



AGENDA
Committee on Development and Planning
Monday, March 4, 2019@ 4:00 p.m.
Council Conference Room, 10th Floor

Councilmember Adam Hussain, Chair
Councilmember Jeremy Garza, Vice Chair
Councilmember Jody Washington, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- February 18, 2019

4. Discussion/Action:

- A.) RESOLUTION – Amend Resolution 2019-060; Set a new Public Hearing for May 20, 2019 for Z-8-2018; 5400 S Cedar
- B.) RESOLUTION – Brownfield Plan #62 Amendment; Oliver Towers Redevelopment Project; 310 N. Seymour Avenue
- C.) RESOLUTION – REO Town Project; 1102 S Washington Avenue and W. Elm Street; Pablo's Mexican Restaurant
- D.) RESOLUTION – Set Public Hearing; Payment in Lieu of Taxes (PILOT); 517 N Walnut Apartments
- E.) RESOLUTION – Set Public Hearing; Payment in Lieu of Taxes (PILOT); Ferris Manor; 516 West Saginaw Apartments
- F.) RESOLUTION – Set Public Hearing; Brownfield Plan #72; Red Cedar Development; 203 S. Clippert

5. Other

6. Adjourn

DRAFT



MINUTES

Committee on Development and Planning
Monday, February 18, 2019 @ 3:30 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:31 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Susan Stachowiak, Economic Development and Planning
Joseph Abood, Chief Deputy City Attorney
Gary Manns
James Houthoofd
Deborah Manns
Jeff Deahan
Andi Bourglas
Bill Rieske, Economic Development & Planning

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM FEBRUARY 4, 2019 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Reappointment; Benjamin Bakken; City of Lansing Member to the Local Development Finance Authority; Term to Expire June 30, 2021

Council Member Hussain asked Law, in terms of this Authority, is there a residency requirement. Mr. Abood was not able to confirm and left the meeting to find out the information at 3:31 p.m.

RESOLUTION – Appointment; James A. Houthoofd, Jr.; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2021

Mr. Houthoofd provided details on his work experience with NEOGEN and his interest in serving the City, noting he was approached by the Mayor and LEAP representatives for this board since NEOGEN does sit on the Saginaw Street corridor.

Council Member Hussain asked if the membership requires residency or only being a business partner. Mr. Houthoofd stated he did review the requirements and his position will be under the business at large within the corridor. NEOGEN is a public traded company and he is a stake holder. He added he had an interest in both corridor authorities because both NEOGEN locations are in those corridors. Council Member Garza asked Mr. Houthoofd his opinion on making Saginaw Street a two-way street. Mr. Houthoofd acknowledge the potential because of its width, however the questions would be the median status.

Mr. Abood returned at 3:37 p.m. and confirmed that Mr. Houthoofd was eligible to serve.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO APPOINT JAMES HOUTHOOFD JR. TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

RESOLUTION – Reappointment; Benjamin Bakken; City of Lansing Member to the Local Development Finance Authority; Term to Expire June 30, 2021- CONTINUED

Mr. Abood informed the Committee that this is a regional board, so this appointment would be appropriate, and there is no residency violation.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO REAPPOINT BENJAMIN BAKKEN TO THE LDFA WITH A TERM TO EXPIRE JUNE 30 2021. MOTION CARRIED 2-0.

RESOLUTION – Appointment; Gary Manns; At-Large Member; Planning Board; Term to Expire June 30, 2022

Council Member Hussain confirmed that Mr. Manns was replacing Ms. Martinez who recently resigned. He also noted that the application stated Mr. Manns had an interest in the Lansing Housing Commission Board as well.

Mr. Manns spoke briefly on his residency in Lansing since 1986, his 35 year career with the State of Michigan, and his interest in both the Planning Board and the Housing Commission because of his desire to provide guidance and become vested in the communities.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO APPOINT GARY MANNS TO THE PLANNING BOARD, WITH A TERM TO EXPIRE JUNE 30, 2022. MOTION CARRIED 2-0.

Mr. Abood stepped away from the meeting at 3:47 p.m. and returned at 3:48 p.m.

RESOLUTION – Introduction and Setting of Public Hearing; Z-8-2018; 5400 S. Cedar Street; “F” Commercial and “J” Parking to “G-2” Wholesale

Ms. Stachowiak provided details on the site, which is the former K-Mart site, which the applicants proposes to convert into self-storage, with a truck sharing facility for U-Haul. They are also proposing two out buildings and out lots. They have not excluded those out lots from rezoning. Ms. Stachowiak confirmed that the Planning Board denied the request 5-2; the

department believes that there are conflicts with other similar facilities, and it does conflict with the master plan for this property.

Council Member Hussain asked Ms. Stachowiak to invite both the applicant and current owner to the Council meeting on February 25, 2019 when Council will be setting the public hearing.

The Committee and staff discussed briefly the potential for "spot zoning", current pattern of Commercial zoning in this corridor, and the street system established to handle high volume traffic and serve types of businesses that generate traffic, which this use will not. Ms. Stachowiak then distributed a presentation from the applicant on U-Haul Sustainability Programs.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-8-2018 AT 5400 S CEDAR STREET FOR MARCH 25, 2019. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Setting of Public Hearing; Z-9-2018; ID 33-01-01-17-480-021; "C" Residential to "F" Commercial

Ms. Stachowiak noted that the property is surround on three (3) sides by commercial and their office is not aware of why it is currently historically zoned C-Residential. The intent by the applicant is to combine it to a neighboring commercial lot and develop. The applicant has indicated any plans other than that. Ms. Stachowiak confirmed that the Planning Board approved and the applicant attend all their meetings. An invitation will be extend to the applicant to attend the February 25, 2019 meeting when Council will set the public hearing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-9-2018 FOR MARCH 25, 2019. MOTION CARRIED 2-0.

RESOLUTION – Setting of Public Hearing; SLU-2-2018; 1609 N Larch; Residential Use in "I" Heavy Industrial

Ms. Stachowiak noted the location and former use for the Committee as the former BWL substation that was sold in 2018 for \$8,000. The new owner is struggling with finding a use, and is now proposing five (5) residential studio units. Those five (5) units will meet the maximum parking requirements.

Council Member Garza asked if they have performed any work on the structure, and it was confirmed they had not.

Mr. Deahan spoke as a person who has visited the site, not as the owner or applicant, and stated the potential of cost prohibitive to clean up the site.

Ms. Stachowiak lastly confirmed the Planning Board supported the SLU.

MOTION CARRIED BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 25, 2019 FOR THE SLU-2-2018 FOR 1609 N LARCH. MOTION CARRIED 2-0.

ORDINANCE - Z-5-2018; 136 E. Malcom X Street w/vacant parcel east; "DM-4" Residential and "J" Parking to "G1" Business

Mr. Deahan submitted renderings of the site to the Committee members.

Council Member Hussain confirmed the required public hearing has been held, but the Committee at this time was asking for an update.

Mr. Deahan acknowledged the property was under contract with the Landbank and they are currently working on some unforeseen environmental issues. There is also a potential hotel option on the property and they have reconfigured the layout of that potential hotel. The purchase agreement with the Landbank is conditional to build what is on the plan. Mr. Deahan asked to come back to the Committee on March 4, 2019 to provide an update on the property, site and environmental topics.

RESOLUTION – ACT-1-2019; 212 E. Howe Avenue; Nathan Shell

Mr. Rieske referred the Committee to the site plans and maps in the packet, noting the street ends from the east and west at this parcel, and the applicant is looking to get an access easement across the property. The easement will be 15' x 66'. Mr. Rieske confirmed that City staff have no concerns and the applicant has been working with Public Service also and they have no issue with it. Ms. Stachowiak pointed out that technically the land is land-locked.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR ACT-1-2019 FOR 212 E HOWE AVENUE. MOTION CARRIED 2-0.

RESOLUTION – Revoke OPRA Certificate #3-08-0005; Spartan Internet Properties, LLC; 1030 S. Holmes Street

The Committee reviewed the documents, and Mr. Abood provided a brief overview of the site, noting that it was purchased by Spartan Internet Properties, however they never followed through on their project, took the funds, the City had to sue and did win the judgement. Currently it was taken back by the bank and they are attempting to sell. The recommendation is that the OPRA for the property be revoked at this time.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO REVOKE OPRA CERTIFICATE #3-08-0005 FOR 1030 S HOLMES STREET. MOTION CARRIED 2-0.

Adjourn

Adjourned at 4:29 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

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

WHEREAS, on February 25, 2019 the City Council approved Resolution 2019-060 to set the required public hearing for the rezoning of the property at 5400 S. Cedar Street for March 25, 2019; and

WHEREAS, the applicant U-Haul of Western Michigan/AMERICO Real Estate requested a delay of the hearing for 60 days after March 25, 2019.

THEREFORE, BE IT RESOLVED the City Council of the City of Lansing will set a new public hearing date of Monday, May 20, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-8-2018: 5400 S. Cedar Street, Rezoning from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District

*Lansing Brownfield
Redevelopment Authority*



Lansing Brownfield Redevelopment Authority
Oliver Towers Redevelopment Project

*Brownfield Plan #62
Amendment #1*

310 North Seymour Avenue
Lansing, Michigan

PREPARED BY:

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

REVIEWED BY:

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

November 30, 2018

Approved by the LBRA on December 7, 2018

Adopted by the Lansing City Council on _____

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Figure 2: Property Boundary Diagram

Figure 3: Soil Sample Analytical Results in Exceedance of MDEQ GRCC

TABLES

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Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property Conditions

Attachment B: Summary of Known Environmental

Attachment C: Letter of Functional Obsolescence

1. Project Summary Sheet

The purpose of this Brownfield Plan is to identify eligible activities and cost estimates for redevelopment of the property located at 310 N. Seymour Avenue in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property. Brownfield Plan #62 was approved by the City of Lansing Brownfield Redevelopment Authority (the “LBRA” or the “Authority”) on September 11, 2015. The Lansing City Council approved the Brownfield Plan on November 9, 2015.

Project Name: Oliver Towers Redevelopment Project

Developer: George F. Eyde Family, LLC

Property Location: 310 N. Seymour Avenue, Lansing, Michigan

Parcel Information: Parcel ID 33-01-01-16-177-022

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

Project Description: A complete rehabilitation of the vacant, 8-story “Oliver Towers” site located in heart of Downtown Lansing just north of the State Capitol. The Mixed-use Development includes rehabilitation of the building including office/retail on the first floor and 96 residential units on floors two through eight. Brownfield Eligible activities include asbestos surveys and abatement, extensive interior demolition, Baseline Environmental Assessment activities, due care and additional response activities and public infrastructure improvements.

Total Capital Investment: Property and Building Improvements: Estimated at \$14,700,000 of which \$1,373,761 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: This redevelopment will result in the creation/retention of 20 to 40 temporary construction related jobs. In addition to the construction related jobs, the redevelopment is anticipated to generate 10 new full-time equivalent jobs in the commercial/office and retail components of the project.

Duration of Plan: 12 years (starting in 2020)

**Uses of New Taxes and Tax
Increment Revenue (TIR):**

Sources	Uses	
TIR	To Reimburse Developer for Eligible Activity Costs (including contingency and interest)	\$ 1,373,761
TIR	To LBRA Plan Administration	\$ 48,674
TIR	To LBRA Local Site Remediation Revolving Fund (LSRRF)	\$ 48,674
	Total TIR Captured	\$ 1,471,110
New Taxes	To State Brownfield Revolving Fund (BRF)	\$ 79,355
New Taxes	(10%) Distribution to Taxing Units	\$ 163,457
New Taxes	New Taxes to Lansing School Sink Fund, City Debt, School Debt	\$ 172,928
	Total New Taxes	\$ 415,740
	Total TIR and New Taxes	\$ 1,886,849

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

This Brownfield Plan is presented to support George F. Eyde Family, LLC in the redevelopment of the “Oliver Towers” property located 310 North Seymour Avenue in the City of Lansing, Ingham County, Michigan (the “Property”). The location of the Property is depicted on Figure 1.

A summary of the parcel is presented in the table below:

Eligible Property		
Address	Tax ID	Basis of Eligibility
310 N. Seymour Avenue	33-01-01-16-177-022	Facility and Functionally Obsolete

The Property consists of approximately 1.6 acres of land developed with an 8-story, approximately 100 unit apartment complex. A one-story office building is attached to the south side of the apartment complex. A courtyard was located on the southeastern portion of the Property. The remainder of the Property was developed with paved parking areas, grass, and landscaped areas. The area surrounding the Property was generally used for commercial purposes. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property has remained vacant for the past 18 years. The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial and residential property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) the property is a “facility” as defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (P.A. 451, as amended); and (d) the Property has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381.

On April 22, 2016, the City of Lansing, Assessors Office formally determined the Property is “functionally obsolete” as the term is defined in Section 2(u), of Act 381. The Assessing Office conducted a site inspection and determined the building suffers in excess of 50% functional obsolescence. Refer to Attachment C, Letter of Functional Obsolescence.

The presence of contaminants at levels greater than generic residential use criteria is demonstrated by the results of a site assessment presented in the following document: Baseline Environmental Assessment (BEA) dated June 26, 2015, completed for George F. Eyde Family, LLC, prepared by Triterra. A summary of known environmental conditions is included in Attachment B. A map depicting environmental impact at the Property is provided as Figure 3.

3. Brownfield Project Description

George F. Eyde Family, LLC (the “Developer”) proposes to rehabilitate and redevelop the building and associated property with an investment estimated at \$14,700,000. The Mixed-use Development includes rehabilitation of the building including office/retail on the first floor and approximately 96 residential units on floors two through eight.

The redevelopment will result in the creation/retention of 20 to 40 temporary construction related jobs. In addition to the construction related jobs, the redevelopment is anticipated to generate 10 new full-time equivalent jobs in the retail and commercial components.

4. Developer Eligible Activities

The Developer will be reimbursed for the costs of eligible activities necessary to prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan. The total cost of activities eligible for reimbursement from tax increment revenues is projected to be \$1,373,761 (including contingencies and interest).

STATE AND LOCAL ELIGIBLE ACTIVITIES

DEQ Eligible Activities

Department Specific Activities

Phase I Environmental Site Assessment	\$1,000
Baseline Environmental Assessment Activities.....	\$2,100
Due Care Investigation	\$7,500
Due Care Planning to Meet Compliance with Section 2017a.....	\$3,500
Contingency*	\$0
Interest (5%)	\$3,754
Total DEQ Eligible Activities	\$17,854

MSF Eligible Activities

Asbestos and Lead Activities

Asbestos Survey	\$6,200
<i>Subtotal Asbestos and Lead Activities.....</i>	<i>\$6,200</i>

Demolition

Demolition and Asbestos/Mold Abatement.....	\$588,000
Building Demolition – Exterior Panels & Windows	\$30,000
Building Demolition – Interior	\$297,500
Site Demolition	\$17,000
<i>Subtotal Demolition Activities</i>	<i>\$932,500</i>

Infrastructure Improvements

Sidewalks, Curbs, Gutters, Pavement/Approaches in R.O.W.....	\$39,000
Landscaping and Irrigation in R.O.W.....	\$15,000
<i>Subtotal Infrastructure Improvements</i>	<i>\$54,000</i>
Contingency*	\$36,281
Brownfield Plan and Act 381 Work Plan.....	\$17,700
Interest (5%)	\$309,225
Total MSF Eligible Activities	\$1,355,907

TOTAL ELIGIBLE COST FOR REIMBURSEMENT.....\$1,373,761

* Contingency calculation excludes costs for Phase I ESA, Phase II ESA, BEA, Asbestos Survey, Due Care Investigation/Planning, Brownfield Plan and Act 381 Work Plan activities.

** Interest is calculated annually at 5% simple interest on Developer unreimbursed eligible activities

These estimates were developed with uncertainties and assumptions about the final development of the Property and the estimates are subject to change. These estimates should not be assumed to be precise or final.

5. Captured Taxable Value and Tax Increment Revenues

The 2015 taxable value of the Property was \$0, which is the initial taxable value for this Plan. The anticipated taxable value in 2024, after the expiration of the tax abatement under the Obsolete Property Rehabilitation Act (“OPRA”), will be \$2,938,095. This is based on estimates developed by the Project’s development team. The actual taxable value will be determined by the City’s Assessor after the Project is completed.

The LBRA is authorized to capture the tax increment revenues from 2020 through 2031 which will be generated by the increase in taxable value. Ten percent of the local and state taxes generated by the increase in taxable value will be returned to the taxing units. The impact of the LBRA incremental tax capture on local and state taxing authorities is presented in the following table and in Table 2 (attached). Capture will cease after the end of 2031 regardless of whether the Developer has been reimbursed in full.

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

6. Method of Brownfield Plan Financing

The Developer and the Authority will be reimbursed for eligible costs as listed in Section 4. The current estimated impact to taxing jurisdictions as a result of eligible activities (including a contingency and interest of 5%) is \$1,373,761. The LBRA is not obligated to reimburse more than \$1,373,761 in total Eligible Activities during the life of this Plan. No Eligible Activities conducted by the Developer after December 31, 2019 will be reimbursed by the Authority.

The LBRA will provide financing for its costs to implement and administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into

its Revolving Fund.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2031, whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	10% of New Taxes to Taxing Units	90% of New Taxes for Reimbursement	100% Total New Taxes
City of Lansing	\$48,107	\$432,965	\$481,072
Ingham County	\$24,944	\$224,500	\$249,445
Airport Authority	\$1,730	\$15,568	\$17,298
CATA	\$7,441	\$66,971	\$74,413
Capital Area District Library	\$3,860	\$34,744	\$38,605
Potter Park Zoo	\$1,015	\$9,131	\$10,146
Lansing Community College	\$9,421	\$84,793	\$94,215
Ingham Inter. School District	\$11,646	\$104,816	\$116,462
Lansing School District Operating	\$47,356	\$426,202	\$473,557
State Education Tax (3 mills)	\$7,935	\$71,419	\$79,355
Subtotals	\$163,457	\$1,471,110	\$1,634,567
State Education Tax (3 mills State BRF) *			\$79,355

Projected Impact to Taxing Jurisdictions			
Taxing Unit	10% of New Taxes to Taxing Units	90% of New Taxes for Reimbursement	100% Total New Taxes
City Debt*			\$9,251
School Debt*			\$163,677
<i>Subtotal</i>			\$252,283
Total			\$1,886,849

* Increased by investment, but not captured for TIF reimbursement

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

10. Legal Description & Site Map

The Property location, boundaries, and areas of environmental impact are shown on Figures 1 through 3. The legal description of the Property is provided in Attachment A.

11. Personal Property

Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the LBRA and Developer for eligible activities.

12. Displacement of Persons

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

13. LBRA Local Site Remediation Revolving Fund

No Local Site Remediation Revolving Funds will be used on this Brownfield Project. The LBRA will deposit 5% the new local taxes captured per year for the duration of the Plan into the LBRA's Revolving Fund as permitted by Act 381 of 1996, as amended ("the Act"). Any excess local tax capture not used to reimburse the Developer will be deposited in the Revolving Fund as permitted by the Act.

14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Property Boundary Diagram

Figure 3: Soil Sample Analytical Results in Exceedance of MDEQ GRCC

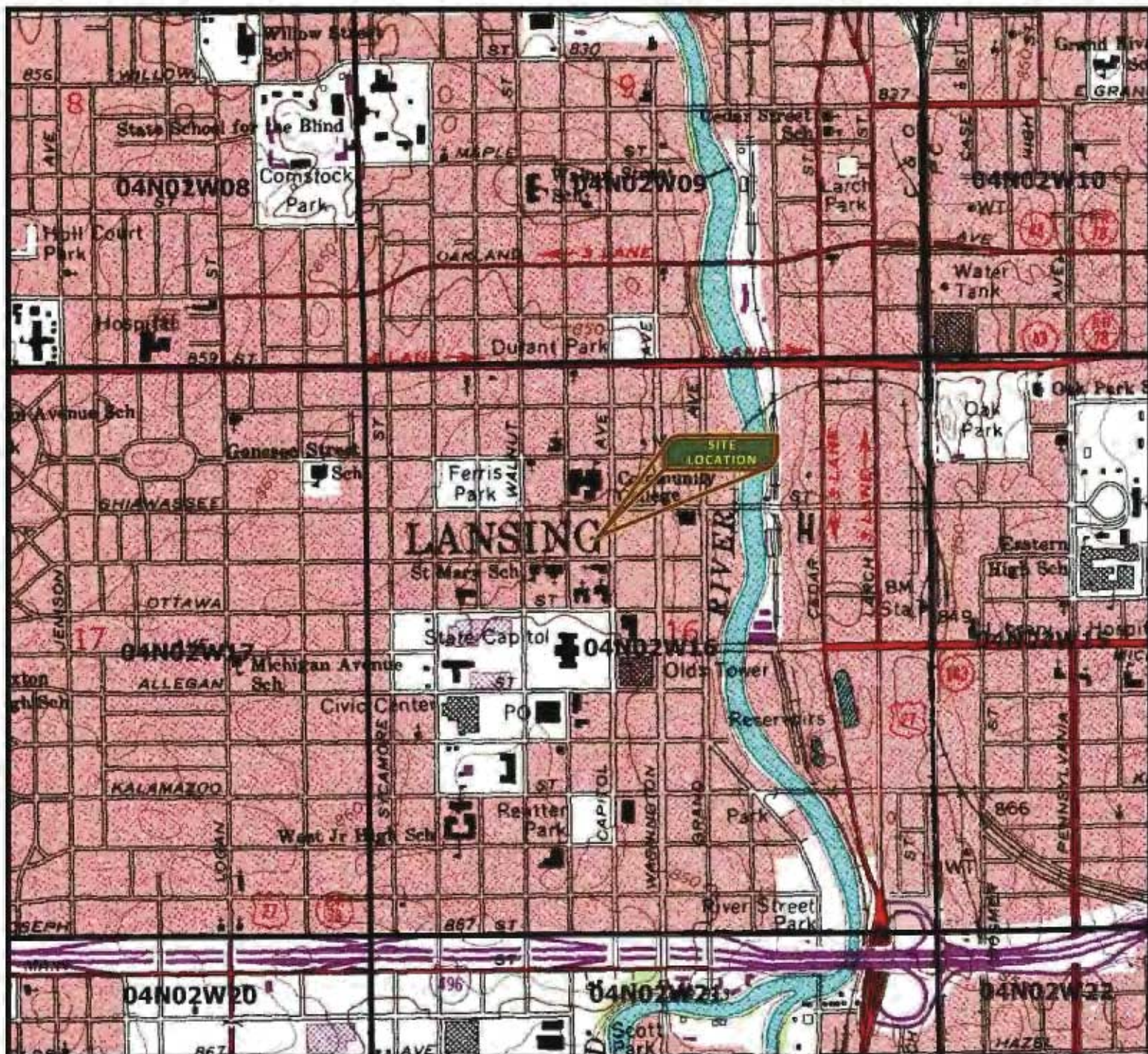


FIGURE 1 SITE LOCATION

310 NORTH SEYMOUR AVENUE
LANSING, MICHIGAN 48933

INGHAM COUNTY
T. 04 N., R. 02 W., SECTION 16

PROJECT NUMBER: 15-1450

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA



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N. CAPITOL AVENUE

Oliver Towers (Vacant)

