ 10,270	$ 10,430	$ 10,592	$ 10,756
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 58,821	*$ 58,977*	*$ 59,145*	*$ 59,515*	*$ 59,896*	*$ 60,415*	*$ 61,009*	*$ 61,615*	*$ 62,297*	*$ 62,173*	*$ 63,063*	*$ 63,084*	*$ 64,069*	*$ 65,066*	*$ 66,077*	*$ 67,101*
$ 58,821	*$ 117,798*	*$ 176,943*	*$ 236,458*	*$ 296,354*	*$ 356,769*	*$ 417,778*	*$ 479,393*	*$ 541,690*	*$ 603,864*	*$ 666,927*	*$ 730,010*	*$ 794,079*	*$ 859,145*	*$ 925,222*	*$ 992,323*
$ 106,967	**$ 107,252**	**$ 107,557**	**$ 108,229**	**######**	**$ 109,866**	**$ 110,947**	**$ 112,049**	**$ 113,289**	**$ 113,064**	**$ 114,681**	**$ 114,719**	**$ 116,510**	**$ 118,325**	**$ 120,163**	**$ 122,024**
$ 106,967	***$ 214,219***	***$ 321,776***	***$ 430,005***	***######***	***$ 648,793***	***$ 759,740***	***$ 871,789***	***$ 985,078***	***$ 1,098,142***	***$ 1,212,824***	***$ 1,327,543***	***$ 1,444,053***	***$ 1,562,378***	***$ 1,682,541***	***$ 1,804,565***
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 14,114	$ 14,252	$ 14,392	$ 14,557	$ 14,724	$ 14,909	$ 15,103	$ 15,301	$ 15,509	$ 15,513	$ 15,756	$ 16,001	$ 16,250	$ 16,502	$ 16,757	$ 17,016
$ 40,860	$ 41,428	$ 42,004	$ 42,609	$ 43,223	$ 43,860	$ 44,512	$ 45,174	$ 45,851	$ 46,335	$ 47,059	$ 47,792	$ 48,536	$ 49,288	$ 50,051	$ 50,823
$ 54,974	**$ 55,679**	**$ 56,396**	**$ 57,166**	**$ 57,947**	**$ 58,768**	**$ 59,616**	**$ 60,475**	**$ 61,360**	**$ 61,848**	**$ 62,814**	**$ 63,794**	**$ 64,786**	**$ 65,790**	**$ 66,808**	**$ 67,840**
$ 54,974	***$ 110,654***	***$ 167,050***	***$ 224,215***	***######***	***$ 340,930***	***$ 400,546***	***$ 461,021***	***$ 522,381***	***$ 584,229***	***$ 647,043***	***$ 710,836***	***$ 775,622***	***$ 841,412***	***$ 908,221***	***$ 976,060***
$ 161,941	**$ 162,931**	**$ 163,953**	**$ 165,395**	**######**	**$ 168,634**	**$ 170,562**	**$ 172,524**	**$ 174,649**	**$ 174,912**	**$ 177,496**	**$ 178,513**	**$ 181,296**	**$ 184,115**	**$ 186,971**	**$ 189,864**
$ 161,941	***$ 324,873***	***$ 488,826***	***$ 654,221***	***######***	***$ 989,724***	***$ 1,160,286***	***$ 1,332,810***	***$ 1,507,459***	***$ 1,682,371***	***$ 1,859,866***	***$ 2,038,379***	***$ 2,219,675***	***$ 2,403,790***	***$ 2,590,761***	***$ 2,780,625***