Approximate Property Boundary

W. IONIA STREET

First Baptist Church
235 N. Capitol Ave

State of Michigan
220 N. Setmour Ave

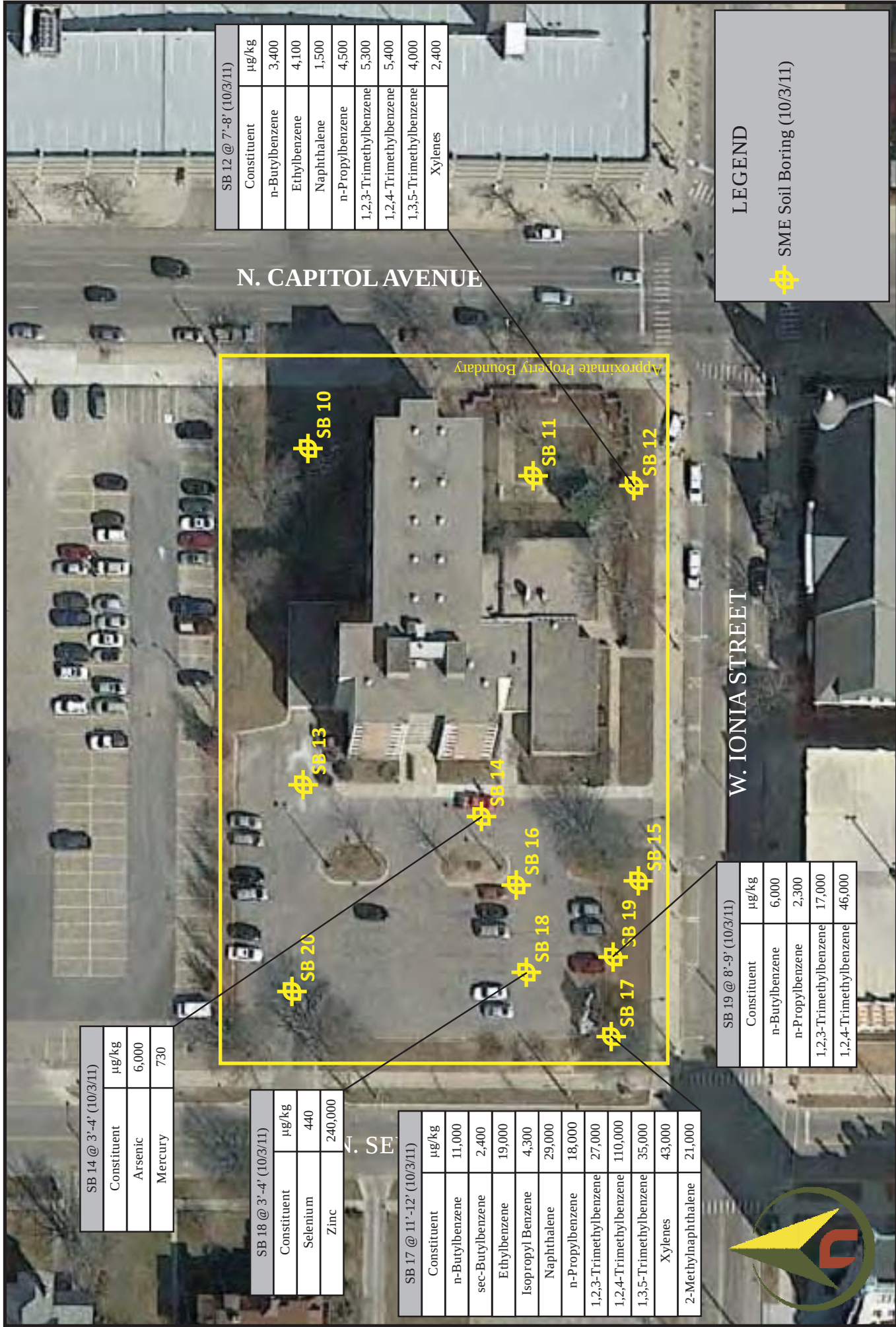
City of Lansing
316 N. Capitol Ave

N. SEYMOUR AVENUE

Residential



		FIGURE 2	
PROPERTY ORIENTATION DIAGRAM		310 N. SEYMOUR AVENUE LANSING, MICHIGAN 48933	
PROJECT NUMBER: 15-1450		DIAGRAM CREATED BY: IOS DATE: 07/06/15	



TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
310 N. Seymour Avenue
Lansing, MI
November 30, 2018

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
DEQ ELIGIBLE ACTIVITIES							
Department Specific Activities							
Phase I Environmental Site Assessments	1	LS	\$ 1,000	\$ 1,000	\$ 1,000		
Baseline Environmental Assessments	1	LS	\$ 2,100	\$ 2,100	\$ 2,100		
Due Care Investigation	1	LS	\$ 7,500	\$ 7,500	\$ 7,500		
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 3,500	\$ 3,500	\$ 3,500		
DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 14,100	\$ 14,100	\$ -	\$ -
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Surveys	1	LS	\$ 6,200	\$ 6,200		\$ 6,200	
Subtotal Asbestos and Lead Activities				\$ 6,200		\$ 6,200	
Demolition							
Demolition and Asbestos/Mold Abatement	1	LS	\$ 588,000	\$ 588,000		\$ 588,000	
Building Demolition - Exterior Panels & Windows	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Building Demolition - Interior	1	LS	\$ 297,500	\$ 297,500		\$ 72,625	\$ 224,875
Site Demolition	1	LS	\$ 17,000	\$ 17,000			\$ 17,000
Subtotal Demolition Activities				\$ 932,500		\$ 690,625	\$ 241,875
Infrastructure Improvements							
Sidewalks, Curbs, Gutters, Pavement/Approaches in R.O.W.	3,900	SF	\$ 10	\$ 39,000		\$ 39,000	
Landscaping and Irrigation in R.O.W	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Subtotal Infrastructure Improvement Activities				\$ 54,000		\$ 54,000	
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 992,700	\$ -	\$ 750,825	\$ 241,875
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,006,800	\$ 14,100	\$ 750,825	\$ 241,875
Contingency				\$ 36,281	\$ -	\$ -	\$ 36,281
Brownfield Plan & Act 381 Work Plan Preparation				\$ 17,700		\$ 13,500	\$ 4,200
Interest (5%, simple)				\$ 312,979	\$ 3,754	\$ 203,471	\$ 105,754
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 1,373,761	\$ 17,854	\$ 967,796	\$ 388,110
State Brownfield Revolving Fund				\$ 79,355			
BRA Administrative Fees				\$ 48,674			
Local Brownfield Revolving Fund (LBRF)				\$ 48,674			
GRAND TOTAL				\$ 1,550,464			
					1.30%	70.45%	28.25%

NOTES:

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

Table 2
Tax Increment Revenue Capture Estimates
310 N. Seumour Avenue
Lansing, MI
November 30, 2018

Estimated Taxable Value (TV) Increase Rate:		1% per year											
Plan Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	1	2	3	4	5	6	7	8	9	10	11	12	
Base TV of Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Base TV of Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV of Land	\$ 153,353	\$ 154,887	\$ 156,435	\$ 158,000	\$ 159,580	\$ 161,176	\$ 162,787	\$ 164,415	\$ 166,059	\$ 167,720	\$ 169,397	\$ 171,091	\$ 172,802
Estimated New TV of Building	\$ 376,300	\$ 2,668,565	\$ 2,695,251	\$ 2,722,203	\$ 2,749,425	\$ 2,776,919	\$ 2,804,689	\$ 2,832,736	\$ 2,861,063	\$ 2,889,674	\$ 2,918,570	\$ 2,947,756	\$ 2,977,234
Incremental Difference for Land (New TV - Base TV)	\$ 153,353	\$ 154,887	\$ 156,435	\$ 158,000	\$ 159,580	\$ 161,176	\$ 162,787	\$ 164,415	\$ 166,059	\$ 167,720	\$ 169,397	\$ 171,091	\$ 172,802
Incremental Difference for Building (New TV - Base TV)	\$ 376,300	\$ 2,668,565	\$ 2,695,251	\$ 2,722,203	\$ 2,749,425	\$ 2,776,919	\$ 2,804,689	\$ 2,832,736	\$ 2,861,063	\$ 2,889,674	\$ 2,918,570	\$ 2,947,756	\$ 2,977,234
Total Incremental Difference	\$ 529,653	\$ 2,823,452	\$ 2,851,686	\$ 2,880,203	\$ 2,909,005	\$ 2,938,095	\$ 2,967,476	\$ 2,997,151	\$ 3,027,122	\$ 3,057,393	\$ 3,087,967	\$ 3,118,847	\$ 2,923,540
School Capture		Millage Rate											
School Operating	17.9028	\$ -	\$ 50,548	\$ 51,053	\$ 51,564	\$ 52,079	\$ 52,600	\$ 53,126	\$ 53,657	\$ 54,194	\$ 54,736	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ -	\$ 16,941	\$ 17,110	\$ 17,281	\$ 17,454	\$ 17,629	\$ 17,805	\$ 17,983	\$ 18,163	\$ 18,344	\$ -	\$ -
School Total:	23.9028	35.35%	\$ -	\$ 67,488	\$ 68,163	\$ 68,845	\$ 69,533	\$ 70,229	\$ 70,931	\$ 71,640	\$ 72,357	\$ 73,080	\$ -
Local Capture		Millage Rate											
Lansing Operating	19.4400	\$ -	\$ 3,011	\$ 3,041	\$ 3,072	\$ 3,102	\$ 3,132	\$ 3,162	\$ 3,192	\$ 3,222	\$ 3,252	\$ 3,282	\$ 3,312
Ingham County	3.2800	\$ -	\$ 508	\$ 513	\$ 518	\$ 523	\$ 528	\$ 533	\$ 538	\$ 543	\$ 548	\$ 553	\$ 558
Ingham County Sum	6.8000	\$ -	\$ 1,053	\$ 1,064	\$ 1,074	\$ 1,085	\$ 1,097	\$ 1,109	\$ 1,121	\$ 1,133	\$ 1,145	\$ 1,157	\$ 1,169
Airport Authority	0.6990	\$ -	\$ 108	\$ 109	\$ 110	\$ 112	\$ 113	\$ 114	\$ 115	\$ 116	\$ 117	\$ 118	\$ 119
CATA	3.0070	\$ -	\$ 466	\$ 470	\$ 475	\$ 480	\$ 485	\$ 490	\$ 495	\$ 500	\$ 505	\$ 510	\$ 515
Capital Area District Library	1.5600	\$ -	\$ 242	\$ 244	\$ 246	\$ 249	\$ 251	\$ 253	\$ 255	\$ 257	\$ 259	\$ 261	\$ 263
Potter Park Zoo	0.4100	\$ -	\$ 64	\$ 64	\$ 65	\$ 65	\$ 66	\$ 66	\$ 67	\$ 67	\$ 68	\$ 68	\$ 69
Lansing Community College	3.8072	\$ -	\$ 590	\$ 596	\$ 602	\$ 608	\$ 614	\$ 620	\$ 626	\$ 632	\$ 638	\$ 644	\$ 650
Ingham Intermediate School District	4.7062	\$ -	\$ 729	\$ 736	\$ 744	\$ 751	\$ 757	\$ 764	\$ 771	\$ 778	\$ 785	\$ 792	\$ 799
Local Total:	43.7094	64.63%	\$ -	\$ 6,770	\$ 6,838	\$ 6,906	\$ 6,975	\$ 7,042	\$ 7,109	\$ 7,176	\$ 7,243	\$ 7,310	\$ 7,377
Total Capturable Taxes:	67.6122	100.00%	\$ -	\$ 74,258	\$ 75,001	\$ 75,751	\$ 76,508	\$ 77,268	\$ 78,029	\$ 78,790	\$ 79,551	\$ 80,312	\$ 81,073
Non-Capturable Millages - New Tax Revenue		Millage Rate											
Lansing Debt	0.2600	\$ -	\$ 734	\$ 741	\$ 749	\$ 756	\$ 764	\$ 772	\$ 779	\$ 787	\$ 795	\$ 803	\$ 811
Lansing School Debt	4.6000	\$ -	\$ 12,988	\$ 13,118	\$ 13,249	\$ 13,381	\$ 13,515	\$ 13,650	\$ 13,787	\$ 13,925	\$ 14,064	\$ 14,205	\$ 14,347
Lansing School Sinking	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes:	4.8600		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

Period of 7-year OPRA (2017-2023); Local Capture during OPRA is based on Estimated Captured TV of the Land only

Table 3
Tax Increment Revenue Reimbursement Allocation Table
310 N. Seymour Avenue
Lansing, MI
November 30, 2018

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.2%	\$ 497,621		\$ 497,621
Local	63.8%	\$ 488,030	\$ 388,110	\$ 876,140
TOTAL		\$ 985,650	\$ 388,110	\$ 1,373,761
DEQ	1.8%	\$ 17,854		
MSF	98.2%	\$ 967,796		

Estimated Total Years of Plan:	12
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 79,355
BRA Administrative Fees	\$ 48,674
Local Brownfield Revolving Fund	\$ 48,674

* During the life of the Plan

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTALS
		1	2	3	4	5	6	7	8	9	10	11	12	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ 67,488	\$ 68,163	\$ 68,845	\$ 69,533	\$ 70,229	\$ 70,931	\$ 71,640	\$ 72,357	\$ 73,080	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ 8,470	\$ 8,555	\$ 8,641	\$ 8,727	\$ 8,814	\$ 8,902	\$ 8,991	\$ 9,081	\$ 9,172	\$ -	\$ -	\$ -	\$ 79,355
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 5,902	\$ 5,961	\$ 6,020	\$ 6,081	\$ 6,141	\$ 6,203	\$ 6,265	\$ 6,328	\$ 6,391	\$ -	\$ -	\$ -	\$ 55,291
State TIR Available for Reimbursement to Developer	\$ -	\$ 53,116	\$ 53,647	\$ 54,184	\$ 54,726	\$ 55,273	\$ 55,826	\$ 56,384	\$ 56,948	\$ 57,517	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ -	\$ 6,770	\$ 6,838	\$ 6,906	\$ 6,975	\$ 128,422	\$ 129,707	\$ 131,004	\$ 132,314	\$ 133,637	\$ 134,973	\$ 136,323	\$ 127,786	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 677	\$ 684	\$ 691	\$ 698	\$ 12,842	\$ 12,971	\$ 13,100	\$ 13,231	\$ 13,364	\$ 13,497	\$ 13,632	\$ 12,779	\$ 108,165
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ -	\$ 305	\$ 308	\$ 311	\$ 314	\$ 5,779	\$ 5,837	\$ 5,895	\$ 5,954	\$ 6,014	\$ 6,074	\$ 6,135	\$ 5,750	\$ 48,674
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 305	\$ 308	\$ 311	\$ 314	\$ 5,779	\$ 5,837	\$ 5,895	\$ 5,954	\$ 6,014	\$ 6,074	\$ 6,135	\$ 5,750	\$ 48,674
Local TIR Available for Reimbursement to Developer	\$ -	\$ 5,484	\$ 5,539	\$ 5,594	\$ 5,650	\$ 104,022	\$ 105,062	\$ 106,113	\$ 107,174	\$ 108,246	\$ 109,328	\$ 110,422	\$ 103,507	
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 58,600	\$ 59,186	\$ 59,778	\$ 60,376	\$ 159,295	\$ 160,888	\$ 162,497	\$ 164,122	\$ 165,763	\$ 109,328	\$ 110,422	\$ 103,507	
DEVELOPER and LBRA	Beginning Balance													
	\$ 1,373,761	\$ 1,373,761	\$ 1,315,161	\$ 1,255,975	\$ 1,196,197	\$ 1,135,821	\$ 976,526	\$ 815,638	\$ 653,141	\$ 489,019	\$ 323,256	\$ 213,928	\$ 103,506	\$ (0)
MSF Eligible Activities	\$ 967,796	\$ 967,796	\$ 910,258	\$ 852,144	\$ 793,449	\$ 734,167	\$ 577,757	\$ 419,783	\$ 260,230	\$ 99,081	\$ (0)	\$ -	\$ -	
State Tax Reimbursement	\$ 488,607	\$ -	\$ 52,154	\$ 52,676	\$ 53,202	\$ 53,734	\$ 54,272	\$ 54,814	\$ 55,363	\$ 55,916	\$ 56,475	\$ -	\$ -	\$ 488,607
Local Tax Reimbursement	\$ 479,189	\$ -	\$ 5,384	\$ 5,438	\$ 5,493	\$ 5,548	\$ 102,138	\$ 103,159	\$ 104,191	\$ 105,233	\$ 42,606	\$ -	\$ -	\$ 479,189
DEQ Eligible Activities	\$ 17,854	\$ 17,854	\$ 16,793	\$ 15,720	\$ 14,638	\$ 13,544	\$ 10,659	\$ 7,744	\$ 4,801	\$ 1,828	\$ (0)	\$ (0)	\$ (0)	
State Tax Reimbursement	\$ 9,014	\$ -	\$ 962	\$ 972	\$ 981	\$ 991	\$ 1,001	\$ 1,011	\$ 1,021	\$ 1,032	\$ 1,042	\$ -	\$ -	\$ 9,014
Local Tax Reimbursement	\$ 8,840	\$ -	\$ 99	\$ 100	\$ 101	\$ 102	\$ 1,884	\$ 1,903	\$ 1,922	\$ 1,941	\$ 786	\$ -	\$ -	\$ 8,840
LOCAL-ONLY Activities	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 323,256	\$ 213,928	\$ 103,507	\$ (0)
Local-Only Tax Reimbursement	\$ 388,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,854	\$ 109,328	\$ 110,422	\$ 103,507
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$ -	\$ 58,600	\$ 59,186	\$ 59,778	\$ 60,376	\$ 159,295	\$ 160,888	\$ 162,497	\$ 164,122	\$ 165,763	\$ 109,328	\$ 110,422	\$ 103,507	

Attachment A

Legal Description of the Property

Legal Description

George F. Eyde Family, LLC

Oliver Towers Redevelopment Project

The South 210 feet of Block 84 of Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of plats, page 36.

Commonly known as 310 N. Seymour Avenue, Lansing, MI 48933

Tax Parcel No. 33-01-01-16-177-022

Attachment B

Summary of Known Environmental Conditions

Summary of Known Environmental Conditions
Oliver Towers Redevelopment Project
310 North Seymour Avenue
Lansing, Michigan

Based on review of historical records, portions of the Property were used for residential purposes from at least 1898 until the 1950's. From approximately 1931 to 1966 various businesses operated on the Property including the following: Ritchie's All-Car Service, Ehinger Garage, Brisbin Auto Storage, Capitol Printing Company, Schubel Trim and Auto Body, Randall's Downtown Shell Service, Capitol Shell Service Gas Station, Lansing Olds Used Car Repair Department, State Highway Garage, Bergau's Gas Station, Central Car and Truck Rental Co. and Hertz Rent-A-Car. Sanborn Fire Insurance maps show up to six gasoline underground storage tanks (USTs) on the Property or within the right-of-way along West Ionia Avenue. In 1971, the existing apartment complex (Oliver Towers) was constructed on the Property. In 1992, a one-story office addition was added to the south side of the apartment complex. From 1971 to 2000, the building was used as an apartment complex and office space for the Lansing Housing Commission (LHC). In 2000, Oliver Towers apartment building was closed due to a fire. From 2000 to approximately 2012, the southern building addition has remained in use by the LHC. From approximately 2012 to present, the building has been vacant.

Historical automobile fueling stations with associated USTs and automobile servicing and repair operations at the Property represents an environmental concern in connection with the Property. As a result, environmental assessments were conducted to evaluate current conditions of the Property. The results were presented in the following reports:

- Phase I ESA dated September 30, 2011, prepared by Soil and Materials Engineers, Inc. (SME);
- Phase II Environmental Site Assessment Report dated January 9, 2012, completed by SME;
- Phase I Environmental Site Assessment (ESA) dated June 23, 2015, completed by Triterra; and
- Baseline Environmental Assessment (BEA) dated June 26, 2015, prepared by Triterra.

Ten (10) soil borings were drilled to depths of approximately 8 to 16 feet below grade on the property. A total of 9 soil samples were collected and submitted for laboratory analysis. A summary of contaminants detected in soil at concentrations exceeding current Michigan Department of Environmental Quality (MDEQ) Generic Residential Cleanup Criteria is presented below:

- Arsenic, n-butylbenzene, sec-butylbenzene, ethylbenzene, n-propylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene and xylenes were detected in soil at concentrations exceeding respective Part 201 Drinking Water Protection (DWP) criteria.
- Ethylbenzene, isopropyl benzene, 2-methylnaphthalene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, arsenic, mercury, selenium and zinc were detected in soil at concentrations exceeding respective 201 Groundwater Surface Water Interface Protection (GSIP) criteria.

As a result, the Property is a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended).

Attachment C

Letter of Functional Obsolescence



CITY OF LANSING
ASSESSING DEPARTMENT
3rd Floor, City Hall
124 W. Michigan Ave.
Lansing, MI 48933
517-483-4020

Virg Bernero, Mayor

Sharon L Frischman, Assessor

April 22, 2016

Statement of Functional Obsolescence
In Compliance with the Obsolete Property Rehabilitation Act (OPRA)
P.A. 146 of 2000

Subject: Oliver Towers
310 N. Seymour Ave., Lansing, MI
Parcel # 33-01-01-16-177-022

The subject is an eight story apartment building built in 1970. The building was originally constructed to be a low income housing apartment building. The building consists of 56-efficiency, 44-one bedroom and 11-two bedroom apartments. The building has been vacant since a 2000 fire. The building appears to have black mold thru-out the entire building. It is our belief that the mold has been present since 2000. The presence of the mold prohibits any use of the building in its current condition. The windows and doors are old and inefficient to today's standards. The windows are single pane, metal frame casement; these types of windows are no longer used and are obsolete. The electrical, mechanical and plumbing are also inefficient for today's standards. It is our opinion that this building suffers in excess of 50% functional obsolescence.

Respectfully,

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

Sharon L Frischman, MMAO
City Assessor
517-483-4136
Sharon.Frischman@lansingmi.gov

TO: KARL DORSHIMER – LANSING ECONOMIC AREA PARTNERSHIP AND
LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DAVE VAN HAAREN - TRITERRA

CC: MARK CLOUSE – GEORGE F. EYDE FAMILY, LLC

DATE: NOVEMBER 30, 2018

SUBJECT: **OLIVER TOWER**
BROWNFIELD PLAN #62, AMENDMENT #1

This memorandum serves to provide a summary of the important changes in the proposed amendment for Brownfield Plan #62. The Brownfield Plan was approved by the City of Lansing on November 9, 2015 for the Oliver Tower Redevelopment Project. The impetus for the proposed amendment is to extend the date to complete eligible activities from December 31, 2018 to December 31, 2019. However, several components of the Brownfield Plan have been updated as part of the amendment. For example, the tax increment revenue schedule in the amendment is based on current millage rates and the current development schedule for the project. Other substantive edits to the amendment are summarized in the following table.

Category	Brownfield Plan #62 Approved 11/9/2015	Amendment #1	Impact of Amendment	Section, Page #
Project Description:	Complete rehabilitation of the 8-story Oliver Tower Building. The project included the construction of approximately 1,300 square feet of new office/retail space extending from existing building footprint.	Construction of new office/retail space extending from existing building footprint has been determined to be economically infeasible.	Project remains the complete renovation of the entire building into 96 apartment units with office and retail on the first floor.	Sec. 1, Pg. 1 Sec. 3, Pg. 3
Capital Investment:	\$8,000,000	\$14,700,00	\$6,700,000 More Private Investment	Sec. 1, Pg. 1 Sec. 3, Pg. 3
Eligible Activities:	\$2,156,627	\$1,373,761	\$782,866 Less Tax Capture to Developer	Sec. 1, Pg. 1 Sec. 4, Pg. 3
Duration of Plan:	19 years (2017-2035)	12 years (2020-2031)	Plan Reduced by 7 Years	Sec. 1, Pg. 2 Sec. 8, Pg. 6
Total TIR Captured:	\$2,435,690	\$1,471,110	Total Tax Capture Reduced by \$884,334	Sec. 1, Pg. 2

Category	Brownfield Plan #62 Approved 11/9/2015	Amendment #1	Impact of Amendment	Section, Page #
Eligible Activity Completion Date:	December 31, 2018	December 31, 2019	Deadline Extended by 1 Year	Sec. 6, Pg. 5
Tables:	Table 1: Legal Description Table 2: Summary of TIF and Reimbursement of Eligible Activities	Table 1: Brownfield Eligible Activities Table 2: TIR Capture Estimates Table 3: TIR Reimbursement Allocation Table	Updates and Organizes the Brownfield Numbers	Tables
Attachments:	Attachment A: Summary of Known Environmental Conditions	Attachment A: Legal Description Attachment B: Summary of Known Environmental Conditions	Better Presentation of Parcel Information and Environmental Conditions of Site.	Attachments

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING AMENDED BROWNFIELD PLAN #62
OLIVER TOWERS BROWNFIELD 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 Amended Brownfield Plan #62 – Oliver Towers Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 19, 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 February 11, 2019 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 \$14,700,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on December 7, 2018, unanimously recommended approval of the Plan, for this Project;

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

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the 'Amended Brownfield Plan #62 – Oliver Towers Brownfield Redevelopment Project'.

LANSING ECONOMIC DEVELOPMENT CORPORATION
1000 S. Washington Square
Suite 201
Lansing, Michigan 48910
(517) 702-3387

Project Plan:
PABLO'S MEXICAN RESTAURANT – REO TOWN
1102 S WASHINGTON AVE, LANSING, MI 48910

January 4, 2018

The following information is submitted in response to the requirements of Section 8(4) of the Economic Development Corporations Act, No 338 of 1974, as amended, and this information accurately presents the intent of this enterprise to pursue and complete this project in the project area approved on _____ by the Economic Development Corporation of the City of Lansing.

THE ACT REQUIRES THAT A PROJECT PLAN CONTAIN THE FOLLOWING INFORMATION:

A. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE PROJECT DISTRICT AREA, AND SHALL DESIGNATE THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE PROJECT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL AND OTHER USES, AND SHALL INCLUDE A LEGAL DESCRIPTION OF THE PROJECT AREA. [Section 8 (4) (a)].

1. Location and extent of existing streets and other public facilities within the project area:

The Project is located at 1102 S Washington Ave, Lansing, MI 48910. There are no existing public streets in the project area.

2. Designation of the location, character and extent of the public and private land uses for the project area:

The project is an 1,800 sq. ft. former Standard Oil service station with a brick exterior and tiled roof. The proposed use is a Mexican-style restaurant.

Current Property Class: Commercial

Current Zoning: "F" Commercial - The intent of the "F" and "F-1" Commercial Districts is to allow general retail commercial uses. Permitted Uses: General retail uses (i.e., comparison retail, theater, hotel) as well as convenience retail and office uses.

3. Legal description of the project area:

Parcel #1:

1102 S WASHINGTON AVE, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-040
N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT

Parcel #2:

W ELM ST, LANSING, MI 48910
Parcel Number: 33-01-01-21-178-030
E 4 FT OF W 20 FT OF N 82.5 FT LOT 2 BLOCK 195 ORIG PLAT

Parcel #3:

W ELM ST, LANSING, MI 48910
Parcel Number: 33-01-01-21-178-021
COM S LINE ELM ST 49 FT E OF NE COR LOT 4, TH E 33 FT, S 82.5 FT, W 33 FT, N 82.5 FT TO BEG; BLOCK 195 ORIG PLAT

Parcel #4:

W ELM ST, LANSING, MI 48910
Parcel Number: 33-01-01-21-178-011
E 43 FT OF W 49 FT OF N 1/2 LOT 3 BLOCK 195 ORIG PLAT

B. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE PROJECT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED. A DESCRIPTION OF REPAIRS AND ALTERNATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION. [Section 8 (4) (b)].

1. Existing improvements to be demolished, repaired or altered:

Alterations to existing improvements on Parcel #1 include interior remodel, exterior façade remodel, and the addition of an outdoor patio.

2. Estimate of time for completion of repairs, alterations and improvements:

All repairs, alterations, and improvements are estimated to take 4-6 months for completion.

C. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS, INCLUDING REHABILITATION CONTEMPLATED FOR THE PROJECT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION. [Section 8 (4) (c)].

1. Location of improvements:

The improvements will be to both the interior and exterior of the existing building.

2. Description of extent and character of improvements:

Redevelopment of former Standard Oil service station into a Mexican Restaurant. Improvements include build-out of dining area, kitchen and exterior patio seating area. Additional improvements to the façade and parking lot.

3. Estimate of time required for completion:

4-6 months from the start of the project.

4. Estimated cost of improvements:

Total Estimated Project Cost (including acquisition): \$461,667

Estimated Cost of Building Renovation and Equipment: \$210,947

D. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE. [Section 8 (4) (d)].

The remainder of the Project will be completed in a single stage.

E. A DESCRIPTION OF THE PARTS OF THE PROJECT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE. [Section 8 (4)(e)].

Parcels #2, #3, and #4 are currently open space. No use beyond additional parking is contemplated for this space.

F. A DESCRIPTION OF PORTIONS OF THE PROJECT AREA WHICH THE CORPORATION DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS. [Section 8 (4) (f)].

The corporation does not desire to sell, donate, exchange, or lease to or from the municipality any portion of the project area.

G. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES. [Section 8 (4) (g)].

1. A description of desired zoning changes:

No zoning changes are anticipated for this project.

2. A description of desired changes in streets, street levels, intersections, and utilities:

No changes in streets, street levels, intersections, and utilities are anticipated for this project.

H. THE STATEMENT OF THE PROPOSED METHOD OF FINANCING THE PROJECT INCLUDING A STATEMENT BY A PERSON DESCRIBED IN SUBPARAGRAPH (J) INDICATING THE PAYMENT TO ALL PERSONS PERFORMING WORK ON THE CONSTRUCTION PROJECT OF THE PREVAILING WAGE AND FRINGE BENEFIT RATES (IF REQUIRED BY LAW) FOR THE SAME OR SIMILAR WORK IN THE LOCALITY IN WHICH THE WORK IS TO BE PERFORMED AND A STATEMENT OF THE ABILITY OF THE CORPORATION TO ARRANGE THE FINANCING. THE PREVAILING WAGE AND FRINGE BENEFIT RATES SHALL BE DETERMINED PURSUANT TO ACT NO. 166 OF THE PUBLIC ACTS OF 1965, AS AMENDED, BEING SECTIONS 408.551 TO 408.558 OF THE MICHIGAN COMPILED LAWS. [Section 8 (4) (h)].

1. The statement of the proposed method of financing the project, and the ability of the Corporation to arrange the financing:

The project will be a combination of financing including Lansing Economic Development Corporation loan funds, owner equity, and bank loans. Estimates of sources are provided below.

- Owner Equity: \$122,516
- Bank Loan(s): \$196,051
- LEDC Loan: \$143,100

2. A statement by person described in (J), below, indicating the payment to all persons performing work on the construction project of the prevailing wage and fringe benefit rates for the same or similar work in the locality in which the work is to be performed (if required by law):

This is not applicable to the project.

I. A LIST OF PERSONS WHO WILL MANAGE OR BE ASSOCIATED WITH THE MANAGEMENT OF THE PROJECT FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF APPROVAL OF THE PROJECT PLAN. [Section 8 (4) (i)].

Pablo Maldonado, owner of Pablo's Mexican Restaurant.

J. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM THE PROJECT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE CORPORATION. [Section 8 (4) (j)].

Pablo's Mexican Restaurant LLC

K. IF THERE IS NOT AN EXPRESS OR IMPLIED AGREEMENT BETWEEN THE CORPORATION AND PERSONS, NATURAL OR CORPORATE, THAT THE PROJECT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS, THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF THE PROJECT UPON ITS COMPLETION. [Section 8 (4) (k)].

None, Property owned by the corporation

- L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE PROJECT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE CORPORATION, A PROJECT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED UNITS AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS. [Section 8 (4) (l)].**

Does not apply, no persons are residing in the project area nor are any families or individuals be displaced as part of this project.

- M. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE PROJECT IN NEW HOUSING IN THE PROJECT AREA. [Section 8 (4) (m)].**

None is required, no persons will be displaced as part of this project.

- N. PROVISIONS FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE PROJECT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 U.S.C. 4601 to 4655. [Section 8 (4) (n)].**

None is required, no persons will be displaced as part of this project.

- O. A PLAN FOR COMPLIANCE WITH ACT NO. 227, OF THE PUBLIC ACTS OF 1972 (AN ACT TO PROVIDE FINANCIAL ASSISTANCE, ADVISORY SERVICES AND REIMBURSEMENT OF CERTAIN EXPENSES TO PERSONS DISPLACED FROM REAL PROPERTY OR DEPRIVED OF CERTAIN RIGHTS IN REAL PROPERTY), BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPILED LAWS. [Section 8 (4) (o)].**

None is required, no persons will be displaced as part of this project.

- P. OTHER MATERIAL AS THE CORPORATION, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT. [Section 8 (4) (p)].**

- 1. See Exhibit 2, Transfer of Employment Certificate.**

None is required.

EXHIBIT 1
Legal Description of Project Area

Land in the City of Lansing, County of Ingham, Michigan, more particularly described as:

Parcel #1:

1102 S WASHINGTON AVE, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-040

N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT

Parcel #2:

W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-030

E 4 FT OF W 20 FT OF N 82.5 FT LOT 2 BLOCK 195 ORIG PLAT

Parcel #3:

W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-021

COM S LINE ELM ST 49 FT E OF NE COR LOT 4, TH E 33 FT, S 82.5 FT, W 33 FT, N 82.5 FT TO BEG; BLOCK 195 ORIG PLAT

Parcel #4:

W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-011

E 43 FT OF W 49 FT OF N 1/2 LOT 3 BLOCK 195 ORIG PLAT



EXHIBIT 2
Transfer of Employment Certificate

The undersigned, Pablo Maldonado of Pablo's Mexican Restaurant LLC, a Michigan Corporation (Name of "Company"), hereby certifies on behalf of said Company to the City of Lansing as follows:

The Pablo's Mexican Restaurant – REO Town project (Name of "Project"), of the Economic Development Corporation of the City of Lansing shall not result in the transfer of the employment of more than 20 full-time persons from any municipality of the State of Michigan to the City of Lansing by reason of the use of the Project by the Company, or any other person, firm or entity presently anticipated by any officer, employee or other representative of the Company to be a potential user of any portion of the Project.

Pablo's Mexican Restaurant LLC
a Michigan Corporation

Dated: 01-11-19

By: Pablo Maldonado

Its: [Signature]



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1102 S. WASHINGTON, LAN
EXTERIOR VIEW NO



BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING PROJECT PLAN
(Pablo's Mexican Restaurant, LLC - REO Town Project)

WHEREAS, the Lansing Economic Development Corporation (LEDC) Board of Directors has identified REO Town Lansing as a major economic development project investment area; and

WHEREAS, in an effort to foster business development, expansion and renovation of properties within and surrounding the project investment areas, the LEDC has initiated a Business Financing Assistance Program and believes this project has a significant impact on the REO Town District; and

WHEREAS, this Business Financing Assistance Program will utilize a portion of the LEDC's capital to make funds available for financing this project; and

WHEREAS, Pablo's Mexican Restaurant - REO Town Project has made application with the LEDC for a business loan for building renovations, operational licenses, and inventory necessary to open a restaurant at the property located at 1102 S. Washington Avenue and W. Elm Street, Lansing and legally described as:

Parcel #1: 1102 S WASHINGTON AVE, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-040

N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

Parcel #2: W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-030

E 4 FT OF W 20 FT OF N 82.5 FT LOT 2 BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

Parcel #3: W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-021

COM S LINE ELM ST 49 FT E OF NE COR LOT 4, TH E 33 FT, S 82.5 FT, W 33 FT, N 82.5 FT TO BEG; BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

Parcel #4: W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-011

E 43 FT OF W 49 FT OF N 1/2 LOT 3 BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

WHEREAS, the Project will result in new private investment of approximately \$461,667; and

WHEREAS, Section 8 of Act No. 338 of the Michigan Public Acts of 1974, as amended (the Act), requires that before the LEDC acquires an interest in property or incurs obligations for a specific project, the corporation shall prepare a project plan, conduct a public hearing on the matter and secure the recommendations of the local governing body; and

WHEREAS, the LEDC has prepared a Project Plan for the Pablo's Mexican Restaurant - REO Town Project (Project Plan), submitted it to Council and placed it on file in the office of the City Clerk in accordance with the Act; and

WHEREAS, at such hearing held on the 25th day of February, 2019, the fullest opportunity was given for expression of opinion, for arguments on the merits, and for introduction of documentary evidence pertinent to the Project Plan, and further, this City Council has given due consideration to all communications received in writing with reference thereto; and

WHEREAS, the City Council desires to express its approval of said Project Plan;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, approves the Pablo's Mexican Restaurant - REO Town Project Plan submitted by the LEDC after determining the following:

- a. The Project Plan meets the requirements set forth in Section 8 of the Act.
- b. The persons who will be active in the management of the Project for not less than one year after the approval of the Project Plan have sufficient ability and experience to manage the plan properly.
- c. The proposed method of financing the Project is feasible and the LEDC has the ability to arrange the financing of a not to exceed loan in the amount of \$143,100.00 to complete building renovation, obtain operational licenses, and purchase inventory necessary to open a restaurant at the property.
- d. The Project is reasonable and necessary to carry out the purpose of the Act.

BE IT FURTHER RESOLVED that the LEDC is hereby authorized to proceed with the Project and the financing thereof.

BE IT FINALLY RESOLVED that the City Clerk is hereby requested to provide three certified copies of this resolution to the LEDC.



Andy Schor, Mayor

APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Walnut Street Apartments/Ferris Manor Apartments
PILOT PERIOD REQUESTED:	Existing PILOT -add 2 and 4 years Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	3 Parcels (will be 2 with the combining of 516 W Saginaw and 714 N Pine)
APPLICATION TYPE: (Check all that apply)	☐ NEW PROJECT ☒ RESTRUCTURE OF PROJECT FINANCING ☒ CHANGE IN OWNERSHIP

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	Current: Walnut Street LDHA LP; Ferris LDHA LP 01-1 New: Walnut Ferris LDHA LP
---------------------------	--

TYPE OF OWNERSHIP:	☒ LIMITED DIVIDEND HOUSING ASSOCIATION
	☒ QUALIFIED NONPROFIT HOUSING CORPORATION
	☐ CONSUMER HOUSING COOPERATIVE
	☐ OTHER: (DESCRIBE)

DEVELOPER/SPONSOR:	Capital Area Housing Partnership
DEVELOPER ADDRESS:	600 W Maple, Suite D, Lansing, MI 48906

CONTACT PERSON:	Mikki Droste
TELEPHONE:	(517)256-0286
EMAIL:	mikki@housinglinks.net



Andy Schor, Mayor

B. CITY APPROVALS NEEDED

PLANNING BOARD	☐ YES ☐ NO ☐ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☒ YES ☐ NO ☐ NOT APPLICABLE
	STATUS: 714 N Pine rezoning request submitted 2/11
HISTORIC DISTRICT COMMISSION	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE:	9/1/2019
EXPECTED PROJECT COMPLETION DATE:	7/31/2020

C. PROJECT INFORMATION

Project Address:	517 N Walnut and 516 W Saginaw; 714 N Pine to be added to 516 W Saginaw
General Location (e.g. cross streets)	Walnut/Saginaw and Pine/Saginaw
Is Project located in a Renaissance Zone?	☐ Yes ☒ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ☒ No
Is Ownership Entity able to demonstrate site control?	☒ Yes ☐ No

Note: Project is not eligible for PILOT if Ownership Entity is not able to demonstrate site control. Site control is demonstrated through ownership, purchase/option agreement, etc. Contact the Community Development Department with questions regarding sufficient documentation.

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. (Provide attachment if necessary)



Andy Schor, Mayor

See attached project narrative.

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned improvements. (Provide as attachment if necessary)

No improvements in previous 5 years. See Attached for proposed improvements with LIHTC funding award.

D. BUILDING INFORMATION

Building Type (e.g. single/multi-family, number of floors)
Total Number of Units: 32
Number of Rent Restricted Units: 32
Number of Market Rate Units: 0
Total Number of Barrier-Free Units: will be 4
Target Demographic(s) (seniors, families, persons with disabilities): Family and persons with special needs (35% PSH)

Transitional Housing for Homeless Project	☐ Yes ☒ No
Emergency Shelter Project	☐ Yes ☒ No
Targeted Income (% of Area Median Income)	30 – 60% AMI
Residential Space Square Footage:	5,520 + 17,232 (est) = 22,752
Non-Residential (N/R Space):	☐ Yes ☒ No
Square Footage (of N/R Space):	n/a
Use (of N/R Space):	n/a
Neighborhood District:	Downtown

Describe how the project will fit into the neighborhood:

Projects are both existing affordable/special needs housing that have been operating as such for 15+ years.

Provide neighborhood feedback regarding any proposed new construction: N/A



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E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
			Restricted Rate	Market Rate *
Rent Restricted Units				
0- Bedroom				
1- Bedroom	32	500	\$416- - \$690	\$832 (FMR)
2- Bedroom				
3- Bedroom				
4- Bedroom				
5- Bedroom				
Subtotal	32			

*The expected market rate for the rent restricted unit. The information is used for comparison purposes.

Provide a description of the units in the project:

1 Bedroom apartments, in both buildings, are approx. 500 square feet, will include air conditioning, new kitchens, on-site parking, on-site laundry facilities, and locations that are walkable to area amenities. The PSH units are furnished and include all utilities in the rent.

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)
Market Rate Units			
0- Bedroom	0		
1- Bedroom	0		
2- Bedroom	0		
3- Bedroom	0		
4- Bedroom	0		
5- Bedroom	0		
Subtotal	0		
Total	32		



Andy Schor, Mayor

F. PROJECT FINANCING

Federally-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

State-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

City-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
HOME loan	15 years	\$380,000
		\$
		\$

Low Income Housing Tax Credits (LIHTC)	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
LIHTC – 15 year compliance; 45 year	15 compl/45 afford	\$3,341,210
Affordability commitment		\$
Amounts are estimated at this time		\$

LIHTC Application Date:	4/1/2019
LIHTC Status:	Application in process
Initial Use Commitment in LIHTC Application:	15 Years
Extended Use Commitment in LIHTC Application:	30 Years
Total Length of Affordability Commitment in LIHTC Application:	45 Years



Andy Schor, Mayor

Contact Person for Qualifying Federal or State Financing	Andy Martin, MSHDA
Phone Number:	517.241.0599
Email:	Martina4@michigan.gov

Description and status of other (private) financing:	CAHP's Deferred Developer Fee (\$242,442), Supportive Services Reserve from CAHP (\$48,000), HOME funding from the City of Lansing Development Department (above)
Description why PILOT is necessary:	Rents/Income restricted due to income restriction for Residents. With the extension of the existing PILOT and the pre-funding of an operating reserve account the project will break even through year 15, as required for funding eligibility.

G. ADDITIONAL INFORMATION

Attach the following required documents to this application.

- ☐ Ownership Entity Organizational Documents
- ☐ Description of Project
- ☐ Legal Description of property (electronic version should be available on request)
- ☐ Evidence of Site Control
- ☐ Statement of Development Team Experience (be specific)
- ☐ Sources and Uses Statement (indicate if the funding is committed or pending)
- ☐ Operating Proforma (highlighting PILOT contribution to project)
- ☐ Financing Mortgage
- ☐ Financing Note
- ☐ Financing or Development Agreement/Copy of Regulatory Agreement
- ☐ Location Map of Project Parcels
- ☐ Property Manager Portfolio (of properties)
- ☐ PILOT "Savings Worksheet" (template provided by Development Office)
- ☐ Other Attachment (Describe)



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Provide explanation below if any required documents are unavailable at the time of this application.

The applicant is responsible for providing written notification to the Development Office of any change in the information contained in this application or its attachments as soon as the applicant becomes aware of the change.

The Development Office reserves the right to request additional information and/or supporting documentation related to this application

The undersigned hereby attests that to the best of his or her knowledge the information presented herein, including the attachments, is true and correct.

A handwritten signature in blue ink, appearing to read "Mikki Droste", is written over a horizontal line.

Signature of Authorized Representative
Name: Mikki Droste
Title: Director

Date: 2/19/19

Walnut Street/Ferris Manor



Affordable Housing – Permanent Supportive Housing
32 Residential Apartments
517 N Walnut – Walnut Street Apartments
516 W Saginaw – Ferris Manor Apartments

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EXECUTIVE SUMMARY

Project Type:	The proposed development includes the preservation of 32 affordable rental apartments, twelve of which are reserved for persons with special needs.
Owner:	Walnut Street Limited Dividend Housing Association Limited Partners CAHP GLHC, LLC Capital Area Housing Partnership
Location:	517 N Walnut Street and 516 W Saginaw, Lansing, MI 48933 – both within ½ mile of downtown Lansing.
Project Description:	Walnut Street Apartments were developed in 2003 as 9 one-bedroom apartments for adults with mental illness. The original developers, the Greater Lansing Housing Coalition, partnered with the local Continuum of Care, Community Mental Health and the Justice in Mental Health Organization to create a safe, comfortable haven for persons with a need for ongoing support services to remain independently housed. The CoC voted the project the 1st priority of the community, utilizing HUD Supportive Housing Program funding for construction and ongoing operating and support service funding. Upon completion, the units were immediately occupied with residents who formed a 'community' where they share not only support services but who looked out for one another and remain invested in successful housing for all involved. Current support service partners include Clinton, Eaton, Ingham County Community Mental Health and Advent House Ministries. In July of 2018 the local CoC voted, as suggested by the City of Lansing's Human Relations & Community Services Department, to discontinue use of HUD supportive housing program funding for operational and support services at Walnut Street beginning June 30, 2019, leaving the current residents without the supports needed to remain successfully housed. Project redevelopment will, in addition to improving the current structures, include the request for project based vouchers and funding to create a supportive service reserve to insure residents will continue to receive the support necessary for them to remain successfully housed. Ferris Manor includes 23 one-bedroom apartments, originally developed as affordable housing units for families/individuals. The re-development of the property in 2001 included a number of changes to the site designed to target residents who are interested in making the site an asset to the neighborhood and reduce the inappropriate activity the site was previously known for. These improvements reduced area crime and continues to highlight the need for stable, affordable housing opportunities in the neighborhood. Upon completion of the renovation the project will reserve 12 units for persons with special needs, as defined by HUD, mixed between the two sites. Support service space will be provided at a site accessible to the properties, will meet MSHDA's community space for supportive housing unit criteria and will be available on-demand.

Rental Unit Mix

<u>Income Target (AMI)</u>	<u># Bedrooms</u>	<u># Units</u>	<u>Net Rents</u>
30-80% (average 60% or less)	1	20	\$374-\$690
30 - PBV units	1	12	\$690

2018 Ingham County Area Median Incomes between 30-80% by family size:

1 person	\$15,540-\$41,440
2 person	\$17,760-\$47,360

Residential Amenities:

- Leadership in Energy and Environmental Rehab (LEED)
- Modern kitchen with full appliance package
- Computer outlets and cable TV hook-ups
- Community Room with Kitchen (NEC)
- Raised Garden Beds

Management:

KMG Prestige Management, an experienced, professional management company, currently manages and will remain as the management agent.

Supportive Services:

CAHP has Memorandums of Understanding with both Advent House Ministries and Community Mental Health to provide both support services and peer mentoring at Walnut Street, previously made possible with a grant with the City of Lansing/HUD CoC funds. Because this funding will be redirected 7/1/19, new funding sources and methods are required to allow for the ongoing housing of the clientele served. The proposed support service reserve account that will set aside funding for the continued provision of support services to special needs clients is a key factor in the success of these residents.

FINANACIAL CAPABIITY

Type of Financing:

The financing mechanisms planned for this proposal are the Low Income Housing Tax Credit (LIHTC) program, administered by the Michigan State Housing Development Authority (MSHDA) and owner equity contributions. The City of Lansing has committed funds from the Lead Safe Lansing program to reduce lead paint hazards at Walnut Street Apartments.

DEVELOPMENT TEAM

Outlined below are the team members assembled to develop, design, construct, manage and finance this mixed use development.

Owner:	Walnut Street Limited Dividend Housing Association Limited Partners
General Partners:	CAHP GLHC, LLC Capital Area Housing Partnership
Developer:	Capital Area Housing Partnership
Architect:	Hooker DeJong Architects
Construction:	Rohde Construction Chad White, Vice President
Property Management:	KMG Prestige Management Karen Mead, Vice President
Support Service Partners:	Clinton, Eaton, Ingham Community Mental Health Brooke Hall, Housing Specialist/Mental Health Therapist Advent House Ministries Susan Cancro, Director
Syndicator:	Cinnaire Tom Edmiston, Affordable Vice President
Commercial Lender:	Dart Bank Kassie Rhodes, Vice President of Commercial Lending
Legal Counsel:	Lumberg, Freeman, Gleeson, Hicks & Khalil PLLC William Freeman, Member
Title Insurance:	Cinnaire Title Company Steve Smith, Vice President, Real Estate Services
Environmental Services:	ASTI Environmental

DEVELOPMENT SUMMARY

The Capital Area Housing Partnership (CAHP) became the owners of Walnut Street Apartments and Ferris Manor in November, 2018, following the dissolution of previous owners, the Greater Lansing Housing Coalition.

The developments include thirty-two (32) affordable housing units, 9 of which are currently reserved as permanent supportive housing (Walnut Street). The apartments are all one-bedroom units.

Renovations that address lead paint hazards, improve energy efficiency and upgrade systems that are nearing the end of their life cycle are planned as a part of the re-development and improvement to the properties. The addition of on-site management and support services for residents is included in the acquisition of 714 N Pine, which currently sits in the parking lot of the property. Project-based vouchers and support service reserves will allow the ongoing success of residents who rely on these programs to remain independently housed.

The walk-score ratings for the sites are 83 and 86, labeling them 'very walkable' to shopping, entertainment, schools, parks and medical facilities. The sites are both within ½ mile of downtown Lansing and the Neighborhood Empowerment Center (owned/operated by CAHP), a space that will be utilized to provide expanded support services to the residents.

The preservation of this project is in alignment with the City of Lansing's 'Design Lansing' revitalization plan which references the need for the maintenance and development of quality affordable housing as both a strategy for improving the city's neighborhoods as well as a way to expand housing choices for new and existing residents. Improvement to existing housing is listed as a building block to neighborhood stability (*Design Lansing, 2012 Comprehensive Plan*).