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Total Tax Capture During Brownfield Plan Tax Capture Period
17	18	19	20	21	22	23	24	25	26	27	28	29	30	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 55,773	$ 56,633	$ 57,504	$ 58,386	$ 59,280	$ 60,186	$ 61,103	$ 62,032	$ 62,973	$ 63,927	$ 64,893	$ 65,871	$ 66,863	$ 67,867	**$ 1,675,533**
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 0**
$ 55,773	*$ 56,633*	*$ 57,504*	*$ 58,386*	*$ 59,280*	*$ 60,186*	*$ 61,103*	*$ 62,032*	*$ 62,973*	*$ 63,927*	*$ 64,893*	*$ 65,871*	*$ 66,863*	*$ 67,867*	**$ 1,675,533**
$ 868,015	*$ 924,648*	*$ 982,151*	*$ 1,040,537*	*$ 1,099,817*	*$ 1,160,003*	*$ 1,221,106*	*$ 1,283,138*	*$ 1,346,112*	*$ 1,410,039*	*$ 1,474,932*	*$ 1,540,803*	*$ 1,607,666*	*$ 1,675,533*	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 18,326	$ 18,608	$ 18,895	$ 19,185	$ 19,478	$ 19,776	$ 20,077	$ 20,383	$ 20,692	$ 21,005	$ 21,323	$ 21,644	$ 21,970	$ 22,300	**$ 550,547**
$ 95	$ 96	$ 98	$ 99	$ 101	$ 102	$ 104	$ 105	$ 107	$ 109	$ 110	$ 112	$ 114	$ 115	**$ 2,844**
$ 1,176	$ 1,194	$ 1,213	$ 1,231	$ 1,250	$ 1,269	$ 1,289	$ 1,308	$ 1,328	$ 1,348	$ 1,369	$ 1,389	$ 1,410	$ 1,431	**$ 35,338**
$ 1,721	$ 1,748	$ 1,775	$ 1,802	$ 1,830	$ 1,858	$ 1,886	$ 1,915	$ 1,944	$ 1,973	$ 2,003	$ 2,033	$ 2,064	$ 2,095	**$ 51,714**
$ 689	$ 699	$ 710	$ 721	$ 732	$ 743	$ 754	$ 766	$ 777	$ 789	$ 801	$ 813	$ 825	$ 838	**$ 20,686**
$ 2,439	$ 2,476	$ 2,514	$ 2,553	$ 2,592	$ 2,632	$ 2,672	$ 2,712	$ 2,753	$ 2,795	$ 2,837	$ 2,880	$ 2,924	$ 2,967	**$ 73,261**
$ 1,721	$ 1,748	$ 1,775	$ 1,802	$ 1,830	$ 1,858	$ 1,886	$ 1,915	$ 1,944	$ 1,973	$ 2,003	$ 2,033	$ 2,064	$ 2,095	**$ 51,714**
$ 1,004	$ 1,020	$ 1,035	$ 1,051	$ 1,067	$ 1,084	$ 1,100	$ 1,117	$ 1,134	$ 1,151	$ 1,168	$ 1,186	$ 1,204	$ 1,222	**$ 30,166**
$ 1,434	$ 1,457	$ 1,479	$ 1,502	$ 1,525	$ 1,548	$ 1,572	$ 1,595	$ 1,620	$ 1,644	$ 1,669	$ 1,694	$ 1,720	$ 1,746	**$ 43,095**
$ 2,005	$ 2,036	$ 2,068	$ 2,099	$ 2,132	$ 2,164	$ 2,197	$ 2,230	$ 2,264	$ 2,299	$ 2,333	$ 2,369	$ 2,404	$ 2,440	**$ 60,247**
$ 8,627	$ 8,760	$ 8,895	$ 9,031	$ 9,170	$ 9,310	$ 9,451	$ 9,595	$ 9,741	$ 9,888	$ 10,038	$ 10,189	$ 10,342	$ 10,498	**$ 259,173**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 4,476	$ 4,545	$ 4,614	$ 4,685	$ 4,757	$ 4,830	$ 4,903	$ 4,978	$ 5,053	$ 5,130	$ 5,207	$ 5,286	$ 5,366	$ 5,446	**$ 134,456**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 574	$ 583	$ 592	$ 601	$ 610	$ 619	$ 629	$ 638	$ 648	$ 658	$ 668	$ 678	$ 688	$ 698	**$ 17,238**