The developer/general partner, the Capital Area Housing Partnership (CAHP), of the project brings a long history of affordable housing development, management and community collaboration to the project. Capital Area Housing Partnership began as an East Lansing specific nonprofit in 1993 and has grown to provide affordable housing opportunities and community services throughout mid-Michigan. CAHP owns and develops projects similar to the proposed projects as well as administering programs that include development of affordable housing for homeownership, counseling and education programs, HERO (Homeowner Education & Resource Opportunities) home improvement classes, a Tuesday Toolmen (volunteer home improvements for seniors/persons with a handicap) program and ownership/management of the Neighborhood Empowerment Center, a building of non-profit service providers in Lansing as well as community space for education and service provision. CAHP brings a strong understanding of federal funding regulations and a staff and board with development, property management and compliance experience that will be valuable to the development and ongoing prosperity of this project.

ECONOMIC IMPACTS

The redevelopment of these buildings will provide quality, safe and sanitary, affordable housing for families/individuals/persons with special needs as a resource that is basic to public health, safety and welfare. Creating affordable housing opportunities for both income-qualified and market rate households also provides opportunities for job creation and/or retention. Additional consideration to the incorporation of energy efficient and green improvements in the project design improves the overall impact on the environment.

Short term benefits of the re-development of the property as mixed income, affordable housing creates both immediate employment opportunities and spending in the local economy. As with market-rate housing, research consistently shows that developing affordable housing creates jobs – both during construction and through new consumer spending after the units have been occupied. The impacts of building affordable rental housing are on par with the impacts of comparable market-rate units.

Using the same model that hundreds of local jurisdictions have used to quantify housing construction impacts within their borders, a 2010 report published by the National Association of Home Builders (NAHB) demonstrates the impact of building a 100-unit Housing Tax Credit development for families in a typical metropolitan area using national averages as model inputs. Updates to this report in 2014 estimate that building 1,000 units of rental housing leads to the creation of 1,130 jobs from the direct and indirect effects of construction and 42 jobs supported by the induced effects of the spending.

Extrapolating the data to account for the 32 planned redevelopment of units can expect the creation of 28 jobs from the direct and indirect effects of construction, and 2 jobs supported by the induced effects of the spending. In addition, the 32 households of the project will continue to provide local spending estimated at \$1,000,000 annually. This estimate is calculated utilizing the Housing Policy Department of the National Association of Home Builders (NAHB) economic model discussed below.

(The following is excerpted from the National Association of Home Builders 2010 Study: The Local Economic Impact of Typical Housing Tax Credit Developments. The full study can be found at:

http://www.nahb.org/fileUpload_details.aspx?contentTypeID=3&contentID=35801&subContentID=265044)

In 1996, the Housing Policy Department of the National Association of Home Builders (NAHB) developed an economic model to estimate the local economic benefits of home building. Although at first calibrated to a typical metropolitan area using national averages, the model could be adapted to a specific local economy by replacing national averages with specific local data for key housing market variables. The initial version of the model could be applied to single-family construction, multifamily construction, or a combination of the two.

In 2002, NAHB developed new versions of the model to analyze active adult housing projects and multifamily development financed with the Housing Tax Credit and a version of the model that analyzes remodeling. Results from NAHB's local impact model have been used by outside organizations such as universities, state housing authorities and affordable housing agencies.

The NAHB model is divided into three phases: (Phases I and II are one-time effects.)

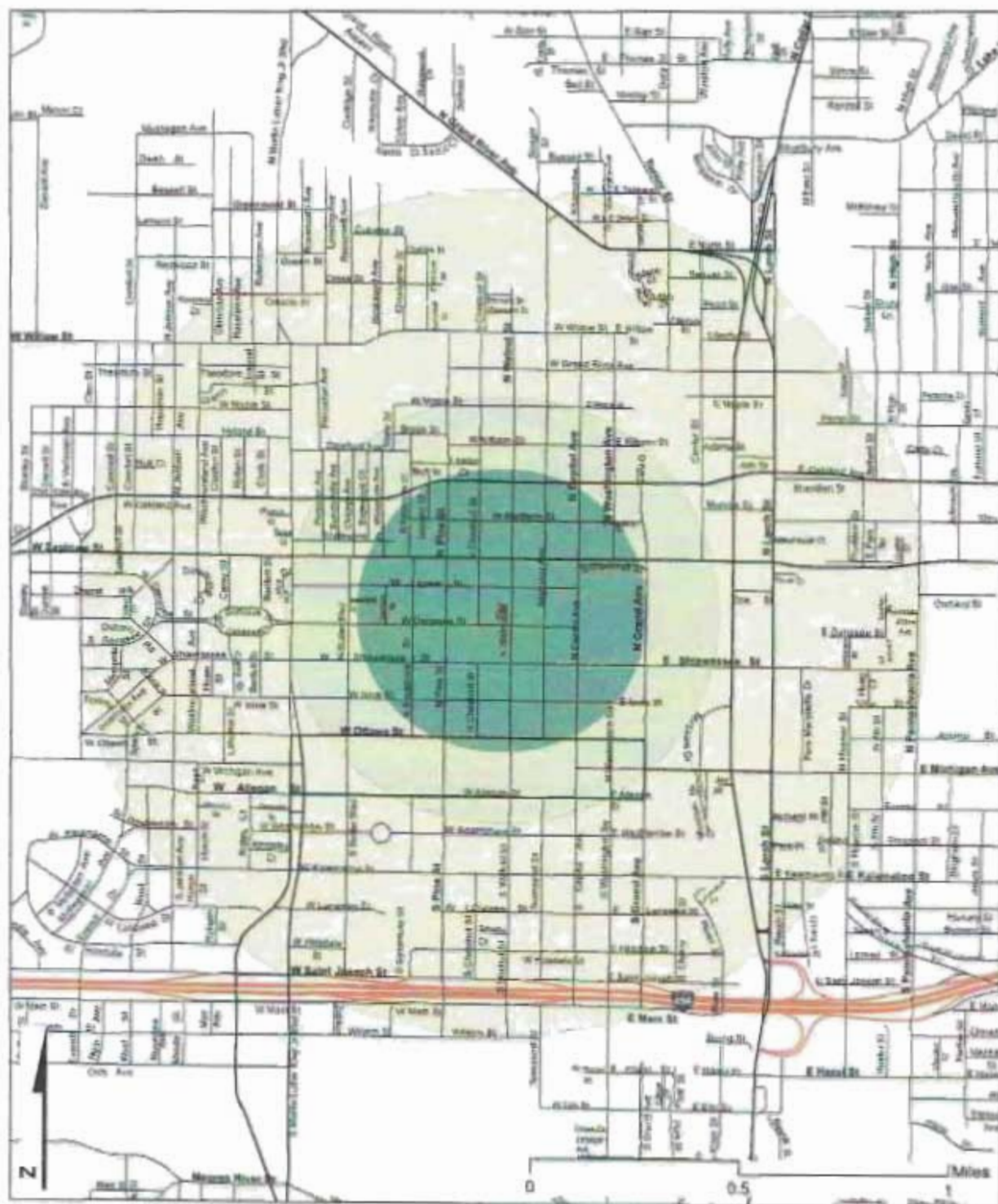
Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. The jobs, wages, and local taxes (including permit, utility connection and impact fees) generated by the actual development and construction of the property. These jobs include on-site and off-site construction work as well as jobs generated in retail and wholesale sales of components, transportation to the site, and the professional services required to build the property and deliver it for occupancy.

Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services and so on. This continuing recycling of income back into the community is usually called a multiplier or ripple effect.

Phase III is an ongoing, annual effect that includes payments to the municipality and the result of the completed unit being occupied. A household moving into a community generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local business proprietors. In a typical, local area, the household will also pay 1.25% of its income to the local municipality in the form of various taxes and user fees, and a fraction of this will become income for the local government employees. This is the first step in another set of economic ripples that cause a permanent increase in the level of economic activity, jobs, wages and local receipts.

CAHP Site Buffer Zones

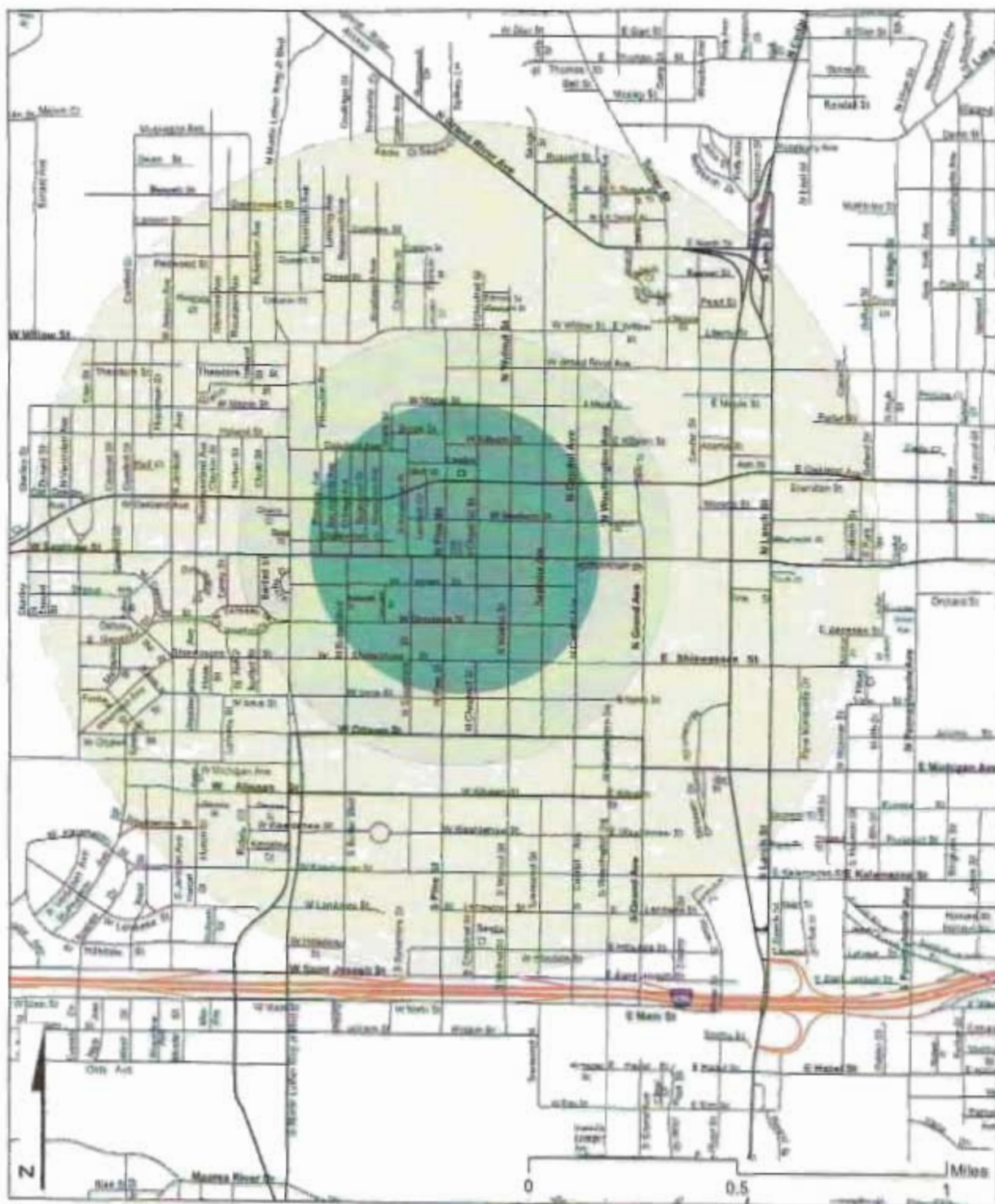
517 N Walnut



- Freeway
- ▲— Freeway Onramp
- Main Arterial
- Collector Road
- 1/3 Mile Buffer Zone
- 1/2 Mile Buffer Zone
- One Mile Buffer Zone
- Site Location

CAHP Site Buffer Zones

516 W Saginaw



- | | | |
|----------------|----------------------|---------------|
| Freeway | 1/3 Mile Buffer Zone | Site Location |
| Freeway Onramp | 1/2 Mile Buffer Zone | |
| Main Arterial | One Mile Buffer Zone | |
| Collector Road | | |

TOTAL DEVELOPMENT COSTS				Per Unit	Total	% of Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition								
Land		04	3,000	0%	0	0		
Existing Bldgs		1,150	37,000	100%	37,000	0		
Other		0	0	0%	0	0		
Subtotal		1,250	40,000					
Construction/Rehabilitation								
Off Site Improvements		0	0	100%	0	0		
On site Improvements		2,719	87,000	100%	87,000	0		
Landscaping and Irrigation		3,125	100,000	100%	100,000	100,000		
Structures		53,219	1,703,000	100%	1,703,000	1,703,000		
Community Building and/or Maintenance Facility		3,125	100,000	100%	100,000	100,000		
Construction not in Tax Credit basis (i.e. Garages and Commercial Space)		0	0	0%	0	0		
General Requirements	% of Contract	10.35%	Within Range	5,438	206,000	206,000		
Builder Overhead	% of Contract	2.14%	Within Range	1,468	47,000	47,000		
Builder Profit	% of Contract	5.78%	Within Range	4,760	152,000	152,000		
Permits, Bond Premiums, Tap Fees, Cost Cert		2,000	64,000	100%	64,000	64,000		
Other		0	0	100%	0	0		
Subtotal		78,844	2,459,800					
15% of acquisition and \$16,000/unit test:				not				
Professional Fees								
Design/Architect Fees		3,750	120,000	100%	120,000	120,000		
Supervisory Architect Fees		188	6,000	100%	6,000	6,000		
Engineering/Survey		860	31,000	100%	31,000	31,000		
Other	Audit	188	6,000	100%	6,000	6,000		
Subtotal		6,884	163,000					
Interim Construction Costs								
Property & Casualty Insurance		313	10,000	100%	10,000	10,000		
Construction Loan Interest	Override	2,777	88,879	87%	59,253	59,253		
Title Work		469	15,000	100%	15,000	0		
Legal Fees (In Tax Credit Basis)		1,290	40,000	100%	40,000	0		
Construction Taxes		125	4,000	100%	4,000	4,000		
Other	Origination	219	7,000	100%	7,000	7,000		
Subtotal		5,182	164,879					
Permanent Financing								
Loan Commitment Fee to MSHDA	2%	1,424	45,379	0%	0	0		
Other		0	0	0%	0	0		
Subtotal		1,424	45,379					
Other Costs (In Basis)								
Application Fee		0	0	100%	0	0		
Market Study		219	6,500	100%	6,500	6,500		
Environmental Studies		375	12,000	100%	12,000	12,000		
Cost Certification		260	8,500	100%	8,500	8,500		
Equipment and Furnishings		1,583	50,000	100%	50,000	0		
Temporary Tenant Relocation		0	0	100%	0	0		
Construction Contingency		5,020	160,000	100%	160,000	160,000		
Appraisal and C.N.A.		106	5,000	100%	5,000	5,000		
Other		0	0	100%	0	0		
Subtotal		7,583	242,000					
Other Costs (NOT In Basis)								
Start-up and Organization		0	0	0%	0	0		
Tax Credit Fees (Based on 2017 QAP)	34,223	Out of Range	1,410	45,104	0%	0		
Compliance Monitoring Fee (based on 2017 QAP)			475	15,200	0%	0		
Marketing Expenses			156	5,000	0%	0		
Syndicator Legal Fees			313	10,000	0%	0		
Rent Up Allowance	months		0	0	0%	0		
Other	Parts		94	3,000	0%	0		
Subtotal		2,447	78,304					

Project Reserves				Per Unit	Total	% of Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Operating Assurance Reserv	2.0 months	Funded in Cat Required	1,133	36,269	0%	0	0	0
Replacement Reserve			700	22,400	0%	0	0	0
Operating Deficit Reserve			2,850	91,377	0%	0	0	0
Rent Subsidy Reserve			0	0	0%	0	0	0
Syndicator Hold Reserve			0	0	0%	0	0	0
Rent Lag Escrow			0	0	0%	0	0	0
Tax and Insurance Escrows			368	11,778	0%	0	0	0
Other	Support Service Reserve		7,813	250,000	0%	0	0	0
Other			0	0	0%	0	0	0
Subtotal			12,870	411,824				
Miscellaneous								
Deposit to Development Operating Account (IMGRF Not Required)			0	0	0%	0	0	0
Other (Not in Basis)			0	0	0%	0	0	0
Other (In Basis)			0	0	100%	0	0	0
Other (In Basis)			0	0	100%	0	0	0
Subtotal			0	0				
Total Acquisition Costs				1,250	40,000			
Total Construction Hard Costs				78,844	2,459,800			
Total Non-Construction ("Soft") Costs				34,580	1,105,588			
Developer Overhead and Fee								
Maximum	506,801		15,338	506,801	100%	506,801	506,801	
7.5%	of Acquisition/Project Reserves	Override	8%	Attribution Test				
15%	of All Other Development Costs			not				
Total Development Cost				129,681	6,111,287		3,543,054	3,314,054

TOTAL DEVELOPMENT SOURCES				% of TDC				
MSHDA Permanent Mortgage		0.00%	0	0				
Conventional/Other Mortgage		0.00%	0	0				
Equity Contributions from Tax Credit Syndication	81.27%	104,415	3,341,210					
MSHDA MSP Funds	0.00%	0	0					
MSHDA HOME or Housing Trust Funds	0.00%	0	0					
MSHDA Preservation Fund	0.00%	0	0					
Other MSHDA	0.00%	0	0					
Local HOME	9.24%	11,875	380,000					
Income from Operations	0.00%	0	0					
Other Equity	0.00%	0	0					
Transferred Reserves	3.58%	4,617	147,735					
Other	0.00%	0	0					
Other	0.00%	0	0					
Deferred Developer Fee	5.98%	7,378	242,442					
Total Permanent Sources				4,111,337				
Sources Equal Uses?				Balanced				
Surplus/Gap				0				
MSHDA Construction Loan				55.43%	71,218	2,278,961		
Construction Loan Rate				5.200%				
Rebased from equity prior to final closing						2,278,961		
Eligible Basis for LIHTC/TCAP								
Acquisition	20,000		Acquisition	1,263				
Construction	4,204,965		Construction	378,439				
Acquisition Credit %	3.29%		Total Yr Credit	379,721				
Rebased New Const Credit %	9.00%		Equity Price	\$0.9800				
Qualified Percentage	100.00%		Equity Effective Price	\$0.8903				
QCTDGA Basis Boost	120%		Equity Contributions	3,341,210				
Historic?	no							
Initial Owner's Equity Calculation								
Equity Contribution from Tax Credit Syndication				3,341,210				
Brownfield Equity								
Historic Tax Credit Equity								
General Partner Capital Contributions								
Other Equity Sources								
New Owner's Equity				3,341,210				

Summary of Acquisition Price				As of February 25, 2018		Construction Loan Term		
Attributed to Land	3,000	1st Mortgage Balance	0	Construction Contract	Months			
Attributed to Existing Structure	37,000	Subordinate Mortgage(s)		Holding Period (50% Test)	0			
Other	0	Subordinate Mortgage(s)		Construction Loan Period	18			
Fixed Price to Seller	40,000	Subordinate Mortgage(s)						
Premium/Deficit vs. Existing Debt			40,000					
Appraised Value				Value As-Is		Override		
"Encumbered As-Is" value as determined by appraisal				40,000				
Plus 5% of Appraised Value				0				
LESS Fixed Price to the Seller				40,000				
Surplus/Gap				Within Range				

Existing Reserve Analysis			
DCB Interest			
Insurance			
Taxes		11,778	
Rep. Reserve		73,222	
ORC		62,735	
DCB Penopel			
Other			

Instructions

TOTAL DEVELOPMENT COSTS

	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition					
Land	94	3,000	0%	0	0
Existing Buildings	1,106	37,000	100%	37,000	0
Other	0	0	0%	0	0
Subtotal	1,200	40,000			
Construction/Rehabilitation					
Off Site Improvements	0	0	100%	0	0
On-site Improvements	2,719	87,000	100%	87,000	0
Landscaping and Irrigation	9,125	100,000	100%	100,000	100,000
Structures	53,219	1,703,000	100%	1,703,000	1,703,000
Community Building and/or Maintenance Facility	3,125	100,000	100%	100,000	100,000
Construction not in Tax Credit basis (i.e. Carpets and Commercial Space)	0	0	0%	0	0
General Requirements % of Contract 10.35% Within Range	6,438	206,000	100%	206,000	206,000
Builder Overhead % of Contract 2.54% Within Range	1,460	47,000	100%	47,000	47,000
Builder Profit % of Contract 5.78% Within Range	4,750	152,000	100%	152,000	152,000
Permits, Bond Premium, Tap Fees, Cost Cert	2,500	64,000	100%	64,000	64,000
Other	0	0	100%	0	0
Subtotal	78,644	2,469,000			
Professional Fees					
Design Architect Fees	3,750	120,000	100%	120,000	120,000
Supervisory Architect Fees	138	6,000	100%	6,000	6,000
Engineering/Survey	589	31,000	100%	31,000	31,000
Other Audit	188	6,000	100%	6,000	6,000
Subtotal	5,664	163,000			
Interior Construction Costs					
Property & Casualty Insurance	313	10,000	100%	10,000	10,000
Construction Loan Interest	2,777	59,879	67%	59,253	59,253
Title Work	409	15,000	100%	15,000	0
Legal Fees (in Tax Credit Basis)	1,250	40,000	100%	40,000	0
Construction Taxes	125	4,000	100%	4,000	4,000
Other Origination	219	7,000	100%	7,000	7,000
Subtotal	5,182	154,879			
Permanent Financing					
Loan Commitment Fee to MSHDA	1,424	45,579	0%	0	0
Other	0	0	0%	0	0
Subtotal	1,424	45,579			
Other Costs (in Basis)					
Application Fee	0	0	100%	0	0
Market Study	203	6,500	100%	6,500	6,500
Environmental Studies	375	12,000	100%	12,000	12,000
Cost Certification	266	8,500	100%	8,500	8,500
Equipment and Furnishings	1,563	50,000	100%	50,000	0
Temporary Tenant Relocation	0	0	100%	0	0
Construction Contingency	5,000	160,000	100%	160,000	160,000
Appraisal and G.N.A.	159	5,000	100%	5,000	5,000
Other	0	0	100%	0	0
Subtotal	7,563	242,000			
Other Costs (NOT in Basis)					
Start-up and Organization	0	0	0%	0	0
Tax Credit Fees (based on 2017 GWP)	24,223	45,124	0%	0	0
Compliance Monitoring Fee (based on 2017 GWP)	475	15,200	0%	0	0
Marketing Expense	156	5,000	0%	0	0
Syndication Legal Fees	313	10,000	0%	0	0
Rent Up Allowance	0	0	0%	0	0
Other Points	34	3,000	0%	0	0
Subtotal	2,447	78,304			

Summary of Acquisition Price

	As of February 26, 2019
Attributed to Land	3,000
Attributed to Existing Structures	37,000
Other	0
Fixed Price to Seller	40,000
Premium/Deficit vs. Existing Debt	40,000

Appraised Value

"Encumbered As-is" value as determined by appraisal	40,000
Plus 5% of Appraised Value	0
LESS Fixed Price to the Seller	40,000
Surplus/Gap	Within Range

Construction Loan Terms

Construction Loan Term	Months
Construction Contract	12
Holding Period (50% Test)	6
Construction Loan Period	18

Project Reserves

	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Operating Assurance Reserve 2.0 months Funded in Cash	1,133	36,260	0%	0	0
Replacement Reserve Required	700	22,400	0%	0	0
Operating Deficit Reserve	2,858	91,377	0%	0	0
Rent Subsidy Reserve	0	0	0%	0	0
Syndicator Hold Reserve	0	0	0%	0	0
Rent Lag Escrow	0	0	0%	0	0
Tax and Insurance Escrow	368	11,778	0%	0	0
Other Support Service Reserve	7,813	250,000	0%	0	0
Other	0	0	0%	0	0
Subtotal	12,870	411,824			

Miscellaneous

Deposit to Development Operating Account (IMGR) Not Required	0	0	0%	0	0
Other (Not in Basis)	0	0	0%	0	0
Other (in Basis)	0	0	100%	0	0
Other (in Basis)	0	0	100%	0	0
Subtotal	0	0			

Total Acquisition Costs

Total Acquisition Costs	1,200	40,000
Total Construction Hard Costs	78,644	2,469,000
Total Non-Construction ("Soft") Costs	34,550	1,105,684

Developer Overhead and Fee

Maximum	506,801	15,839	506,801	100%	506,801	506,801
7.5% of Acquisition/Project Reserves	Override	5% Attribution Test				
15% of All Other Development Costs						

Total Development Cost

Total Development Cost	120,481	4,111,387				
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TOTAL DEVELOPMENT SOURCES

	% of TDC				
MSHDA Permanent Mortgage	0.00%	0	0		
Conventional/Other Mortgage	0.00%	0	0		
Equity Contribution from Tax Credit Syndication	81.97%	104,413	3,341,210		
MSHDA NSP Funds	0.00%	0	0		
MSHDA HOME or Housing Trust Funds	0.00%	0	0		
MSHDA Preservation Fund	0.00%	0	0		
Other MSHDA	0.00%	0	0		
Local HOME	0.24%	11,875	380,000		
Income from Operations	0.00%	0	0		
Other Equity	0.00%	0	0		
Transferred Reserves	3.58%	4,617	147,735		
Other	0.00%	0	0		
Other	0.00%	0	0		
Deferred Developer Fee	5.93%	7,575	242,442		
Total Permanent Sources			4,111,387		

Sources Equal Uses?

Surplus/Gap	Balanced	0
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MSHDA Construction Loan

MSHDA Construction Loan	88.43%	71,218	2,278,961
Construction Loan Rate	5.200%		
Repaid from equity prior to final closing			2,278,961

Eligible Basis for LHIC/TCAP

	Value of LHIC/TCAP	
Acquisition	39,000	
Construction	4,284,855	Override
Acquisition Credit %	3.25%	
Rehab/Pres Const Credit %	8.00%	
Qualified Percentage	100.00%	
QCTICA Status (Best)	120%	
Historic?	No	
Equity Contribution	3,341,210	Override

Initial Owner's Equity Calculation

Equity Contribution from Tax Credit Syndication	3,341,210
Brownfield Equity	
Historic Tax Credit Equity	
General Partner Capital Contributions	
Other Equity Sources	
New Owner's Equity	3,341,210

Existing Reserve Analysis

DCE Interest	
Insurance	
Taxes	11,778
Rep. Reserve	73,222
DCE	62,735
DCE Principal	
Other	

Cash Flow Projections

Development Walnut/Ferris
Financing N/A
MSHDA No. 1615;
Stop Notice of Intent to Apply
Date 02/13/2019
Type Preservation - LIHTC

	Initial Inflator	Starting in Yr	Future Inflator	1	2	3	4	5	6	7	8	9	10
Income													
Annual Rental Income	1.0%	6	2.0%	261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Annual Non-Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Expenses													
Vacancy Loss	8.0%	6	8.0%	20,907	21,116	21,327	21,540	21,756	22,191	22,635	23,087	23,549	24,020
Management Fee	3.0%	1	3.0%	16,864	17,370	17,891	18,428	18,981	19,550	20,136	20,741	21,363	22,004
Administration	3.0%	1	3.0%	26,000	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924
Project-paid Fuel	3.0%	6	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Common Electricity	4.0%	6	3.0%	18,000	18,720	19,469	20,248	21,057	21,889	22,740	23,610	24,411	24,411
Water and Sewer	5.0%	6	5.0%	32,000	33,600	35,280	37,044	38,896	40,841	42,883	45,027	47,279	49,643
Operating and Maintenance	3.0%	1	3.0%	37,500	38,625	39,784	40,977	42,207	43,473	44,777	46,120	47,504	48,929
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,346	10,318	10,285	10,245	10,199	10,308	10,415	10,520	10,622	10,722
Insurance	3.0%	1	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Replacement Reserve	3.0%	1	3.0%	9,600	9,888	10,185	10,490	10,805	11,129	11,463	11,807	12,161	12,526
Other: Professional Fees	3.0%	1	3.0%	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438
Other: Investor Service Fee	3.0%	1	3.0%	2,400	2,472	2,540	2,623	2,701	2,782	2,866	2,952	3,040	3,131
Subtotal: Operating Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Cash Flow/(Deficit)				43,719	39,740	35,559	31,169	26,560	24,274	21,836	19,238	16,473	13,532
Cash Flow Per Unit				1,366	1,242	1,111	974	830	759	682	601	515	423
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Interest Rate on Reserves 3%

Average Cash Flow as % of Net Income

Operating Deficit Reserve (ODR) Analysis

Maintained Debt Coverage Ratio (Hard Debt) 1.00
Maintained Operating Reserve (No Hard Debt) 250

Initial Balance	Initial Deposit	91,377	94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227
Total Annual Draw to achieve 1.0 DCR		0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR		0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR		0	0	0	0	0	0	0	0	0	0
Interest		2,741	2,824	2,908	2,996	3,085	3,178	3,273	3,371	3,473	3,577
Ending Balance at Maintained DCR		94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227	122,803
Maintained Cash Flow Per Unit		1,366	1,242	1,111	974	830	759	682	601	515	423
Maintained Debt Coverage Ratio on Part A Loan		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR		16,810									
Non-standard ODR		74,567									

Operating Assurance Reserve Analysis

Required in Year: 1

Initial Balance	Initial Deposit	36,269	37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323
Interest Income		1,068	1,121	1,154	1,189	1,225	1,261	1,299	1,338	1,378	1,420
Ending Balance		37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323	48,743

Cash Flow Projections

	Initial Inflator	Starting in Yr	Future Inflator	11	12	13	14	15	16	17	18	19	20
Income													
Annual Rental Income	1.0%	8	2.0%	308,257	312,382	316,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Annual Non-Rental Income	1.0%	8	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				308,257	312,382	316,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Expenses													
Vacancy Loss	8.0%	6	8.0%	24,501	24,091	25,490	26,000	26,520	27,051	27,592	28,143	28,708	29,280
Management Fee	3.0%	1	3.0%	22,664	23,344	24,044	24,765	25,508	26,274	27,062	27,874	28,710	29,571
Administration	3.0%	1	3.0%	34,942	35,990	37,070	38,182	39,327	40,507	41,722	42,974	44,263	45,591
Project-paid Fuel	3.0%	6	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Common Electricity	4.0%	6	3.0%	25,144	25,898	26,675	27,475	28,299	29,148	30,023	30,924	31,851	32,807
Water and Sewer	5.0%	6	5.0%	52,125	54,731	57,487	60,341	63,358	66,528	69,852	73,345	77,012	80,862
Operating and Maintenance	3.0%	1	3.0%	50,397	51,909	53,488	55,070	56,722	58,424	60,178	61,982	63,841	65,758
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,818	10,911	11,000	11,085	11,166	11,242	11,313	11,378	11,437	11,490
Insurance	3.0%	1	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Replacement Reserve	3.0%	1	3.0%	12,902	13,289	13,687	14,096	14,521	14,956	15,405	15,867	16,343	16,834
Other Professional Fees	3.0%	1	3.0%	10,751	11,074	11,406	11,748	12,101	12,464	12,838	13,223	13,619	14,028
Other Investor Service Fee	3.0%	1	3.0%	3,225	3,322	3,422	3,524	3,630	3,739	3,851	3,967	4,086	4,208
Subtotal: Operating Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Cash Flow(Deficit)				10,408	7,092	3,574	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Cash Flow Per Unit				325	222	112	(51)	(128)	(259)	(397)	(543)	(698)	(851)
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves													
				3%									
Operating Deficit Reserve (ODR) Analysis													
Maintained Debt Coverage Ratio (Hard Debt)				1.00									
Maintained Operating Reserve (No Hard Debt)				250									
Initial Balance				91,377	122,803	126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953
Total Annual Draw to achieve 1.0 DCR				0	0	0	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Total Annual Deposit to achieve Maintained DCR				0	(908)	(4,428)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
Total 1.0 DCR and Maintained DCR				0	(908)	(4,428)	(8,154)	(12,104)	(16,285)	(20,708)	(25,385)	(30,328)	(35,549)
Interest				3,684	3,795	3,861	3,865	3,736	3,485	3,101	2,673	1,889	1,035
Ending Balance at Maintained DCR				126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953	34,514	(0)
Maintained Cash Flow Per Unit				325	250	250	250	250	250	250	250	250	250
Maintained Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR				16,810									
Non-standard ODR				74,567									
Operating Assurance Reserve Analysis													
Required in Year				1									
Initial Balance				36,269	48,743	50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746
Interest Income				1,462	1,506	1,551	1,598	1,646	1,695	1,746	1,798	1,852	1,908
Ending Balance				50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746	63,599	65,507

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 517 N. Walnut apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 517 N. Walnut apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING FOR THE PURPOSES OF RENAMING THE PROJECT SPONSOR AND PROVIDING FOR AN EXTENSION OF A SERVICE CHARGE IN LIEU OF TAXES FOR EXISTING LOW INCOME FAMILY UNITS FOR A PROJECT KNOWN AS 517 N. WALNUT APARTMENTS, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING, MICHIGAN BE AMENDED TO READ AS FOLLOWS:

888.26. - Rental properties located at 517 North Walnut.

(a)

Purpose. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions, including the City of Lansing, to provide housing for citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (Act No. 346 of the Public Acts of 1966, as amended). The City is authorized by this act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this act at any amount it chooses not to exceed the taxes that would be paid but for this act. It is further acknowledged that housing for persons of low income is a public necessity, and as the City will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuation of the provisions of this ordinance section for tax exemption and the service charge in lieu of taxes during the period contemplated in this section are essential to the determination of economic feasibility of the housing development project which is to be rehabilitated and financed in reliance on such tax exemption and service charge.

1 The City acknowledges that the sponsor, as defined in this section of the ordinance, is a
2 Michigan Non-profit Corporation and has offered, subject to receipt of an allocation under the
3 Low Income Housing Tax Credit (LIHTC) Program and a mortgage loan, to rehabilitate, own,
4 and operate rental properties identified as the housing development project located in the City to
5 serve persons of low income, and that the sponsor has offered to pay the City on account of this
6 housing development an annual service charge for public service in lieu of taxes.

7 (b) Definitions.

8 (1) "Act" means the State Housing Development Authority Act, being Michigan Public Act 346
9 of 1966, as amended; MCL Section 125.1401, et seq.

10 (2) "Annual shelter rent" means the total collections during an agreed annual period from all
11 occupants of a housing development representing rent or occupancy charges, exclusive of
12 charges for gas, electricity, heat, or other utilities furnished to the occupants.

13 (3) "Authority" means the Michigan State Housing Development Authority; MCL Section
14 125.1401, et seq.

15 (4) "City" means the City of Lansing, a Michigan Municipal Corporation.

16 (5) "Commencement of construction" means the commencement of the rehabilitation of the
17 existing facilities located in Lansing at 517 North Walnut.

18 (6) "Housing development" means a development which contains a significant element of
19 housing for persons of low income and such elements of other housing, commercial, recreational,
20 industrial, communal, and educational facilities as the authority determines improve the quality
21 of the development as it relates to housing for persons of low income.

22 (7) "Housing development project" means the rehabilitation of rental properties located within
23 Lansing at 517 North Walnut (parcel ID #33-01-01-16-108-161).

24 (8) "Low income persons or families" means low income persons or families as defined in
25 Section 15(a)(7) of the act.

26 (9) "Mortgage loan" means a federally-aided or authority-aided mortgage or advance from the
27 authority, as defined in the act, to the sponsor for the construction and/or permanent financing of
28 the housing development.

29 (10) "Sponsor" means person(s) or entities which have applied to the authority for a mortgage
30 loan or for an allocation under the low income housing tax credit program to finance the project.
31 The sponsor under this section of the ordinance is the ~~Greater Lansing Housing Coalition, a~~
32 ~~Michigan Nonprofit Corporation~~ WALNUT FERRIS LDHA LP, OR ITS SUCCESSORS OR ASSIGNS
33 WHICH CONTINUE TO MEET ALL REQUIREMENTS HEREIN.

1 (11) "Utilities" means fuel, water, sanitary sewer service and/or electrical service which are paid
2 by the housing development.

3 All terms referencing the act but not defined in this section shall have the meanings given them
4 in the act.

5 (c) Class of Housing Development. It is determined that the class of housing developments to
6 which the tax exemption shall apply and for which a service charge shall be paid in lieu of such
7 taxes shall be housing developments which are financed or assisted pursuant to the act. It is
8 further determined that the housing development project is of this class.

9
10 (d) Establishment of Annual Service Charge in Lieu of Property Taxes.

11 (1) Subject to the conditions precedent in this section, the housing development project and the
12 property on which it is situated shall be exempt from all property taxes for not more A PERIOD
13 ESTABLISHED IN SECTION (H) HEREIN~~than 30 years from and after the commencement of~~
14 ~~construction~~. The City acknowledges that the sponsor and the authority have established the
15 economic feasibility of the housing development project in reliance upon the enactment and
16 continuing effect of this section and the qualification of the housing development project for the
17 exemption from all property taxes and a payment in lieu of taxes as established in this section,
18 and in consideration of the sponsor's offer, subject to receipt of a mortgage loan and an allocation
19 under the LIHTC program, to rehabilitate, own and operate the housing development project.
20 The City agrees to accept payment of an annual service charge for public services in lieu of all
21 property taxes, provided the sponsor furnishes the City with proof of its annual certification
22 pursuant to the requirements of the act and at the request of the City, proof that the sponsor has
23 received and is maintaining its allocation of low income housing credits by the authority and that
24 the housing development project units have not increased, decreased or been altered in any form,
25 unless the City has otherwise amended the provisions of this section.

26 (2) In addition to the annual certification requirement in paragraph (1) of this subsection, the tax
27 exemption shall commence when the sponsor complies with Section 15a of the act, which
28 provides: the owner of a housing project eligible for the exemption shall file with the local
29 assessing officer a notification of the exemption, which shall be in an affidavit form as provided
30 by the authority. The completed affidavit form first shall be submitted to the authority for
31 certification by the authority that the project is eligible for the exemption. The owner then shall
32 file the certified notification of the exemption with the local assessing officer before November 1
33 of the year preceding the tax year in which the exemption is to begin.

34 (3) The annual service charge shall be equal to four percent of the difference between the annual
35 shelter rents actually collected and utilities.

1

2 (e) Limitation on the Payment of the Annual Service Charge. Notwithstanding subsection (d), the
3 service charge to be paid each year in lieu of taxes for the part of the housing development
4 project that is tax exempt and occupied by other than low income persons or families shall be
5 equal to the full amount of the taxes that would otherwise be due and payable on that portion of
6 the housing development project if the project were not tax exempt.

7

8 (f) Payment of Service Charge. The service charge in lieu of taxes as determined under this
9 section shall be payable in the same manner as general property taxes are payable to the City,
10 except that the annual payment shall be paid on or before July 1 of the year following the year
11 upon which such charge is calculated.

12

13 (g) Contractual Effect of this Section. Notwithstanding the provisions of Section 15(a)(5) of the
14 act to the contrary, a contract between the City and the sponsor, with the authority as third-party
15 beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as
16 previously described, is effectuated by enactment of this section.

17

18 (h) Duration; Commencement of Construction.

19 (1) The property tax exempt status of the housing development project approved by this section
20 shall remain in effect and shall not terminate so long as the mortgage loan for the housing
21 development project remains outstanding and unpaid, or for such period as the authority or other
22 governmental entity has any interest in the property or the project is subject to income and rent
23 restrictions under § 42 of the Internal Revenue Code. As amended; provided that the
24 rehabilitation of the housing development project commences within one year from the effective
25 date of this section, that the project is in part financed by low income housing tax credits from
26 the authority and that the number of units and the purposes for the housing development project
27 remain unchanged, subject to amendment in accordance with the law. If the rehabilitation of the
28 housing development project does not commence within one year from the effective date of this
29 section, this Section 888.26 of the ordinance shall automatically expire, terminate and be of no
30 effect. If the sponsor fails to obtain within one year of the effective date of this section low
31 income housing tax credits from the authority or changes the scope or purpose of the housing
32 development project without the consent of the people of the City, by and through its
33 representatives, and in accordance with the requirements of the law, this section shall
34 automatically expire, terminate and be of no effect.

1 (2) Notwithstanding paragraph (1) of this subsection, the exemption from property taxes shall
2 terminate not later than 30 years from and after the date of the commencement of construction.
3 OR, IN THE EVENT THE FINANCING IS RESTUCUTRED BETWEEN MARCH 25, 2019
4 AND MARCH 25, 2021, THE EXEMPTION FROM PROPERTY TAXES SHALL
5 TERMINATE NOT LATER THAN FIFTEEN (15) YEARS FROM AND AFTER THE DATE
6 OF COMMENCEMENT OF CONSTRUCTION FINANCED BY THE RESTRUCTURING,
7 WHCHEVER IS LATER.

8 SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF
9 ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS
10 HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE PORTER SENIOR
11 APARTMENTS.

12 SECTION 3. SHOULD ANY SECTION, CLAUSE OR PHRASE OF THIS
13 ORDINANCE BE DECLARED TO BE INVALID, THE SAME SHALL NOT AFFECT THE
14 VALIDITY OF THE ORDINANCE AS A WHOLE, OR ANY PART THEREOF OTHER THAN
15 THE PART SO DECLARED TO BE VALID.

16 SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT ON THE 30TH DAY AFTER
17 ENACTMENT UNLESS GIVEN IMMEDIATE EFFECT BY THE CITY COUNCIL.

18



Andy Schor, Mayor

APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Walnut Street Apartments/Ferris Manor Apartments
PILOT PERIOD REQUESTED:	Existing PILOT -add 2 and 4 years Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	3 Parcels (will be 2 with the combining of 516 W Saginaw and 714 N Pine)
APPLICATION TYPE: (Check all that apply)	☐ NEW PROJECT ☒ RESTRUCTURE OF PROJECT FINANCING ☒ CHANGE IN OWNERSHIP

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	Current: Walnut Street LDHA LP; Ferris LDHA LP 01-1 New: Walnut Ferris LDHA LP
---------------------------	--

TYPE OF OWNERSHIP:	☒ LIMITED DIVIDEND HOUSING ASSOCIATION
	☒ QUALIFIED NONPROFIT HOUSING CORPORATION
	☐ CONSUMER HOUSING COOPERATIVE
	☐ OTHER: (DESCRIBE)

DEVELOPER/SPONSOR:	Capital Area Housing Partnership
DEVELOPER ADDRESS:	600 W Maple, Suite D, Lansing, MI 48906

CONTACT PERSON:	Mikki Droste
TELEPHONE:	(517)256-0286
EMAIL:	mikki@housinglinks.net



Andy Schor, Mayor

B. CITY APPROVALS NEEDED

PLANNING BOARD	☐ YES ☐ NO ☐ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☒ YES ☐ NO ☐ NOT APPLICABLE
	STATUS: 714 N Pine rezoning request submitted 2/11
HISTORIC DISTRICT COMMISSION	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE:	9/1/2019
EXPECTED PROJECT COMPLETION DATE:	7/31/2020

C. PROJECT INFORMATION

Project Address:	517 N Walnut and 516 W Saginaw; 714 N Pine to be added to 516 W Saginaw
General Location (e.g. cross streets)	Walnut/Saginaw and Pine/Saginaw
Is Project located in a Renaissance Zone?	☐ Yes ☒ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ☒ No
Is Ownership Entity able to demonstrate site control?	☒ Yes ☐ No

Note: Project is not eligible for PILOT if Ownership Entity is not able to demonstrate site control. Site control is demonstrated through ownership, purchase/option agreement, etc. Contact the Community Development Department with questions regarding sufficient documentation.

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. (Provide attachment if necessary)



Andy Schor, Mayor

See attached project narrative.

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned improvements. (Provide as attachment if necessary)

No improvements in previous 5 years. See Attached for proposed improvements with LIHTC funding award.

D. BUILDING INFORMATION

Building Type (e.g. single/multi-family, number of floors)

Total Number of Units: 32

Number of Rent Restricted Units: 32

Number of Market Rate Units: 0

Total Number of Barrier-Free Units: will be 4

Target Demographic(s) (seniors, families, persons with disabilities): Family and persons with special needs (35% PSH)

Transitional Housing for
Homeless Project

☐ Yes ☒ No

Emergency Shelter Project

☐ Yes ☒ No

Targeted Income (% of Area
Median Income)

30 – 60% AMI

Residential Space Square
Footage:

5,520 + 17,232 (est) = 22,752

Non-Residential (N/R Space):

☐ Yes ☒ No

Square Footage (of N/R
Space):

n/a

Use (of N/R Space):

n/a

Neighborhood District:

Downtown

Describe how the project will fit into the neighborhood:

Projects are both existing affordable/special needs housing that have been operating as such for 15+ years.

Provide neighborhood feedback regarding any proposed new construction: N/A



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E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
			Restricted Rate	Market Rate *
Rent Restricted Units				
0- Bedroom				
1- Bedroom	32	500	\$416- - \$690	\$832 (FMR)
2- Bedroom				
3- Bedroom				
4- Bedroom				
5- Bedroom				
Subtotal	32			

*The expected market rate for the rent restricted unit. The information is used for comparison purposes.

Provide a description of the units in the project:

1 Bedroom apartments, in both buildings, are approx. 500 square feet, will include air conditioning, new kitchens, on-site parking, on-site laundry facilities, and locations that are walkable to area amenities. The PSH units are furnished and include all utilities in the rent.

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)
Market Rate Units			
0- Bedroom	0		
1- Bedroom	0		
2- Bedroom	0		
3- Bedroom	0		
4- Bedroom	0		
5- Bedroom	0		
Subtotal	0		
Total	32		



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F. PROJECT FINANCING

Federally-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

State-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

City-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
HOME loan	15 years	\$380,000
		\$
		\$

Low Income Housing Tax Credits (LIHTC)	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
LIHTC – 15 year compliance; 45 year	15 compl/45 afford	\$3,341,210
Affordability commitment		\$
Amounts are estimated at this time		\$

LIHTC Application Date:	4/1/2019
LIHTC Status:	Application in process
Initial Use Commitment in LIHTC Application:	15 Years
Extended Use Commitment in LIHTC Application:	30 Years
Total Length of Affordability Commitment in LIHTC Application:	45 Years



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Contact Person for Qualifying Federal or State Financing	Andy Martin, MSHDA
Phone Number:	517.241.0599
Email:	Martina4@michigan.gov

Description and status of other (private) financing:	CAHP's Deferred Developer Fee (\$242,442), Supportive Services Reserve from CAHP (\$48,000), HOME funding from the City of Lansing Development Department (above)
Description why PILOT is necessary:	Rents/Income restricted due to income restriction for Residents. With the extension of the existing PILOT and the pre-funding of an operating reserve account the project will break even through year 15, as required for funding eligibility.

G. ADDITIONAL INFORMATION

Attach the following required documents to this application.

- ☐ Ownership Entity Organizational Documents
- ☐ Description of Project
- ☐ Legal Description of property (electronic version should be available on request)
- ☐ Evidence of Site Control
- ☐ Statement of Development Team Experience (be specific)
- ☐ Sources and Uses Statement (indicate if the funding is committed or pending)
- ☐ Operating Proforma (highlighting PILOT contribution to project)
- ☐ Financing Mortgage
- ☐ Financing Note
- ☐ Financing or Development Agreement/Copy of Regulatory Agreement
- ☐ Location Map of Project Parcels
- ☐ Property Manager Portfolio (of properties)
- ☐ PILOT "Savings Worksheet" (template provided by Development Office)
- ☐ Other Attachment (Describe)



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Provide explanation below if any required documents are unavailable at the time of this application.

The applicant is responsible for providing written notification to the Development Office of any change in the information contained in this application or its attachments as soon as the applicant becomes aware of the change.

The Development Office reserves the right to request additional information and/or supporting documentation related to this application

The undersigned hereby attests that to the best of his or her knowledge the information presented herein, including the attachments, is true and correct.

A handwritten signature in blue ink, appearing to read "Mikki Droste", is written over a horizontal line. The signature is stylized and cursive.

Signature of Authorized Representative
Name: Mikki Droste
Title: Director

Date: __2/19/19__

Walnut Street/Ferris Manor



Affordable Housing – Permanent Supportive Housing
32 Residential Apartments
517 N Walnut – Walnut Street Apartments
516 W Saginaw – Ferris Manor Apartments

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EXECUTIVE SUMMARY

Project Type:	The proposed development includes the preservation of 32 affordable rental apartments, twelve of which are reserved for persons with special needs.
Owner:	Walnut Street Limited Dividend Housing Association Limited Partners CAHP GLHC, LLC Capital Area Housing Partnership
Location:	517 N Walnut Street and 516 W Saginaw, Lansing, MI 48933 – both within ½ mile of downtown Lansing.
Project Description:	Walnut Street Apartments were developed in 2003 as 9 one-bedroom apartments for adults with mental illness. The original developers, the Greater Lansing Housing Coalition, partnered with the local Continuum of Care, Community Mental Health and the Justice in Mental Health Organization to create a safe, comfortable haven for persons with a need for ongoing support services to remain independently housed. The CoC voted the project the 1st priority of the community, utilizing HUD Supportive Housing Program funding for construction and ongoing operating and support service funding. Upon completion, the units were immediately occupied with residents who formed a 'community' where they share not only support services but who looked out for one another and remain invested in successful housing for all involved. Current support service partners include Clinton, Eaton, Ingham County Community Mental Health and Advent House Ministries. In July of 2018 the local CoC voted, as suggested by the City of Lansing's Human Relations & Community Services Department, to discontinue use of HUD supportive housing program funding for operational and support services at Walnut Street beginning June 30, 2019, leaving the current residents without the supports needed to remain successfully housed. Project redevelopment will, in addition to improving the current structures, include the request for project based vouchers and funding to create a supportive service reserve to insure residents will continue to receive the support necessary for them to remain successfully housed. Ferris Manor includes 23 one-bedroom apartments, originally developed as affordable housing units for families/individuals. The re-development of the property in 2001 included a number of changes to the site designed to target residents who are interested in making the site an asset to the neighborhood and reduce the inappropriate activity the site was previously known for. These improvements reduced area crime and continues to highlight the need for stable, affordable housing opportunities in the neighborhood. Upon completion of the renovation the project will reserve 12 units for persons with special needs, as defined by HUD, mixed between the two sites. Support service space will be provided at a site accessible to the properties, will meet MSHDA's community space for supportive housing unit criteria and will be available on-demand.