$ 12,928	$ 13,127	$ 13,329	$ 13,534	$ 13,741	$ 13,951	$ 14,164	$ 14,379	$ 14,597	$ 14,818	$ 15,042	$ 15,269	$ 15,499	$ 15,732	**$ 388,389**
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 0**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 10,923	$ 11,091	$ 11,262	$ 11,435	$ 11,610	$ 11,787	$ 11,967	$ 12,149	$ 12,333	$ 12,520	$ 12,709	$ 12,901	$ 13,095	$ 13,291	**$ 328,142**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 0**
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 0**
$ 68,138	*$ 69,188*	*$ 70,253*	*$ 71,331*	*$ 72,423*	*$ 73,529*	*$ 74,650*	*$ 75,785*	*$ 76,935*	*$ 78,100*	*$ 79,280*	*$ 80,476*	*$ 81,687*	*$ 82,913*	**$ 2,047,011**
$ 1,060,461	*$ 1,129,649*	*$ 1,199,902*	*$ 1,271,233*	*$ 1,343,656*	*$ 1,417,185*	*$ 1,491,835*	*$ 1,567,620*	*$ 1,644,555*	*$ 1,722,655*	*$ 1,801,936*	*$ 1,882,411*	*$ 1,964,098*	*$ 2,047,011*	-
$ 123,911	**$ 125,821**	**$ 127,756**	**$ 129,717**	**$ 131,703**	**$ 133,715**	**$ 135,753**	**$ 137,817**	**$ 139,909**	**$ 142,027**	**$ 144,173**	**$ 146,347**	**$ 148,549**	**$ 150,780**	**$ 3,722,544**
$ 1,928,476	***$ 2,054,297***	***$ 2,182,053***	***$ 2,311,770***	***$ 2,443,473***	***$ 2,577,188***	***$ 2,712,941***	***$ 2,850,758***	***$ 2,990,667***	***$ 3,132,694***	***$ 3,276,867***	***$ 3,423,214***	***$ 3,571,764***	***$ 3,722,544***	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 17,278	$ 17,543	$ 17,812	$ 18,085	$ 18,361	$ 18,640	$ 18,923	$ 19,210	$ 19,501	$ 19,795	$ 20,093	$ 20,395	$ 20,701	$ 21,011	**$ 514,003**
$ 51,606	$ 52,399	$ 53,202	$ 54,015	$ 54,839	$ 55,674	$ 56,520	$ 57,376	$ 58,244	$ 59,123	$ 60,014	$ 60,916	$ 61,829	$ 62,755	**$ 1,527,918**
$ 68,884	**$ 69,942**	**$ 71,014**	**$ 72,100**	**$ 73,200**	**$ 74,314**	**$ 75,443**	**$ 76,586**	**$ 77,745**	**$ 78,918**	**$ 80,107**	**$ 81,311**	**$ 82,530**	**$ 83,766**	**$ 2,041,920**
$ 1,044,944	***$ 1,114,886***	***$ 1,185,901***	***$ 1,258,001***	***$ 1,331,201***	***$ 1,405,515***	***$ 1,480,958***	***$ 1,557,544***	***$ 1,635,289***	***$ 1,714,207***	***$ 1,794,313***	***$ 1,875,624***	***$ 1,958,154***	***$ 2,041,920***	-
$ 192,795	**$ 195,763**	**$ 198,771**	**$ 201,817**	**$ 204,903**	**$ 208,029**	**$ 211,196**	**$ 214,404**	**$ 217,653**	**$ 220,945**	**$ 224,280**	**$ 227,658**	**$ 231,080**	**$ 234,546**	**$ 5,764,465**
$ 2,973,420	***$ 3,169,183***	***$ 3,367,954***	***$ 3,569,771***	***$ 3,774,674***	***$ 3,982,703***	***$ 4,193,899***	***$ 4,408,302***	***$ 4,625,956***	***$ 4,846,901***	***$ 5,071,181***	***$ 5,298,839***	***$ 5,529,918***	***$ 5,764,465***	-