Rental Unit Mix

<u>Income Target (AMI)</u>	<u># Bedrooms</u>	<u># Units</u>	<u>Net Rents</u>
30-80% (average 60% or less)	1	20	\$374-\$690
30 - PBV units	1	12	\$690

2018 Ingham County Area Median Incomes between 30-80% by family size:

1 person	\$15,540-\$41,440
2 person	\$17,760-\$47,360

Residential Amenities:

- Leadership in Energy and Environmental Rehab (LEED)
- Modern kitchen with full appliance package
- Computer outlets and cable TV hook-ups
- Community Room with Kitchen (NEC)
- Raised Garden Beds

Management:

KMG Prestige Management, an experienced, professional management company, currently manages and will remain as the management agent.

Supportive Services:

CAHP has Memorandums of Understanding with both Advent House Ministries and Community Mental Health to provide both support services and peer mentoring at Walnut Street, previously made possible with a grant with the City of Lansing/HUD CoC funds. Because this funding will be redirected 7/1/19, new funding sources and methods are required to allow for the ongoing housing of the clientele served. The proposed support service reserve account that will set aside funding for the continued provision of support services to special needs clients is a key factor in the success of these residents.

FINANACIAL CAPABIITY

Type of Financing:

The financing mechanisms planned for this proposal are the Low Income Housing Tax Credit (LIHTC) program, administered by the Michigan State Housing Development Authority (MSHDA) and owner equity contributions. The City of Lansing has committed funds from the Lead Safe Lansing program to reduce lead paint hazards at Walnut Street Apartments.

DEVELOPMENT TEAM

Outlined below are the team members assembled to develop, design, construct, manage and finance this mixed use development.

Owner:	Walnut Street Limited Dividend Housing Association Limited Partners
General Partners:	CAHP GLHC, LLC Capital Area Housing Partnership
Developer:	Capital Area Housing Partnership
Architect:	Hooker DeJong Architects
Construction:	Rohde Construction Chad White, Vice President
Property Management:	KMG Prestige Management Karen Mead, Vice President
Support Service Partners:	Clinton, Eaton, Ingham Community Mental Health Brooke Hall, Housing Specialist/Mental Health Therapist Advent House Ministries Susan Cancro, Director
Syndicator:	Cinnaire Tom Edmiston, Affordable Vice President
Commercial Lender:	Dart Bank Kassie Rhodes, Vice President of Commercial Lending
Legal Counsel:	Lumberg, Freeman, Gleeson, Hicks & Khalil PLLC William Freeman, Member
Title Insurance:	Cinnaire Title Company Steve Smith, Vice President, Real Estate Services
Environmental Services:	ASTI Environmental

DEVELOPMENT SUMMARY

The Capital Area Housing Partnership (CAHP) became the owners of Walnut Street Apartments and Ferris Manor in November, 2018, following the dissolution of previous owners, the Greater Lansing Housing Coalition.

The developments include thirty-two (32) affordable housing units, 9 of which are currently reserved as permanent supportive housing (Walnut Street). The apartments are all one-bedroom units.

Renovations that address lead paint hazards, improve energy efficiency and upgrade systems that are nearing the end of their life cycle are planned as a part of the re-development and improvement to the properties. The addition of on-site management and support services for residents is included in the acquisition of 714 N Pine, which currently sits in the parking lot of the property. Project-based vouchers and support service reserves will allow the ongoing success of residents who rely on these programs to remain independently housed.

The walk-score ratings for the sites are 83 and 86, labeling them 'very walkable' to shopping, entertainment, schools, parks and medical facilities. The sites are both within ½ mile of downtown Lansing and the Neighborhood Empowerment Center (owned/operated by CAHP), a space that will be utilized to provide expanded support services to the residents.

The preservation of this project is in alignment with the City of Lansing's 'Design Lansing' revitalization plan which references the need for the maintenance and development of quality affordable housing as both a strategy for improving the city's neighborhoods as well as a way to expand housing choices for new and existing residents. Improvement to existing housing is listed as a building block to neighborhood stability (*Design Lansing, 2012 Comprehensive Plan*).

The developer/general partner, the Capital Area Housing Partnership (CAHP), of the project brings a long history of affordable housing development, management and community collaboration to the project. Capital Area Housing Partnership began as an East Lansing specific nonprofit in 1993 and has grown to provide affordable housing opportunities and community services throughout mid-Michigan. CAHP owns and develops projects similar to the proposed projects as well as administering programs that include development of affordable housing for homeownership, counseling and education programs, HERO (Homeowner Education & Resource Opportunities) home improvement classes, a Tuesday Toolmen (volunteer home improvements for seniors/persons with a handicap) program and ownership/management of the Neighborhood Empowerment Center, a building of non-profit service providers in Lansing as well as community space for education and service provision. CAHP brings a strong understanding of federal funding regulations and a staff and board with development, property management and compliance experience that will be valuable to the development and ongoing prosperity of this project.

ECONOMIC IMPACTS

The redevelopment of these buildings will provide quality, safe and sanitary, affordable housing for families/individuals/persons with special needs as a resource that is basic to public health, safety and welfare. Creating affordable housing opportunities for both income-qualified and market rate households also provides opportunities for job creation and/or retention. Additional consideration to the incorporation of energy efficient and green improvements in the project design improves the overall impact on the environment.

Short term benefits of the re-development of the property as mixed income, affordable housing creates both immediate employment opportunities and spending in the local economy. As with market-rate housing, research consistently shows that developing affordable housing creates jobs – both during construction and through new consumer spending after the units have been occupied. The impacts of building affordable rental housing are on par with the impacts of comparable market-rate units.

Using the same model that hundreds of local jurisdictions have used to quantify housing construction impacts within their borders, a 2010 report published by the National Association of Home Builders (NAHB) demonstrates the impact of building a 100-unit Housing Tax Credit development for families in a typical metropolitan area using national averages as model inputs. Updates to this report in 2014 estimate that building 1,000 units of rental housing leads to the creation of 1,130 jobs from the direct and indirect effects of construction and 42 jobs supported by the induced effects of the spending.

Extrapolating the data to account for the 32 planned redevelopment of units can expect the creation of 28 jobs from the direct and indirect effects of construction, and 2 jobs supported by the induced effects of the spending. In addition, the 32 households of the project will continue to provide local spending estimated at \$1,000,000 annually. This estimate is calculated utilizing the Housing Policy Department of the National Association of Home Builders (NAHB) economic model discussed below.

(The following is excerpted from the National Association of Home Builders 2010 Study: The Local Economic Impact of Typical Housing Tax Credit Developments. The full study can be found at:

http://www.nahb.org/fileUpload_details.aspx?contentTypeID=3&contentID=35801&subContentID=265044)

In 1996, the Housing Policy Department of the National Association of Home Builders (NAHB) developed an economic model to estimate the local economic benefits of home building. Although at first calibrated to a typical metropolitan area using national averages, the model could be adapted to a specific local economy by replacing national averages with specific local data for key housing market variables. The initial version of the model could be applied to single-family construction, multifamily construction, or a combination of the two.

In 2002, NAHB developed new versions of the model to analyze active adult housing projects and multifamily development financed with the Housing Tax Credit and a version of the model that analyzes remodeling. Results from NAHB's local impact model have been used by outside organizations such as universities, state housing authorities and affordable housing agencies.

The NAHB model is divided into three phases: (Phases I and II are one-time effects.)

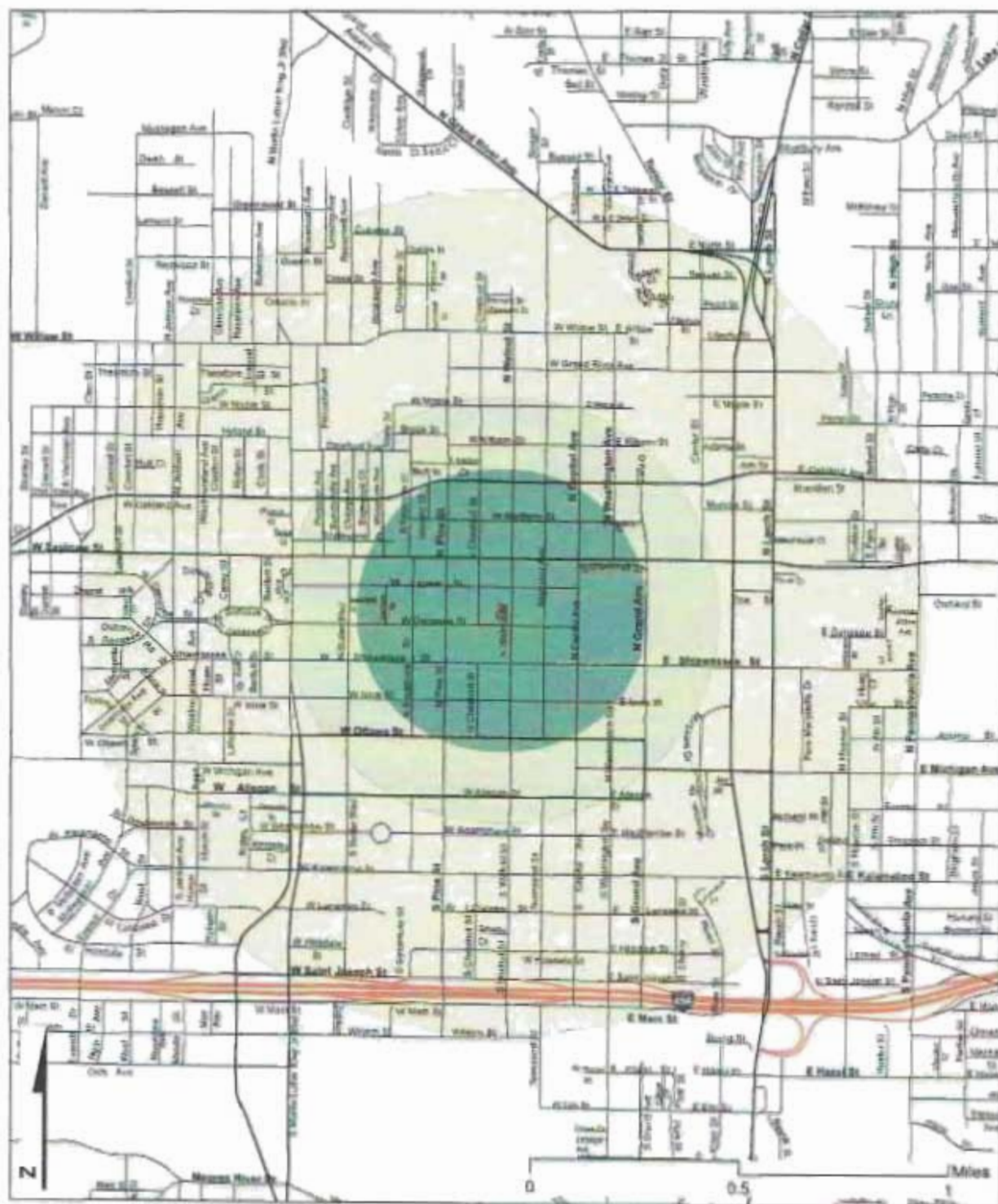
Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. The jobs, wages, and local taxes (including permit, utility connection and impact fees) generated by the actual development and construction of the property. These jobs include on-site and off-site construction work as well as jobs generated in retail and wholesale sales of components, transportation to the site, and the professional services required to build the property and deliver it for occupancy.

Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services and so on. This continuing recycling of income back into the community is usually called a multiplier or ripple effect.

Phase III is an ongoing, annual effect that includes payments to the municipality and the result of the completed unit being occupied. A household moving into a community generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local business proprietors. In a typical, local area, the household will also pay 1.25% of its income to the local municipality in the form of various taxes and user fees, and a fraction of this will become income for the local government employees. This is the first step in another set of economic ripples that cause a permanent increase in the level of economic activity, jobs, wages and local receipts.

CAHP Site Buffer Zones

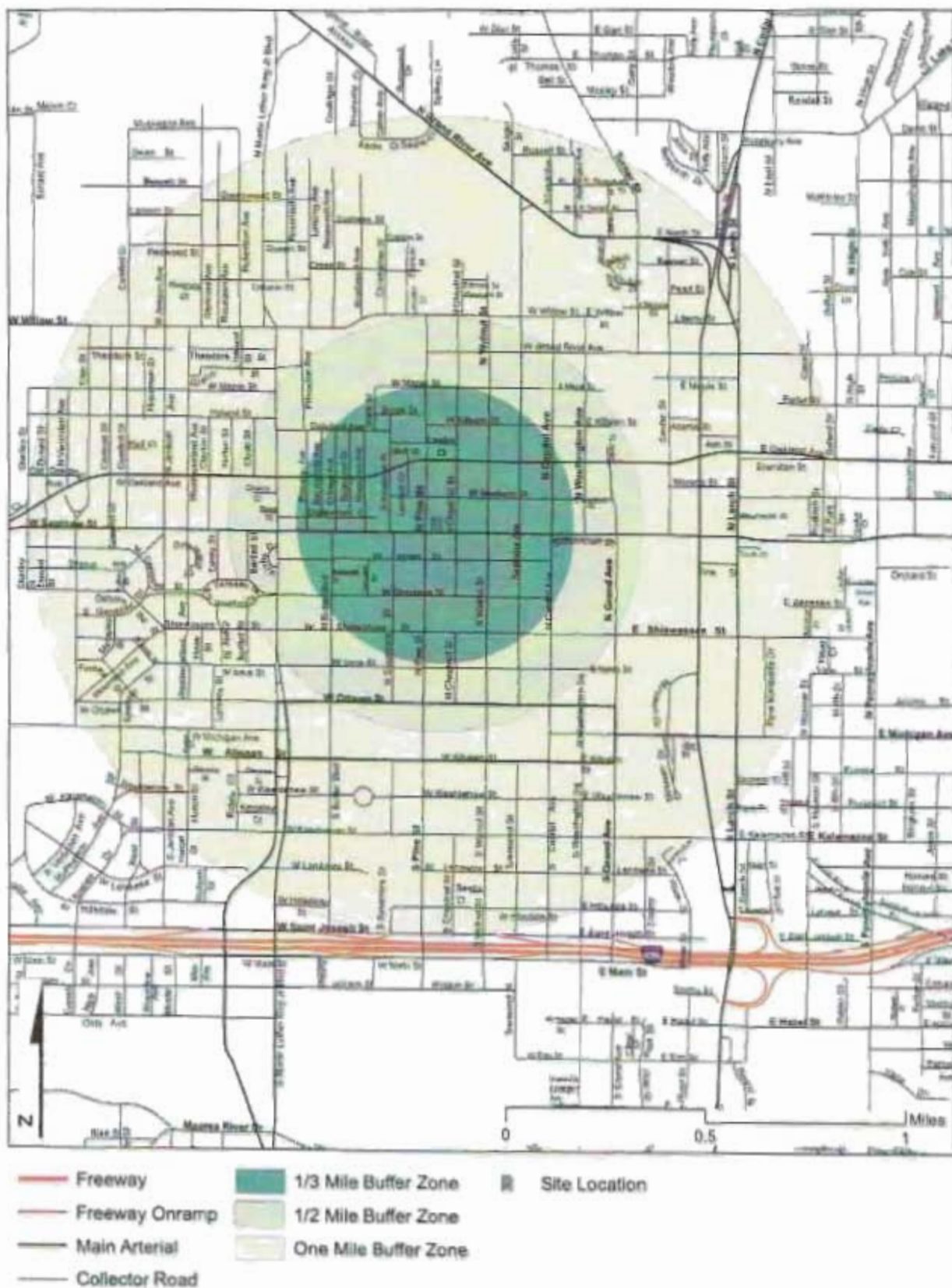
517 N Walnut



- Freeway
- Freeway Onramp
- Main Arterial
- Collector Road
- 1/3 Mile Buffer Zone
- 1/2 Mile Buffer Zone
- One Mile Buffer Zone
- Site Location

CAHP Site Buffer Zones

516 W Saginaw



Instructions

TOTAL DEVELOPMENT COSTS				Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition													
Land		94	3,000	0%	0	0							
Existing Buildings		1,150	37,000	100%	37,000	0							
Other		0	0	0%	0	0							
Subtotal		1,250	40,000										
Construction/Rehabilitation													
Off Site Improvements		0	0	100%	0	0							
On site Improvements		2,719	87,000	100%	87,000	0							
Landscaping and Irrigation		3,125	100,000	100%	100,000	100,000							
Structures		53,219	1,703,000	100%	1,703,000	1,703,000							
Community Building and/or Maintenance Facility		3,125	100,000	100%	100,000	100,000							
Construction not in Tax Credit Basis (i.e. Carports and Commercial Space)		0	0	0%	0	0							
General Requirements % of Contract 10.35%	Within Range	5,438	206,000	100%	206,000	206,000							
Builder Overhead % of Contract 2.54%	Within Range	1,469	47,000	100%	47,000	47,000							
Builder Profit % of Contract 6.78%	Within Range	4,750	152,000	100%	152,000	152,000							
Permits, Bond Premium, Tap Fees, Cost Cert		2,030	64,000	100%	64,000	64,000							
Other		0	0	100%	0	0							
Subtotal		76,844	2,439,000										
15% of acquisition and \$15,000/unit test: null													
Professional Fees													
Design/Architect Fees		3,750	120,000	100%	120,000	120,000							
Supervisory Architect Fees		188	6,000	100%	6,000	6,000							
Engineering/Survey		866	31,000	100%	31,000	31,000							
Other Audit		188	6,000	100%	6,000	6,000							
Subtotal		6,894	163,000										
Interim Construction Costs													
Property & Casualty Insurance		313	10,000	100%	10,000	10,000							
Construction Loan Interest	Override	2,777	89,879	67%	59,253	59,253							
Title Work		469	15,000	100%	15,000	0							
Legal Fees (in Tax Credit Basis)		1,250	40,000	100%	40,000	0							
Construction Taxes		125	4,000	100%	4,000	4,000							
Other Origination		219	7,000	100%	7,000	7,000							
Subtotal		5,162	154,879										
Permanent Financing													
Loan Commitment Fee to MSHDA	2%	1,424	45,579	0%	0	0							
Other		0	0	0%	0	0							
Subtotal		1,424	45,579										
Other Costs (in Basis)													
Application Fee		0	0	100%	0	0							
Market Study		209	6,500	100%	6,500	6,500							
Environmental Studies		375	12,000	100%	12,000	12,000							
Cost Certification		286	8,500	100%	8,500	8,500							
Equipment and Furnishings		1,583	50,000	100%	50,000	0							
Temporary Tenant Relocation		0	0	100%	0	0							
Construction Contingency		5,000	160,000	100%	160,000	160,000							
Appraisal and C.N.A.		188	5,000	100%	5,000	5,000							
Other		0	0	100%	0	0							
Subtotal		7,883	242,000										
Other Costs (NOT in Basis)													
Start-up and Organization		0	0	0%	0	0							
Tax Credit Fee (Based on 2017 QAP)	34,223 Out of Range	1,410	45,104	0%	0	0							
Compliance Monitoring Fee (Based on 2017 QAP)		475	15,200	0%	0	0							
Marketing Expenses		156	5,000	0%	0	0							
Syndicator Legal Fees		313	10,000	0%	0	0							
Rent Up Allowance	months	0	0	0%	0	0							
Other Points		94	3,000	0%	0	0							
Subtotal		2,447	78,304										
Summary of Acquisition Price													
Attributed to Land	3,000	1st Mortgage Balance	0										
Attributed to Existing Structures	37,000	Subordinate Mortgage(s)	0										
Other	0	Subordinate Mortgage(s)	0										
Fixed Price to Seller	40,000	Subordinate Mortgage(s)	0										
Premium/Deficit vs. Existing Debt	40,000												
Appraised Value													
"Encumbered As-Is" value as determined by appraiser	Value As Is	40,000											
Plus 5% of Appraised Value	0	Override	0										
LESS Fixed Price to the Seller	40,000												
Surplus/Gap	Within Range	0											
Project Reserves													
Operating Assurance Reserve 2.0 months Funded in Cat	1,133	36,269	0%	0	0								
Replacement Reserve Required	700	22,400	0%	0	0								
Operating Deficit Reserve	2,856	91,377	0%	0	0								
Rent Subsidy Reserve	0	0	0%	0	0								
Syndicator Hold Reserve	0	0	0%	0	0								
Rent Lag Escrow	0	0	0%	0	0								
Tax and Insurance Escrow	366	11,778	0%	0	0								
Other Support Service Reserve	7,813	250,000	0%	0	0								
Other	0	0	0%	0	0								
Subtotal	12,870	411,824											
Miscellaneous													
Deposit to Development Operating Account (IMGRF Not Required)	0	0	0%	0	0								
Other (Not in Basis)	0	0	0%	0	0								
Other (in Basis)	0	0	100%	0	0								
Other (in Basis)	0	0	100%	0	0								
Subtotal	0	0											
Total Acquisition Costs													
Total Construction Hard Costs													
Total Non-Construction ("Soft") Costs													
Developer Overhead and Fee													
Maximum 506,801	15,838	506,801	100%	506,801	506,801								
7.5% of Acquisition/Project Reserves	Override	85 Attribution Test											
15% of All Other Development Costs		null											
Total Development Cost													
TOTAL DEVELOPMENT SOURCES													
MSHDA Permanent Mortgage	0.00%	0	0										
Conventional/Other Mortgage	0.00%	0	0										
Equity Contribution from Tax Credit Syndication	81.27%	104,410	3,341,210										
MSHDA MSP Funds	0.00%	0	0										
MSHDA HOME or Housing Trust Funds	0.00%	0	0										
MSHDA Preservation Fund	0.00%	0	0										
Other MSHDA	0.00%	0	0										
Local HOME	9.24%	11,875	380,000										
Income from Operations	0.00%	0	0										
Other Equity	0.00%	0	0										
Transferred Reserves	3.58%	4,617	147,735										
Other	0.00%	0	0										
Other	0.00%	0	0										
Deferred Developer Fee	5.99%	7,378	242,442										
Total Permanent Sources													
Sources Equal Uses?													
Balanced 0													
MSHDA Construction Loan													
Construction Loan Rate 5.200%	71,218	2,278,361											
Repaid from equity prior to final closing		2,278,361											
Eligible Basis for LHFC/CAP													
Acquisition 30,000	1,263												
Construction 4,204,865	376,438	Override											
Acquisition Credit % 3.29%	379,721												
Rehab/Non Const Credit % 9.00%	50,880												
Qualified Percentage 100.00%	50,880	Override											
OCF/DGA Basis Boost 120%	3,341,210												
Historic?	No												
Value of LHFC/CAP													
Acquisition 1,263													
Construction 376,438	Override												
Total Yr Credit 379,721													
Equity Price 50,880													
Equity Effective Price 50,880	Override												
Equity Contribution 3,341,210													
Initial Owner's Equity Calculation													
Equity Contribution from Tax Credit Syndication	3,341,210												
Snowfield Equity													
Historic Tax Credit Equity													
General Partner Capital Contributions													
Other Equity Sources													
New Owner's Equity													
3,341,210													
Existing Reserve Analysis													
DCB Interest Insurance: 11,778													
Rep. Reser. 73,222													
ORC 62,725													
DCB Principal Other:													

Development: Walnut/Fern
 Financing: N/A
 MSHDA No.: 1615
 Step: Notice of Intent to Apply
 Date: 02/10/2019
 Type: Preservation - LHIC

Instructions

TOTAL DEVELOPMENT COSTS		Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition						
Land	94	3,000	0%	0	0	
Existing Buildings	1,166	37,000	100%	37,000	0	
Other:	0		0%	0	0	
Subtotal	1,260	40,000				
Construction/Rehabilitation						
Off Site Improvements	0	0	100%	0	0	
On-site Improvements	2,719	87,000	100%	87,000	0	
Landscaping and Irrigation	9,125	100,000	100%	100,000	100,000	
Structures	53,219	1,703,000	100%	1,703,000	1,703,000	
Community Building and/or Maintenance Facility	3,125	100,000	100%	100,000	100,000	
Construction not in Tax Credit bases (i.e. Carpets and Commercial Space)	0	0	0%	0	0	
General Requirements % of Contract 10.35% Within Range	6,428	206,000	100%	206,000	206,000	
Builder Overhead % of Contract 2.34% Within Range	1,460	47,000	100%	47,000	47,000	
Builder Profit % of Contract 5.78% Within Range	4,750	152,000	100%	152,000	152,000	
Permits, Bond Premium, Tap Fees, Cost Cert	2,500	64,000	100%	64,000	64,000	
Other:	0	0	100%	0	0	
Subtotal	78,844	2,469,000				
Professional Fees						
Design Architect Fees	3,750	120,000	100%	120,000	120,000	
Supervisory Architect Fees	188	6,000	100%	6,000	6,000	
Engineering/Survey	589	31,000	100%	31,000	31,000	
Other: Audit	188	6,000	100%	6,000	6,000	
Subtotal	5,664	163,000				
Interior Construction Costs						
Property & Casualty Insurance	313	10,000	100%	10,000	10,000	
Construction Loan Interest	2,777	88,879	67%	59,253	59,253	
Title Work	409	15,000	100%	15,000	0	
Legal Fees (in Tax Credit Basis)	1,250	40,000	100%	40,000	0	
Construction Taxes	125	4,000	100%	4,000	4,000	
Other: Origination	219	7,000	100%	7,000	7,000	
Subtotal	5,162	154,879				
Permanent Financing						
Loan Commitment Fee to MSHDA	2%	1,424	45,579	0%	0	0
Other:	0		0%	0	0	
Subtotal	1,424	45,579				
Other Costs (in Basis)						
Application Fee	0		100%	0	0	
Market Study	203	6,500	100%	6,500	6,500	
Environmental Studies	375	12,000	100%	12,000	12,000	
Cost Certification	386	8,500	100%	8,500	8,500	
Equipment and Furnishings	1,563	50,000	100%	50,000	0	
Temporary Tenant Relocation	0	0	100%	0	0	
Construction Contingency	5,000	160,000	100%	160,000	160,000	
Appraisal and G.N.A.	159	5,000	100%	5,000	5,000	
Other:	0		100%	0	0	
Subtotal	7,543	242,000				
Other Costs (NOT in Basis)						
Start-up and Organization	0		0%	0	0	
Tax Credit Fees (based on 2017 GAP)	24,223	45,124	0%	0	0	
Compliance Monitoring Fee (based on 2017 GAP)	475	15,200	0%	0	0	
Marketing Expense	156	5,000	0%	0	0	
Syndication Legal Fees	313	10,000	0%	0	0	
Rent Up Allowance	0	0	0%	0	0	
Other: Points	34	3,000	0%	0	0	
Subtotal	2,447	78,304				
Summary of Acquisition Price						
Attributed to Land	3,000	1st Mortgage Balance	0			
Attributed to Existing Structures	37,000	Subordinate Mortgage(s)				
Other:	0	Subordinate Mortgage(s)				
Fixed Price to Seller	40,000	Subordinate Mortgage(s)				
Premium/Deficit vs Existing Debt						
			40,000			
Appraised Value						
"Encumbered As-Is" value as determined by appraisal			40,000		Override	
Plus 5% of Appraised Value			0			
LESS Fixed Price to the Seller			40,000			
Surplus/Gap			0		Within Range	
Construction Loan Terms						
Construction Loan Term		Months	12			
Construction Contract		Months	6			
Holding Period (50% Test)		Months	18			
Construction Loan Period		Months				
Initial Owner's Equity Calculation						
Equity Contribution from Tax Credit (syndication)			3,341,210			
Brownfield Equity						
Historic Tax Credit Equity						
General Partner Capital Contributions						
Other Equity Sources						
New Owner's Equity			3,341,210			

Project Reserves		Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Operating Assurance Reserv	2.0 months Funded in Cash	1,133	36,269	0%	0	0
Replacement Reserve	Required	700	22,400	0%	0	0
Operating Deficit Reserve		2,859	91,377	0%	0	0
Rent Subsidy Reserve		0	0	0%	0	0
Syndicator Hold Reserve		0	0	0%	0	0
Rent Lag Escrow		0	0	0%	0	0
Tax and Insurance Escrows		368	11,778	0%	0	0
Other: Support Service Reserves		7,813	250,000	0%	0	0
Other:		0	0	0%	0	0
Subtotal		12,870	411,824			
Macellaneous						
Deposit to Development Operating Account (IMGR) Not Required		0	0	0%	0	0
Other (Not in Basis)		0	0	0%	0	0
Other (in Basis)		0	0	100%	0	0
Other (in Basis)		0	0	100%	0	0
Subtotal		0	0			
Total Acquisition Costs						
		1,260	40,000			
Total Construction Hard Costs						
		78,844	2,469,000			
Total Non-Construction ("Soft") Costs						
		34,550	1,105,664			
Developer Overhead and Fee						
Maximum	506,801		506,801	100%	506,801	506,801
7.5% of Acquisition/Project Reserves	Override					
15% of All Other Development Costs	5% Attribution Test					
Subtotal		15,839	506,801			
Total Development Cost						
		128,481	4,111,387			
TOTAL DEVELOPMENT SOURCES						
MSHDA Permanent Mortgage	0.00%	0	0			
Conventional/Other Mortgage	0.00%	0	0			
Equity Contribution from Tax Credit Syndication	81.27%	104,413	3,341,210			
MSHDA NSP Funds	0.00%	0	0			
MSHDA HOME or Housing Trust Funds	0.00%	0	0			
MSHDA Preservation Fund	0.00%	0	0			
Other MSHDA	0.00%	0	0			
Local HOME	0.24%	11,875	380,000			
Income from Operations	0.00%	0	0			
Other Equity	0.00%	0	0			
Transferred Reserves	3.56%	4,617	147,735			
Other	0.00%	0	0			
Other	0.00%	0	0			
Deferred Developer Fee	5.93%	7,575	242,442			
Total Permanent Sources			4,111,387			
Sources Equal Uses?						
Surplus/Gap			Balanced			
MSHDA Construction Loan						
Construction Loan Rate	5.200%	71,218	2,278,961			
Repaid from equity prior to final closing			2,278,961			
Eligible Basis for LHIC/TCAP						
Acquisition	39,000	Value of LHIC/TCAP	1,283			
Construction	4,204,855	Construction	378,438	Override		
Acquisition Credit %	3.25%	Total Yr Credit	379,721			
Rehab/Pres Const Credit %	0.00%	Equity Price	\$0.8800			
Qualified Percentage	100.00%	Equity Effective Price	\$0.8800	Override		
QCTODA Basis Boost	120%	Equity Contribution	3,341,210			
Historic?	No					
Existing Reserve Analysis						
OCE Interest						
Insurance						
Taxes			11,778			
Rep. Reserv			73,222			
OCE			62,730			
OCE Principal						
Other						

Cash Flow Projections

Development Walnut/Ferris
Financing N/A
MSHDA No. 1615;
Stop Notice of Intent to Apply
Date 02/13/2019
Type Preservation - LIHTC

	Initial Inflation	Starting in Yr	Future Inflation	1	2	3	4	5	6	7	8	9	10
Income													
Annual Rental Income	1.0%	6	2.0%	261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Annual Non-Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Expenses													
Vacancy Loss	8.0%	6	8.0%	20,907	21,116	21,327	21,540	21,756	22,191	22,635	23,087	23,549	24,020
Management Fee	3.0%	1	3.0%	16,864	17,370	17,891	18,428	18,981	19,550	20,136	20,741	21,363	22,004
Administration	3.0%	1	3.0%	26,000	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924
Project-paid Fuel	3.0%	6	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Common Electricity	4.0%	6	3.0%	18,000	18,720	19,469	20,248	21,057	21,889	22,740	23,610	24,511	24,411
Water and Sewer	5.0%	6	5.0%	32,000	33,600	35,260	37,044	38,896	40,841	42,883	45,027	47,279	49,643
Operating and Maintenance	3.0%	1	3.0%	37,500	38,625	39,784	40,977	42,207	43,473	44,777	46,120	47,504	48,929
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,346	10,318	10,285	10,245	10,199	10,308	10,415	10,520	10,622	10,722
Insurance	3.0%	1	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Replacement Reserve	3.0%	1	3.0%	9,600	9,888	10,185	10,490	10,805	11,129	11,463	11,807	12,161	12,526
Other: Professional Fees	3.0%	1	3.0%	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438
Other: Investor Service Fee	3.0%	1	3.0%	2,400	2,472	2,540	2,623	2,701	2,782	2,866	2,952	3,040	3,131
Subtotal: Operating Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Cash Flow/(Deficit)				43,719	39,740	35,559	31,169	26,560	24,274	21,836	19,238	16,473	13,532
Cash Flow Per Unit				1,366	1,242	1,111	974	830	759	682	601	515	423
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Interest Rate on Reserves 3%

Average Cash Flow as % of Net Income

Operating Deficit Reserve (ODR) Analysis

Maintained Debt Coverage Ratio (Hard Debt) 1.00
Maintained Operating Reserve (No Hard Debt) 250

Initial Balance	Initial Deposit	91,377	94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227
Total Annual Draw to achieve 1.0 DCR		0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR		0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR		0	0	0	0	0	0	0	0	0	0
Interest		2,741	2,824	2,908	2,996	3,085	3,178	3,273	3,371	3,473	3,577
Ending Balance at Maintained DCR		94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227	122,803
Maintained Cash Flow Per Unit		1,366	1,242	1,111	974	830	759	682	601	515	423
Maintained Debt Coverage Ratio on Part A Loan		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR		16,810									
Non-standard ODR		74,567									

Operating Assurance Reserve Analysis

Required in Year: 1

Initial Balance	Initial Deposit	36,269	37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323
Interest Income		1,068	1,121	1,154	1,189	1,225	1,261	1,299	1,338	1,378	1,420
Ending Balance		37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323	48,743

Cash Flow Projections

	Initial Inflator	Starting in Yr	Future Inflator	11	12	13	14	15	16	17	18	19	20
Income													
Annual Rental Income	1.0%	6	2.0%	308,257	312,382	316,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Annual Non-Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				308,257	312,382	316,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Expenses													
Vacancy Loss	8.0%	6	8.0%	24,501	24,091	25,490	26,000	26,520	27,051	27,592	28,143	28,708	29,280
Management Fee	3.0%	1	3.0%	22,664	23,344	24,044	24,765	25,508	26,274	27,062	27,874	28,710	29,571
Administration	3.0%	1	3.0%	34,942	35,990	37,070	38,182	39,327	40,507	41,722	42,974	44,263	45,591
Project-paid Fuel	3.0%	6	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Common Electricity	4.0%	6	3.0%	25,144	25,898	26,675	27,475	28,299	29,148	30,023	30,924	31,851	32,807
Water and Sewer	5.0%	6	5.0%	52,125	54,731	57,487	60,341	63,358	66,528	69,852	73,345	77,012	80,862
Operating and Maintenance	3.0%	1	3.0%	50,397	51,909	53,488	55,070	56,722	58,424	60,176	61,982	63,841	65,758
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,818	10,911	11,000	11,085	11,166	11,242	11,313	11,378	11,437	11,490
Insurance	3.0%	1	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Replacement Reserve	3.0%	1	3.0%	12,902	13,289	13,687	14,096	14,521	14,956	15,405	15,867	16,343	16,834
Other: Professional Fees	3.0%	1	3.0%	10,751	11,074	11,406	11,748	12,101	12,464	12,838	13,223	13,619	14,028
Other: Investor Service Fee	3.0%	1	3.0%	3,225	3,322	3,422	3,524	3,630	3,739	3,851	3,967	4,086	4,208
Subtotal: Operating Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Cash Flow(Deficit)				10,408	7,092	1,574	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Cash Flow Per Unit				325	222	112	(51)	(128)	(259)	(397)	(543)	(698)	(861)
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves													
				3%									
Operating Deficit Reserve (ODR) Analysis													
Maintained Debt Coverage Ratio (Hard Debt)				1.00									
Maintained Operating Reserve (No Hard Debt)				250									
Initial Balance				91,377	122,803	126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953
Total Annual Draw to achieve 1.0 DCR				0	0	0	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Total Annual Deposit to achieve Maintained DCR				0	(908)	(4,426)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
Total 1.0 DCR and Maintained DCR				0	(908)	(4,426)	(8,154)	(12,104)	(16,285)	(20,708)	(25,385)	(30,328)	(35,549)
Interest				3,684	3,795	3,681	3,865	3,736	3,485	3,101	2,673	1,889	1,035
Ending Balance at Maintained DCR				126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953	34,514	(0)
Maintained Cash Flow Per Unit				325	250	250	250	250	250	250	250	250	250
Maintained Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR				16,810									
Non-standard ODR				74,567									
Operating Assurance Reserve Analysis													
Required in Year				1									
Initial Balance				36,269	48,743	50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746
Interest Income				1,462	1,506	1,551	1,598	1,646	1,695	1,746	1,798	1,852	1,908
Ending Balance				50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746	63,599	65,507

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 516 W. Saginaw Apartments/Ferris Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 516 W. Saginaw Apartments/Ferris Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING FOR THE PURPOSES OF RENAMING THE PROJECT SPONSOR AND PROVIDING FOR AN EXTENSION OF A SERVICE CHARGE IN LIEU OF TAXES FOR EXISTING LOW INCOME FAMILY UNITS FOR A PROJECT KNOWN AS 516 W. SAGINAW APARTMENTS/FERRIS MANOR, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING, MICHIGAN BE AMENDED TO READ AS FOLLOWS:

888.14. - 516 W. Saginaw Street Apartments.

(a) Purpose. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions, including the City of Lansing, to provide housing for citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended). The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act. It is further acknowledged that housing for persons of low income is a public necessity, and as the City will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuation of the provisions of this ordinance section for tax exemption and the service

charge in lieu of taxes during the period contemplated in this section are essential to the determination of economic feasibility of the housing development project which is to be constructed or rehabilitated and financed in reliance on such tax exemption and service charge.

The City acknowledges that the sponsor, as defined in this section of the ordinance, is a Michigan non-profit corporation and has offered, subject to receipt of an allocation under the Low Income Housing Tax Credit (LIHTC) program and a mortgage loan, to rehabilitate, own, and operate a housing development, identified as "516 W. Saginaw Rehabilitation Project", on certain property located in the City to serve persons of low income, and that the sponsor has offered to pay the City on account of this housing development an annual service charge for public service in lieu of taxes.

(b) Definitions.

(1) "Act" means the State Housing Development Authority Act, being Michigan Public Act 346 of 1966, as amended; MCL 125.1401 et seq.

(2) "Annual shelter rent" means the total collections during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants.

(3) "Authority" means the Michigan State Housing Development Authority; MCL 125.1401 et seq.

(4) "City" means the City of Lansing, a Michigan Municipal Corporation.

(5) "Commencement of construction" means the commencement of the rehabilitation of the existing facilities known as 516 W. Saginaw Apartments.

1 (6) "Housing development" means a development which contains a significant element of
2 housing for persons of low income and such elements of other housing, commercial, recreational,
3 industrial, communal, and educational facilities as the authority determines improve the quality
4 of the development as it relates to housing for persons of low income.

5 (7) "Low income persons or families" means low income persons or families as defined in
6 Section 15(a)(7) of the Act.

7 (8) "Mortgage loan" means a federally-aided or authority-aided mortgage or advance from the
8 authority, as defined in the Act, to the sponsor for the construction and/or permanent financing of
9 the housing development.

10 (9) "516 W. Saginaw Rehabilitation Project" and "the project" and "the housing development
11 project" mean the rehabilitation of the facilities at 516 W. Saginaw Street, Lansing, consisting of
12 approximately 23 residential apartment units. This includes the property described in the
13 following tax parcel identification number: ~~3301-09-363-051-6~~ 33-01-01-09-363-051. IN THE
14 EVENT OF A LOT COMBINATION WITH LOT 33-01-01-09-363-041 THE RESULTANT
15 LOT WILL BE SUBJECT TO THIS ORDINANCE.

16 (10) "Sponsor" means person(s) or entities which have applied to the authority for a mortgage
17 loan or for an allocation under the low income housing tax credit program to finance the project.
18 The sponsor under this section of the ordinance is ~~the Michigan Non-Profit Real Estate~~
19 ~~Development Corporation, doing business as Ferris Development, a Michigan nonprofit~~
20 ~~corporation~~ WALNUT FERRIS LDHA LP, OR ITS SUCCESSORS OR ASSIGNS WHICH CONTINUE TO
21 MEET ALL REQUIREMENTS HEREIN.

1 (11) "Utilities" mean fuel, water, sanitary sewer service and/or electrical service which are paid
2 by the housing development.

3 All terms referencing the Act but not defined in this section shall have the meanings given them
4 in the Act.

5
6 (c) Class of Housing Development. It is determined that the class of housing developments to
7 which the tax exemption shall apply and for which a service charge shall be paid in lieu of such
8 taxes shall be housing developments which are financed or assisted pursuant to the Act. It is
9 further determined that 516 W. Saginaw Apartments Rehabilitation Project is of this class.

10
11 (d) Establishment of Annual Service Charge in Lieu of Property Taxes.

12 (1) Subject to the conditions precedent in this section, the housing development project known as
13 the 516 W. Saginaw Apartments Rehabilitation Project and the property on which it is situated
14 shall be exempt from all property taxes for not more than A PERIOD ESTABLISHED IN
15 SECTION (H) HEREIN ~~30 years from and after the commencement of construction~~. The City
16 acknowledges that the sponsor and the authority have established the economic feasibility of the
17 housing development project in reliance upon the enactment and continuing effect of this section
18 and the qualification of the housing development project for the exemption from all property
19 taxes and a payment in lieu of taxes as established in this section, and in consideration of the
20 sponsor's offer, subject to receipt of a mortgage loan and an allocation under the LIHTC
21 program, to rehabilitate, own and operate the 516 W. Saginaw Street Apartments Rehabilitation

1 Project, the City agrees to accept payment of an annual service charge for public services in lieu
2 of all property taxes, provided the sponsor furnishes the City with proof of its annual certification
3 pursuant to the requirements of the Act and or at the request of the City, proof that the sponsor
4 has received and is maintaining its allocation of low income housing credits by the authority and
5 that the housing development project units have not increased, decreased or been altered in any
6 form, unless the City has otherwise amended the provisions of this section.

7 (2) In addition to the annual certification requirement in paragraph (1) of this subsection, the tax
8 exemption shall commence when the sponsor complies with Section 15a of the Act, which
9 provides: the owner of a housing project eligible for the exemption shall file with the local
10 assessing officer a notification of the exemption, which shall be in an affidavit form as provided
11 by the authority. The completed affidavit form first shall be submitted to the authority for
12 certification by the authority that the project is eligible for the exemption. The owner then shall
13 file the certified notification of the exemption with the local assessing officer before November 1
14 of the year preceding the tax year in which the exemption is to begin.

15 (3) The annual service charge shall be equal to four percent (4%) of the difference between the
16 annual shelter rents actually collected and utilities.

17
18 (e) Limitation on the Payment of the Annual Service Charge. Notwithstanding subsection (d), the
19 service charge to be paid each year in lieu of taxes for the part of the housing development
20 project which is tax exempt and which is occupied by other than low income persons or families
21 shall be equal to the full amount of the taxes that would otherwise be due and payable on that
22 portion of the housing development project if the project were not tax exempt.

1

2 (f) Payment of Service Charge. The service charge in lieu of taxes as determined under this
3 section shall be payable in the same manner as general property taxes are payable to the City
4 except that the annual payment shall be made on or before July 1 of the year following the year
5 upon which such charge is calculated. Notwithstanding the foregoing, the service charges
6 payable on or before July 1, 2006 through July 1, 2010, shall be deferred and will be due on or
7 before July 1, 2015.

8

9 (g) Contractual Effect of this Section. Notwithstanding the provisions of Section 15(a)(5) of the
10 Act to the contrary, a contract between the City and the sponsor, with the authority as third-party
11 beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as
12 previously described, is effectuated by enactment of this section.

13

14 (h) Duration; Commencement of Construction.

15 (1) The property tax exempt status of the housing development project approved by this section
16 shall remain in effect and shall not terminate so long as the mortgage loan for the housing
17 development project remains outstanding and unpaid, or for such period as the authority or other
18 governmental entity has any interest in the property or the project is subject to income and rent
19 restrictions under § 42 of the Internal Revenue Code, as amended; provided that the
20 rehabilitation of the housing development project commences within one year from the effective
21 date of this section, that the project is in part financed by low income housing tax credits from

1 the authority and that the number of units and the purposes for the housing development project
2 remain unchanged, subject to amendment in accordance with the law. If the rehabilitation of the
3 housing development project does not commence within one year from the effective date of this
4 section, this Section 888.14 of the ordinance shall automatically expire, terminate and be of no
5 effect. If the sponsor fails to obtain within one year of the effective date of this section low
6 income housing tax credits from the authority or changes the scope or purpose of the housing
7 development project without the consent of the people of the City, by and through its
8 representatives, and in accordance with the requirements of the law, this section shall
9 automatically expire, terminate and be of no effect.

10 (2) Except as provided in paragraph (1) of this subsection, the exemption from property taxes
11 shall terminate not later than 30 years from and after the date of the commencement of
12 construction; OR, IN THE EVENT THE FINANCING IS RESTUCUTRED BETWEEN
13 MARCH 25, 2019 AND MARCH 25, 2021, THE EXEMPTION FROM PROPERTY TAXES
14 SHALL TERMINATE NOT LATER THAN FIFTEEN (15) YEARS FROM AND AFTER THE
15 DATE OF COMMENCEMENT OF CONSTRUCTION FINANCED BY THE
16 RESTRUCTURING, WHICHEVER IS LATER.

17 SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF
18 ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS
19 HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE PORTER SENIOR
20 APARTMENTS.

21 SECTION 3. SHOULD ANY SECTION, CLAUSE OR PHRASE OF THIS
22 ORDINANCE BE DECLARED TO BE INVALID, THE SAME SHALL NOT AFFECT THE

1 VALIDITY OF THE ORDINANCE AS A WHOLE, OR ANY PART THEREOF OTHER THAN
2 THE PART SO DECLARED TO BE VALID.

3 SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT ON THE 30TH DAY AFTER
4 ENACTMENT UNLESS GIVEN IMMEDIATE EFFECT BY THE CITY COUNCIL.

5

6

*Lansing Brownfield
Redevelopment Authority*



RED CEDAR DEVELOPMENT PROJECT
203 S. Clippert Street, Lansing MI
Tax Parcel No.
33-01-01-14-426-001 (Portion)

Brownfield Plan #72

Revised February 12, 2019

Prepared with assistance from:
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Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
02 / 15 / 2019

Approved by the Lansing City Council –
____ / ____ / 2019

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**PROJECT SUMMARY SHEET: BROWNFIELD PLAN #72 –
Red Cedar Development Project**

The purpose of this Brownfield Plan (“Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 203 S. Clippert Street, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of this property.

Project Name: Red Cedar Development Project

Applicant/Developer: Entity Name: Continental/Ferguson Lansing, LLC
 (“Owner” or “Developer”)
Contact: Franklin E. Kass
Mailing Address: The Empire Building
150 E. Broad St.
Columbus, Ohio 43215
Phone: (614) 221-1800
Email: FKass@Continental-RealEstate.com

Eligible Property Location: The Eligible Property (“Property”) consists of one parcel located at:
203 S. Clippert Street

Parcel Information: Tax Parcel No.: 33-01-01-14-426-001 (Portion)

Property Size: 35.57-acres of 60.61-acres

Type of Eligible Property: Facility (Contaminated)

Project Description: Continental/Ferguson Lansing, LLC is a single-purpose Master Developer company formed to acquire land, finance land and infrastructure improvements, permit and develop land and infrastructure improvements, construct infrastructure improvements, and manage and dispose of building pads for a complex mixed-use transformational gateway development project (the “Project”). The Project’s Conceptual Master Plan dated January 18, 2019 is illustrated on page 11 of this Plan. Additional information and illustrations on the proposed Project are included in Exhibit D.

Infrastructure Improvements are scheduled to begin in Summer 2019 and development is anticipated to be completed by December 31, 2023, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.

Total Capital Investment: This Plan anticipates approximately \$250,288,345 in Total Capital Investments upon completion of this Project. See Exhibit D for additional information on the proposed Project.

Estimated Job Creation: Upon Project completion, up to 397 new local direct full-time equivalent jobs and up to 1,065 induced jobs will be created. During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over the construction period.