735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70
Table 4d - Reimbursement of Eligible Activities & Disbursements [1]

	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF			Totals	Calendar/ Tax Year	2018	2019
					BP Year Number	0	0
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable)	50.00%	Percentage of SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996, Section 13b(14)	$ 206,004		$ -	$ -
	- Estimated State Education Tax (SET) Captured						
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	5.00%	of Local Tax Capture per year during Brownfield Plan.	$ 186,127	Annual:	$ -	$ -
-		0.00%	of Local Tax Capture thereafter.		Cumulative:	$ 0	$ 0
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance)	Local Tax Capture Amount	$ 9,653	$ 9,653	Annual - Local	$ -	$ -
-		State School Tax Capture Amount	$ 5,347	$ 5,347	Annual-State School	$ -	$ -
	Breakdown of State School Tax Capture (SET)	*State Education Tax (SET)* *25.08%*	***$1,341***	***$ 1,341***	***Annual - SET***	*$ -*	*$ -*
	Breakdown of State School Tax Capture (LSO)	*Local School Operating (LSO)* *74.92%*	***$4,005***	***$ 4,005***	***Annual - LSO***	*$ -*	*$ -*
-		**Total Tax Capture Amount**	**$15,000**	**$ 15,000**	**Annual - Total**	**$ -**	**$ -**
-	Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture	5.00%	of Local Tax Capture during Brownfield Plan.	$ 186,127	Annual:	$ -	$ -
	Note: The maximum allocation to the LBRF is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.	0.00%	of Local Tax Capture thereafter.		Cumulative:	$ 0	$ 0
		LBRF is allowed to capture an amount of Local Tax Increment up to:	$ 753,901				
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement					$ 0	$ 0
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					$ 0	$ 0
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement					$ 0	$ 0
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement					$ 0	$ 0
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement					$ 0	$ 0
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					$ 0	$ 0
-	**Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer**					**$ 0**	**$ 0**
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					$ 0	$ 0

	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized [2]: 2018	2019	2020	Totals	Year of Tax Capture [2]	2018	2019
-	**Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)**							
-	Local Tax Increment Reimbursement	$ -	$ 2,074,214	$ -	# $ 2,074,214		$ 0	$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	$ -	$ 1,137,534	$ -	$ 1,137,534		$ 0	$ 0
-	**TOTAL MDEQ REIMBURSEMENT (Eligible Costs)**	**$ 0**	**$ 3,211,748**	**$ 0**	**$ 3,211,748**		$ 0	$ 0
-	Cumulative Reimbursement: MDEQ						$ 0	$ 0
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes						$ 2,074,214	$ 2,074,214
-	Remaining Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET						$ 1,137,534	$ 1,137,534
-	**Non-Environmental Activities: Michigan Strategic Fund (MSF)**							
-	Local Tax Increment Reimbursement	$ -	$ 1,681,304	$ -	$ 1,681,304		$ 0	$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	$ -	$ 919,920	$ -	$ 919,920		$ 0	$ 0
-	**TOTAL MSF REIMBURSEMENT (Eligible Costs)**	**$ 0**	**$ 2,601,225**	**$ 0**	**$ 2,601,225**		$ 0	$ 0
-	Cumulative Reimbursement: MSF						$ 0	$ 0
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes						$ 1,681,304	$ 1,681,304
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET						$ 919,920	$ 919,920
-	**TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF**	**$ 0**	**$ 5,812,973**	**$ 0**	**$ 5,812,973**		**$ 0**	**$ 0**
-	**TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF**						$ 0	$ 0
-	***Remaining Unreimbursed Balance***						***$ 5,812,973***	***$ 5,812,973***

		2018	2019
-	*Surplus Revenue from Local Tax Increment =*	*$ 0*	*$ 0*
-	*Surplus Revenue from State & Local School Tax Increment =*	*$ 0*	*$ 0*

Notes:

1 Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

2 The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
$ 7,057	$ 7,126	$ 7,196	$ 7,278	$ 7,362	$ 7,454	$ 7,552	$ 7,650	$ 7,754	$ 7,757	$ 7,878	$ 8,001	$ 8,125	$ 8,251	$ 8,379	$ 8,508
$ 5,348	$ 5,363	$ 5,378	$ 5,411	$ 5,446	$ 5,493	$ 5,547	$ 5,602	$ 5,664	$ 5,653	$ 5,734	$ 5,736	$ 5,826	$ 5,916	$ 6,008	$ 6,101
$ 5,348	$ 10,711	$ 16,089	$ 21,500	$ 26,946	$ 32,440	$ 37,987	$ 43,589	$ 49,254	$ 54,907	$ 60,641	$ 66,377	$ 72,203	$ 78,119	$ 84,127	$ 90,228
$ 9,653	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 5,347	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 1,341	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
$ 4,005	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
$ 15,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
$ 5,348	$ 5,363	$ 5,378	$ 5,411	$ 5,446	$ 5,493	$ 5,547	$ 5,602	$ 5,664	$ 5,653	$ 5,734	$ 5,736	$ 5,826	$ 5,916	$ 6,008	$ 6,101
$ 5,348	$ 10,711	$ 16,089	$ 21,500	$ 26,946	$ 32,440	$ 37,987	$ 43,589	$ 49,254	$ 54,907	$ 60,641	$ 66,377	$ 72,203	$ 78,119	$ 84,127	$ 90,228
$ 96,270	$ 96,527	$ 96,802	$ 97,406	$ 98,030	$ 98,879	$ 99,852	$ 100,844	$ 101,960	$ 101,758	$ 103,213	$ 103,247	$ 104,859	$ 106,492	$ 108,146	$ 109,822
$ 96,270	$ 192,797	$ 289,599	$ 387,005	$ 485,035	$ 583,914	$ 683,766	$ 784,611	$ 886,570	$ 988,328	$ 1,091,541	$ 1,194,789	$ 1,299,648	$ 1,406,140	$ 1,514,287	$ 1,624,109
$ 5,716	$ 7,126	$ 7,196	$ 7,278	$ 7,362	$ 7,454	$ 7,552	$ 7,650	$ 7,754	$ 7,757	$ 7,878	$ 8,001	$ 8,125	$ 8,251	$ 8,379	$ 8,508
$ 36,855	$ 41,428	$ 42,004	$ 42,609	$ 43,223	$ 43,860	$ 44,512	$ 45,174	$ 45,851	$ 46,335	$ 47,059	$ 47,792	$ 48,536	$ 49,288	$ 50,051	$ 50,823
$ 42,571	$ 48,554	$ 49,200	$ 49,887	$ 50,585	$ 51,314	$ 52,064	$ 52,824	$ 53,606	$ 54,091	$ 54,937	$ 55,793	$ 56,661	$ 57,539	$ 58,430	$ 59,331
$ 42,571	$ 91,124	$ 140,324	$ 190,211	$ 240,796	$ 292,110	$ 344,174	$ 396,998	$ 450,604	$ 504,695	$ 559,632	$ 615,425	$ 672,085	$ 729,625	$ 788,054	$ 847,386
$ 138,841	**$ 145,080**	**$ 146,001**	**$ 147,294**	**$ 148,615**	**$ 150,193**	**$ 151,916**	**$ 153,669**	**$ 155,566**	**$ 155,849**	**$ 158,150**	**$ 159,040**	**$ 161,520**	**$ 164,032**	**$ 166,576**	**$ 169,154**
$ 138,841	$ 283,921	$ 429,923	$ 577,216	$ 725,831	$ 876,024	$ 1,027,940	$ 1,181,609	$ 1,337,175	$ 1,493,023	$ 1,651,173	$ 1,810,213	$ 1,971,733	$ 2,135,765	$ 2,302,341	$ 2,471,494

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
$ 96,270	$ 96,527	$ 96,802	$ 97,406	$ 98,030	$ 98,879	$ 99,852	$ 100,844	$ 101,960	$ 101,758	$ 103,213	$ 103,247	$ 104,859	$ 106,492	$ 108,146	$ 109,822
$ 42,571	$ 48,554	$ 49,200	$ 49,887	$ 50,585	$ 51,314	$ 52,064	$ 52,824	$ 53,606	$ 54,091	$ 54,937	$ 55,793	$ 56,661	$ 57,539	$ 58,430	$ 59,331
$ 138,841	$ 145,080	$ 146,001	$ 147,294	$ 148,615	$ 150,193	$ 151,916	$ 153,669	$ 155,566	$ 155,849	$ 158,150	$ 159,040	$ 161,520	$ 164,032	$ 166,576	$ 169,154
$ 138,841	$ 283,921	$ 429,923	$ 577,216	$ 725,831	$ 876,024	$ 1,027,940	$ 1,181,609	$ 1,337,175	$ 1,493,023	$ 1,651,173	$ 1,810,213	$ 1,971,733	$ 2,135,765	$ 2,302,341	$ 2,471,494
$ 1,977,944	$ 1,881,417	$ 1,784,616	$ 1,687,209	$ 1,589,180	$ 1,490,300	$ 1,390,448	$ 1,289,604	$ 1,187,644	$ 1,085,886	$ 982,673	$ 879,426	$ 774,566	$ 668,074	$ 559,928	$ 450,106
$ 1,094,963	$ 1,046,409	$ 997,210	$ 947,322	$ 896,737	$ 845,423	$ 793,359	$ 740,535	$ 686,929	$ 632,838	$ 577,902	$ 522,109	$ 465,448	$ 407,909	$ 349,479	$ 290,148
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,681,304
$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 919,920
$ 138,841	**$ 145,080**	**$ 146,001**	**$ 147,294**	**$ 148,615**	**$ 150,193**	**$ 151,916**	**$ 153,669**	**$ 155,566**	**$ 155,849**	**$ 158,150**	**$ 159,040**	**$ 161,520**	**$ 164,032**	**$ 166,576**	**$ 169,154**
$ 138,841	$ 283,921	$ 429,923	$ 577,216	$ 725,831	$ 876,024	$ 1,027,940	$ 1,181,609	$ 1,337,175	$ 1,493,023	$ 1,651,173	$ 1,810,213	$ 1,971,733	$ 2,135,765	$ 2,302,341	$ 2,471,494
$ 5,674,132	***$ 5,529,051***	***$ 5,383,050***	***$ 5,235,756***	***$ 5,087,142***	***$ 4,936,948***	***$ 4,785,032***	***$ 4,631,364***	***$ 4,475,798***	***$ 4,319,949***	***$ 4,161,800***	***$ 4,002,759***	***$ 3,841,239***	***$ 3,677,208***	***$ 3,510,632***	***$ 3,341,478***
$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*
$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Totals
17	18	19	20	21	22	23	24	25	26	27	28	29	30	-
$ 8,639	$ 8,772	$ 8,906	$ 9,042	$ 9,180	$ 9,320	$ 9,462	$ 9,605	$ 9,750	$ -	$ -	$ -	$ -	$ -	**$ 206,004**
$ 6,196	$ 6,291	$ 6,388	$ 6,486	$ 6,585	$ 6,686	$ 6,788	$ 6,891	$ 6,995	$ 7,101	$ 7,209	$ 7,317	$ 7,427	$ 7,539	**$ 186,127**
$ 96,424	$ 102,715	$ 109,103	$ 115,589	$ 122,174	$ 128,859	$ 135,647	$ 142,538	$ 149,533	$ 156,635	$ 163,843	$ 171,161	$ 178,588	$ 186,127	-
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 9,653**
$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 5,347**
$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	***$ 1,341***
$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	***$ 4,005***
$ -	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,000**
$ 6,196	$ 6,291	$ 6,388	$ 6,486	$ 6,585	$ 6,686	$ 6,788	$ 6,891	$ 6,995	$ 7,101	$ 7,209	$ 7,317	$ 7,427	$ 7,539	**$ 186,127**
$ 96,424	$ 102,715	$ 109,103	$ 115,589	$ 122,174	$ 128,859	$ 135,647	$ 142,538	$ 149,533	$ 156,635	$ 163,843	$ 171,161	$ 178,588	$ 186,127	-
$ 111,519	$ 113,239	$ 114,981	$ 116,745	$ 118,533	$ 120,343	$ 122,178	$ 124,036	$ 125,918	$ 127,824	$ 129,756	$ 131,712	$ 133,694	$ 135,702	$ 3,350,290
$ 1,735,628	$ 1,848,867	$ 1,963,848	$ 2,080,593	$ 2,199,126	$ 2,319,469	$ 2,441,647	$ 2,565,682	$ 2,691,600	$ 2,819,425	$ 2,949,181	$ 3,080,893	$ 3,214,588	$ 3,350,290	-
$ 8,639	$ 8,772	$ 8,906	$ 9,042	$ 9,180	$ 9,320	$ 9,462	$ 9,605	$ 9,750	$ 19,795	$ 20,093	$ 20,395	$ 20,701	$ 21,011	$ 306,658
$ 51,606	$ 52,399	$ 53,202	$ 54,015	$ 54,839	$ 55,674	$ 56,520	$ 57,376	$ 58,244	$ 59,123	$ 60,014	$ 60,916	$ 61,829	$ 62,755	$ 1,523,912
$ 60,245	$ 61,171	$ 62,108	$ 63,058	$ 64,020	$ 64,994	$ 65,981	$ 66,981	$ 67,994	$ 78,918	$ 80,107	$ 81,311	$ 82,530	$ 83,766	**$ 1,830,570**
$ 907,631	$ 968,801	$ 1,030,909	$ 1,093,967	$ 1,157,987	$ 1,222,981	$ 1,288,962	$ 1,355,944	$ 1,423,938	$ 1,502,856	$ 1,582,963	$ 1,664,273	$ 1,746,804	$ 1,830,570	-
$ 171,765	**$ 174,409**	**$ 177,089**	**$ 179,803**	**$ 182,552**	**$ 185,338**	**$ 188,159**	**$ 191,017**	**$ 193,912**	**$ 206,742**	**$ 209,863**	**$ 213,023**	**$ 216,225**	**$ 219,468**	**$ 5,180,859**
$ 2,643,259	$ 2,817,668	$ 2,994,757	$ 3,174,560	$ 3,357,113	$ 3,542,450	$ 3,730,609	$ 3,921,626	$ 4,115,538	$ 4,322,281	$ 4,532,143	$ 4,745,166	$ 4,961,391	$ 5,180,859	-

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Totals
$ 111,519	$ 113,239	$ 114,981	$ 110,366	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 2,074,214**
$ 60,245	$ 61,171	$ 62,108	$ 63,058	$ 43,567	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 1,137,534**
$ 171,765	$ 174,409	$ 177,089	$ 173,424	$ 43,567	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	**$ 3,211,748**
$ 2,643,259	$ 2,817,668	$ 2,994,757	$ 3,168,181	$ 3,211,748	$ 3,211,748	$ 3,211,748	$ 3,211,748	$ 3,211,748	$ 3,211,748	$ 3,211,748	$ 3,211,748	$ 3,211,748	$ 3,211,748	-
$ 338,586	$ 225,347	$ 110,366	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-
$ 229,903	$ 168,732	$ 106,624	$ 43,567	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	-
$ 0	$ 0	$ 0	$ 6,379	$ 118,533	$ 120,343	$ 122,178	$ 124,036	$ 125,918	$ 127,824	$ 129,756	$ 131,712	$ 133,694	$ 135,702	**$ 1,276,075**
$ 0	$ 0	$ 0	$ 0	$ 20,453	$ 64,994	$ 65,981	$ 66,981	$ 67,994	$ 78,918	$ 80,107	$ 81,311	$ 82,530	$ 83,766	**$ 693,036**
$ 0	$ 0	$ 0	$ 6,379	$ 138,986	$ 185,338	$ 188,159	$ 191,017	$ 193,912	$ 206,742	$ 209,863	$ 213,023	$ 216,225	$ 219,468	**$ 1,969,112**
$ 0	$ 0	$ 0	$ 6,379	$ 145,365	$ 330,702	$ 518,861	$ 709,878	$ 903,790	$ 1,110,533	$ 1,320,395	$ 1,533,419	$ 1,749,643	$ 1,969,112	-
$ 1,681,304	$ 1,681,304	$ 1,681,304	$ 1,674,926	$ 1,556,393	$ 1,436,050	$ 1,313,872	$ 1,189,836	$ 1,063,919	$ 936,094	$ 806,338	$ 674,626	$ 540,931	$ 405,229	-
$ 919,920	$ 919,920	$ 919,920	$ 919,920	$ 899,467	$ 834,473	$ 768,492	$ 701,510	$ 633,516	$ 554,598	$ 474,491	$ 393,181	$ 310,650	$ 226,884	-
$ 171,765	**$ 174,409**	**$ 177,089**	**$ 179,803**	**$ 182,552**	**$ 185,338**	**$ 188,159**	**$ 191,017**	**$ 193,912**	**$ 206,742**	**$ 209,863**	**$ 213,023**	**$ 216,225**	**$ 219,468**	**$ 5,180,859**
$ 2,643,259	$ 2,817,668	$ 2,994,757	$ 3,174,560	$ 3,357,113	$ 3,542,450	$ 3,730,609	$ 3,921,626	$ 4,115,538	$ 4,322,281	$ 4,532,143	$ 4,745,166	$ 4,961,391	$ 5,180,859	-
$ 3,169,714	***$ 2,995,304***	***$ 2,818,215***	***$ 2,638,412***	***$ 2,455,860***	***$ 2,270,523***	***$ 2,082,364***	***$ 1,891,347***	***$ 1,697,434***	***$ 1,490,692***	***$ 1,280,829***	***$ 1,067,806***	***$ 851,581***	***$ 632,113***	-
$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	***$ 0***
$ 0	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	*$ 0*	***$ 0***

Brownfield #70

Labor Plan

The Applicant agrees and commits to the following written plan that outlines the Developer's specific strategy to hire as much Local Labor as possible to complete the construction of the Project.

"Contractor" means firms engaged in the construction of buildings and improvements, including skilled-labor.

"Local Labor" means employees whose permanent home address is within the City of Lansing's boundaries.

The Applicant will hire Local Labor so long as the Contractors are the most responsive and qualified bidders, which are capable of performing the construction work, the Local Labor has the requisite skills and expertise to perform the work, and that the cost for the work are competitive and appropriate. Therefore, the Applicant will follow the process outlined below along with a process for verifying compliance with the above described initiative.

The process toward hiring Local Labor goes beyond the Applicant's commitment to Lansing but to the Greater Lansing region and the State of Michigan. The Applicant proposes a 3-Tiered Approach as summarized below:

Contractor Request for Qualifications (RFQ) Selection Process

Before any cost proposals are received, the Developer will solicit qualifications from Contractors for the scopes of work on this Project. The focus will be on whether a firm has the experience, capabilities, skilled trades, employees, and other requirements to successfully accomplish the work. As a part of the qualification requirements, the second focus will be on each Contractor's responses to background informational questions, which would include subjects such as the following:

- Is the firm a Lansing-Based-Business? If not, are they Regional or State of Michigan based?
- How many persons do they employ? How many employees reside in Lansing? How many employees reside in the Greater Lansing region, and/or the State of Michigan?
- Percentage of work anticipated to be subcontracted, work performed by other firms, and for each of those subcontracted firms how many persons do they employ and the number of employees residing in Lansing, the Greater Lansing region, and/or the State of Michigan?

Urban Steel & Smith

- Other Project specific questions as may be determined to be necessary to elicit Contractor qualifications.

In the evaluation of the above qualifications, priority will be afforded those firms that have the requisite qualifications to successfully perform the work at competitive costs. Again, the review will be based on whether a firm has the experience, capabilities, skilled trades, employees, and other expertise to successfully accomplish the work. The Developer will then screen qualified Contractor's responses on a 3-Tiered Approach for the second part of the RFQ as follows:

I. Hire Lansing – Firms that are based in Lansing and have a predominance of their employees and/or their subcontractor's employees' which reside within the City of Lansing's boundaries will be given first priority opportunity to bid on work.

II. Hire Region - Firms that are based in the Greater Lansing region (i.e., Ingham, Eaton and Clinton Counties) and have a predominance of their employees and/or their subcontractor's employees' residing in the Greater Lansing region will be given a second priority opportunity to bid on work.

III. Hire Michigan - Firms that are based in the State of Michigan and have a predominance of their employees and/or subcontractor's employee's residing in the State of Michigan will be given a third priority opportunity to bid on work.

Only after all efforts have been made to hire from the 3-Tiered Approach described above will the Developer seek Contractors which would not otherwise meet any of the above described criteria.