Estimated Duration of Plan

Capture: 30 years (2021-2050), 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 (2019-2050) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

Base Year of Plan: 2019

First Year of Plan Capture: 2021

Estimated Gain in Taxes:
(after Project completion)

	Current Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	(2019)	Starting in 2024 (when 100% completed)	Starting in 2024 (when 100% completed)
	\$0	\$52,494,526	\$ 52,494,526
Annual Taxes Paid	\$ -	\$3,537,889	\$ 3,537,889

Table 4b identifies the year to year assumptions made on the Future Taxable Estimates which include both Real and Personal property assumptions. For the Year 2024 Future Taxable Estimate of \$52,494,526, Real property makes up \$51,064,107 and Personal property is \$1,430,419.

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

Total New Taxes Available & Received by Taxing Units	\$ 8,932,441
Total New Taxes Available for Capture	\$ 123,454,516
Total New Taxes Available	\$ 132,386,957

The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$123,454,516. Table 1a identifies the total amount required for the Project's eligible activities and if sufficient revenues become available for capture the impact to each individual taxing jurisdiction could become as much as their proportionate share of \$128,401,380.

**Total New (Incremental) Taxes Captured
Breakdown Estimate:**
(Total Plan Duration, see Table 4d)

Total Taxes Captured Estimate: (Total Plan Duration)	<i>Estimated Tax Capture Period in Number of Years =</i>	30
Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration (2.5%)	\$ 2,009,344	\$ 66,978
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 40,000	\$ 1,333
BRA Local Brownfield Revolving Fund (LBRF) (2.5%)	\$ 2,009,344	\$ 66,978
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 4,341,006	\$ 173,640
Subtotal BRA & MBRF: BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF + MBRF	\$ 8,399,695	-
Local Taxes <u>Required</u> to Reimburse Project Eligible Activities	\$ 78,589,622	\$ 2,619,654
<i>Estimated Deficiency/Shortfall in Local Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (2,269,269)</i>	<i>-</i>
Estimated Local Taxes <u>Available</u> to Reimburse Eligible Activities	\$ 76,320,353	\$ 2,544,012
State School Taxes <u>Required</u> to Reimburse Project Eligible Activities	\$ 41,412,064	\$ 1,380,402
<i>Estimated Deficiency/Shortfall in State School Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (2,677,595)</i>	<i>-</i>
Estimated State School Taxes <u>Available</u> to Reimburse Project Eligible Activities	\$ 38,734,469	\$ 1,291,149
Subtotal <u>Required</u> : Project Eligible Activities	\$ 120,001,686	-
<i>Estimated Total Deficiency/Shortfall in Local Taxes & State School Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (4,946,864)</i>	<i>-</i>
Subtotal <u>Available</u> : Project Eligible Activities	\$ 115,054,822	-
Total New Tax Capture <u>Required</u> to Reimburse All Eligible Activities (See Table 1a)	\$ 128,401,380	\$ 4,308,986
<i>Estimated Total Deficiency/Shortfall in Local Taxes & State School Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (4,946,864)</i>	<i>-</i>
Total New Tax Capture <u>Available</u> to Reimburse All Eligible Activities	\$ 123,454,516	\$ 4,144,091

Note: Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in the Plan totaling \$ 120,001,686 (not including BRA Administration/Implementation, LBRF or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because the Plan estimates a deficiency/shortfall in potential tax capture.

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	0%	\$ -	\$ -
City Debt - Lansing	100%	\$ 473,001	\$ 15,767
Subtotal to Above	-	\$ 473,001	\$ 15,767
INGHAM COUNTY			
County Operating - General Operations	0.00%	\$ -	\$ -
County Operating - Indigent Veterans Support	0.00%	\$ -	\$ -
Potter Park Zoo & Potter Park (2016-20)	0.00%	\$ -	\$ -
Public Transportation - Elderly & Disabled (2016-20)	0.00%	\$ -	\$ -
Animal Control Shelter & Operating (2016-21)	0.00%	\$ -	\$ -
911 System - Emergency Telephone Services (2016-19)	0.00%	\$ -	\$ -
Juvenile Justice (2017-21)	0.00%	\$ -	\$ -
Justice (new complex)	0.00%	\$ -	\$ -
Farmland/Open Space Preservation (2019-28)	0.00%	\$ -	\$ -
Health Care Services (through 2019)	0.00%	\$ -	\$ -
Parks/Trails (through 2019)	0.00%	\$ -	\$ -
Subtotal to Above	-	\$ -	\$ -
Capital Region Airport Authority - CRAA	0.00%	\$ -	\$ -
Capital Area Transportation Authority - CATA	0.00%	\$ -	\$ -
LIBRARY			
Capital Area District Libraries - CADL	0.00%	\$ -	\$ -
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
ISD Operating	0.00%	\$ -	\$ -
ISD Special Education	0.00%	\$ -	\$ -
ISD Vocational Education	0.00%	\$ -	\$ -
COMMUNITY COLLEGE			
Lansing Community College - LCC	0.00%	\$ -	\$ -
Subtotal to Above	-	\$ -	\$ -
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100.00%	\$ 4,366,162	\$ 145,539
Lansing School District Debt (District #33020)	100.00%	\$ 4,093,277	\$ 136,443
Subtotal to Above	-	\$ 8,459,440	\$ 281,981
Subtotal of All of the Above	-	\$ 8,932,441	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	0.00%	\$ -	\$ -
Local School Operating - LSO	0.00%	\$ -	\$ -
Subtotal to Above	-	\$ -	\$ -
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 8,932,441	\$ -

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$128,401,380 (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 Project eligible activities are \$120,001,686. Project eligible activities as defined in this Plan are the eligible activities necessary for the Developer to complete its proposed Project. By way of adoption of this Plan, the Brownfield Plan will cap Project eligible activity costs at \$120,001,686 so long as there are available revenues. Project Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Project may not be fully reimbursed. The resultant deficiency/shortfall to the Project is estimated at \$4,946,864.

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	\$ 886,088
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 43,336
Lead and Asbestos Abatement Activities	\$ 28,500
Infrastructure Improvements Activities	\$ 24,439,013
Site Preparation Activities	\$ 17,218,107
Contingency (15%)	\$ 6,392,257
Interest (a)	\$ 70,819,385
<i>Subtotal</i>	<i>\$ 119,826,686</i>
Brownfield Plan & Work Plan Preparation (to Developer)	\$ 170,000
Brownfield Plan & Work Plan Implementation (to Developer)	\$ -
Local Application Fees (to Developer)	\$ 5,000
<i>Subtotal: To Project (b)</i>	<i>\$ 120,001,686</i>
Brownfield Redevelopment Authority (BRA) Administration (2.5%)	\$ 2,009,344
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 40,000
BRA Local Brownfield Revolving Fund (LBRF) (2.5%)	\$ 2,009,344
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006
<i>Subtotal: To BRA & State</i>	<i>\$ 8,399,695</i>
GRAND TOTAL	\$ 128,401,380

Note: (a) Interest as identified is gross interest (up to 6.5%) calculated on a combination of debt service obligations (Tax-Exempt Revenue Bond, Federally Taxable Revenue Bond, and Developer Financing) under this Plan. Actual interest and specific interest rates will vary amongst these debt service obligations. Bonded debt, for projection purposes, is currently calculated assuming only Federally Taxable Revenue Bonds can be issued by the Authority to fund eligible activities as defined herein. The final effective interest rate may be lower if: (a) bond counsel determines that a portion of the Bonds may be issued federally tax-exempt, (b) U.S. treasury rates decline from their current levels at the time of bond sale, or (c) credit risk spreads remain steady or decline from their current levels at the time of bond sale.

(b) Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in the Plan totaling \$ 120,001,686 (not including BRA Administration/Implementation, LBRF or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because the Plan estimates a deficiency/shortfall in potential tax capture.

INTRODUCTION

The City of Lansing, Michigan (“City”), established the Lansing Brownfield Redevelopment Authority (“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 (“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 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 prior written 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 one parcel and is located at 203 S. Clippert Street, Lansing Michigan. The Property is situated to the south of Michigan Ave and east and of S. Clippert Street as depicted on Figure 1 – Scaled Property Location Map. The Property contains 35.57-acres and is part of a larger 60.61-acre parcel in the City as depicted in Exhibit A on Figure 2 – Eligible Property Map.

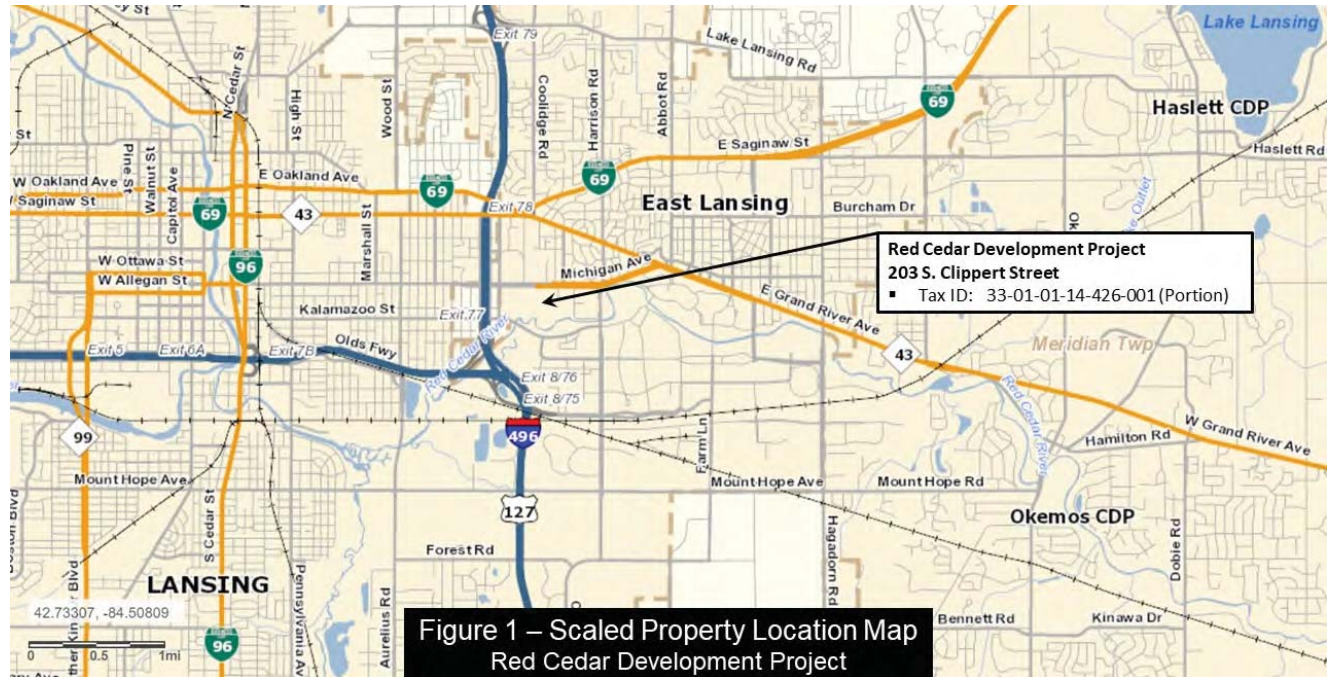


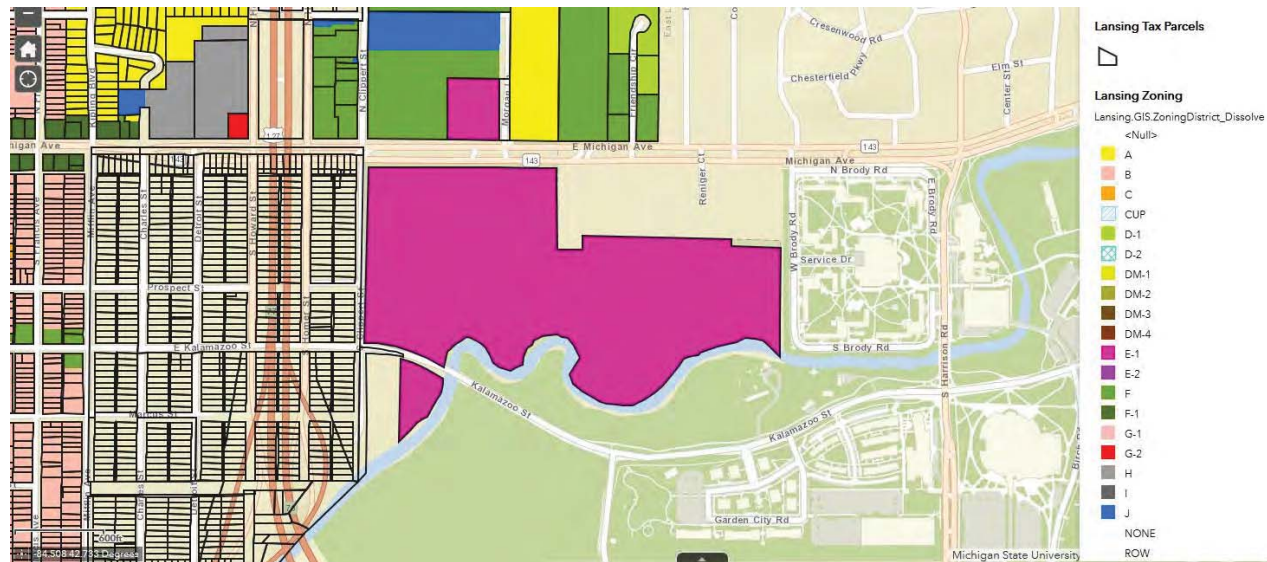
Figure 1 – Scaled Property Location Map
Red Cedar Development Project

The Eligible Property parcel is summarized in the below table. See Exhibit A, Legal Description-Eligible Property and Eligible Property Map (Figure 2). Below is a generalized map of the Eligible Property area and Project location.

Eligible Property			
Address	Tax ID	Approximate Acreage	Basis of Eligibility
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	35.57-acres of 60.61-acres	Facility



The Property is surrounded by commercial and multifamily parcels as well as the Red Cedar River. The Property is zoned “E-1” Apartment Shop District and this zoning district allows for the proposed Project development. The Zoning Map depicting the E-1 zoning is below. The Project will create a dense urban mixed-use development which reflects the vision of the City’s Master Plan.



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

The Property is currently a vacant former municipal Golf Course and parkland. This Property is located on the 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. Project is bordered on the south by the Red Cedar River. 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 downtown. The Project will retain public access to the Red Cedar River and a significant portion of the former golf course for the public.

The Property consists of one parcel of land that has been deemed a “facility” in accordance with Act 381 forming the parcel’s basis of eligibility. The parcel is located within the boundaries of the City of Lansing, Michigan.

The Project proposes to redevelop an underutilized, abandoned, vacant and contaminated property into a mixed-use development for the City 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 asbestos abatement, demolition of building and site conditions, environmental due care and additional response activities, site preparation, infrastructure improvements and redevelopment into a transformational mixed-use development project. The applicant has a strong desire to put this Property back to productive use and develop a community based transformational project on the prominent Michigan Avenue corridor next to the Michigan State University campus and boarder community of East Lansing. The Project's Conceptual Master Plan dated January 18, 2019 is illustrated on the next page of this Plan. Additional information and illustrations on the proposed Project are included in Exhibit D.

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/Project 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 public and commercial purpose; (b) the parcel comprised by the Property has 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	Approximate Acreage	Basis of Eligibility
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	35.57-acres of 60.61-acres	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, 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 the 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 the Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer/Project 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 (including interest) not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if and when available. Specifically, for DEQ Eligible Activities and MSF Non-Environmental Eligible Activities with associated interest, in the event that any amount is denied by the MDEQ or MSF/MEDC in an Act 381 Work Plan for the use of state school tax increment revenues, any portion of the denied eligible activities with associated interest will become a local-only tax increment revenue obligation from locally levied millages but the amount shall not exceed \$8.3 million if and when available within the duration of capture identified in this Plan. Specifically, for interest, in the event that interest requested in any amount is denied by the MDEQ or MSF/MEDC in an Act 381 Work Plan for the use of state school tax increment revenues, any portion of the denied interest will become a local-only tax increment revenue obligation from locally levied millages but the amount shall not exceed \$14,855,817 if and when available within the duration of capture identified in this Plan. In the event that additional local-only tax increment revenue from locally levied millages are needed beyond the 30-year total estimated Plan capture duration, if allowed under Act 381 a Brownfield Plan Amendment request will be made to the City which will require approval from the LBRA and City Council.

In accordance with this Plan and the associated 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 \$128,401,380 (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 Project eligible activities are \$120,001,686. By way of adoption of this Plan, the Brownfield Plan will cap Project eligible activity costs at \$120,001,686 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified Eligible Activities to the Project 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 \$123,454,516 in potential tax capture. If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be fully reimbursed.

The Project is planned to be completed by December 31, 2023. Therefore, the Authority shall not be obligated to reimburse Developer/Project eligible activities completed after December 31, 2024.

Pursuant to the Amended and Restated Real Estate Purchase and Development Agreement ("PDA Agreement"), no Project eligible activities, identified in this Plan, of the Developer under that PDA Agreement will be completed by, or paid for by a special assessment issued through, the Ingham County Drain Commissioner's office.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
		64.87%	35.13%	100.00%	100.00%
DEQ Eligible Activities					
Department-Specific Activities	\$ 1,041,240	\$ 675,498	\$ 365,742	\$ -	\$ -
DEQ Environmental Eligible Activities Total	\$ 886,088	\$ 574,844	\$ 311,244	\$ -	\$ -
MSF Eligible Activities					
Demolition Activities	\$ 43,336	\$ 28,114	\$ 15,222	\$ -	\$ -
Lead and Asbestos Abatement Activities	\$ 28,500	\$ 18,489	\$ 10,011	\$ -	\$ -
Infrastructure Improvements Activities	\$ 24,439,013	\$ 14,583,445	\$ 7,896,054	\$ 1,959,514	\$ -
Site Preparation Activities	\$ 17,218,107	\$ 11,170,147	\$ 6,047,960	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total	\$ 41,728,956	\$ 25,800,196	\$ 13,969,247	\$ 1,959,514	\$ -
Contingency (15%): DEQ Environmental	\$ 132,913	\$ 86,227	\$ 46,687	\$ -	\$ -
Contingency (15%): MSF Non-Environmental	\$ 6,259,343	\$ 4,060,713	\$ 2,198,631	\$ -	\$ -
<i>Sub Total: Contingencies</i>	<i>\$ 6,392,257</i>	<i>\$ 4,146,939</i>	<i>\$ 2,245,317</i>	<i>\$ -</i>	<i>\$ -</i>
Interest	\$ 70,819,385	\$ 45,943,666	\$ 24,875,719	\$ -	\$ -
Sub Total: EAs + Contingencies + Interest	\$ 119,826,686	\$ 76,465,646	\$ 41,401,526	\$ 1,959,514	\$ -
Brownfield Plan & Work Plan Preparation (to Developer)	\$ 170,000	\$ 19,462	\$ 10,538	\$ 140,000	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)	\$ -	\$ -	\$ -	\$ -	\$ -
Local Application Fees (to Developer)	\$ 5,000	-	-	\$ 5,000	-
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees	\$ 175,000	\$ 19,462	\$ 10,538	\$ 145,000	\$ -
Sub Total: EAs + Contingencies + Interest + Total Developer Administration	\$ 120,001,686	\$ 76,485,108	\$ 41,412,064	\$ 2,104,514	\$ -
Brownfield Redevelopment Authority (BRA) Administration (2.5%)	\$ 2,009,344	-	-	\$ 2,009,344	-
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 40,000	\$ 9,731	\$ 5,269	\$ 25,000	\$ -
BRA Local Brownfield Revolving Fund (LBRF) (2.5%)	\$ 2,009,344	-	-	\$ 2,009,344	-
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF	\$ 4,058,689	\$ 9,731	\$ 5,269	\$ 4,043,689	\$ -
Sub Total: EAs + Contingencies + Interest + Total Developer Administration + Total BRA	\$ 124,060,374	\$ 76,494,839	\$ 41,417,333	\$ 6,148,202	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006	-	-	-	\$ 4,341,006
GRAND TOTAL: EAs + Contingencies + Interest + Total Developer Administration + Total BRA + MBRF	\$ 128,401,380	\$ 76,494,839	\$ 41,417,333	\$ 6,148,202	\$ 4,341,006

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Project for Eligible Activities, Contingency and Interest	\$ 78,589,622
Total Local Tax Capture Eligible Activities, Contingency and Interest	\$ 78,589,622
Total Local Taxes to BRA Administration	\$ 2,009,344
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 34,731
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 2,009,344
Total Local Tax Capture to BRA	\$ 4,053,420
Total School Taxes to Project for Eligible Activities, Contingency and Interest	\$ 41,412,064
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 41,412,064
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 5,269
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ 5,269
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006
Total School Tax Capture to BRA & MBRF	\$ 4,346,275
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 4,058,689
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006
Total Capture Required for Project to be Reimbursed for all Eligible Activities	\$ 120,001,686
<i>Estimated Deficiency/Shortfall in Tax Capture Available for Project</i>	<i>(4,946,864)</i>
Total Capture Available for Project	\$ 115,054,822
GRAND TOTAL OF TAX CAPTURE AVAILABLE	\$ 123,454,516

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 Project for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2019 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2021. Estimates project that the Authority is expected to capture the tax increment revenues from 2021 through 2050 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 Project, annual payments to the State of Michigan Brownfield Redevelopment Fund (MBRF) 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 capture 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. Eligible activities are estimated at approximately \$128,401,380 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities to the Project 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 \$123,454,516 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 Project is estimated at \$4,946,864. If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be satisfied.

Additional Revenues Captured if Taxable Values Increase	
Estimated Eligible Activity Costs	\$128,401,380
Estimated Potential Tax Capture	\$123,454,516
Estimated Deficiency/Shortfall*	\$4,946,864

*Based upon Plan estimates of projected Taxable Value. Project eligible activity deficiency/shortfall amount shown will be reimbursed in accordance with Table 1a if Taxable Values increase over the 30-year capture period. The amount of tax increment revenue capture 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.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2019 - Base Year	\$ -	\$ -
2020	\$ -	\$ -
2021 - Start of Tax Capture	\$ 17,047,437	\$ 1,160,944
2022	\$ 36,042,518	\$ 2,433,068
2023	\$ 48,724,493	\$ 3,298,652
2024	\$ 52,494,526	\$ 3,557,754
2025	\$ 53,063,805	\$ 3,598,883
2026	\$ 53,801,075	\$ 3,649,574
2027	\$ 54,344,285	\$ 3,689,517
2028	\$ 55,037,953	\$ 3,738,044
2029	\$ 55,761,515	\$ 3,788,392
2030	\$ 57,623,727	\$ 3,902,766
2031	\$ 58,300,340	\$ 3,950,775
2032	\$ 58,953,756	\$ 3,997,633
2033	\$ 59,619,924	\$ 4,045,360
2034	\$ 60,352,675	\$ 4,096,977
2035	\$ 61,098,563	\$ 4,149,489
2036	\$ 61,893,545	\$ 4,204,915
2037	\$ 62,719,941	\$ 4,262,267
2038	\$ 64,686,530	\$ 4,383,748
2039	\$ 65,469,085	\$ 4,438,972
2040	\$ 66,230,032	\$ 4,493,153
2041	\$ 67,005,344	\$ 4,548,313
2042	\$ 67,848,876	\$ 4,607,474
2043	\$ 68,707,207	\$ 4,667,644
2044	\$ 69,616,319	\$ 4,730,843
2045	\$ 70,558,557	\$ 4,796,083
2046	\$ 72,642,724	\$ 4,925,571
2047	\$ 73,544,623	\$ 4,988,922
2048	\$ 74,426,703	\$ 5,051,353
2049	\$ 75,324,965	\$ 5,114,886
2050	\$ 76,293,291	\$ 5,182,546
Total Estimated Tax Increment Revenues Captured		\$ 123,454,516

NOTE: Eligible activities are estimated at approximately \$128,401,380 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities to the Project 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 \$123,454,516 (per above table) in potential tax capture. The resultant shortfall to the Project is estimated at \$4,946,864. However, if the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be satisfied.

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

It is proposed that bonds will be issued and sold by the Authority to pay the costs of eligible activities. Eligible activities in this Plan are to be financed by the Owner and proceeds from the sale of special obligation revenue bonds (Tax-Exempt Revenue Bonds and Federally Taxable Revenue Bonds {the “Revenue Bonds”}). Additionally, to the extent needed to meet bonded debt service obligations of the Authority to pay the cost of an improvement or service, the Developer will set up a Homeowners' Association (HOA) with the powers to levy assessments, if needed to service debt, against all real property (land) within the Eligible Property identified in this Plan.

The Project 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 eligible activities are estimated at approximately \$128,401,380.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority intends to issue its Revenue Bonds in accordance with Section 17 of the Act. Neither the Authority nor the City will make advances or incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan and the City will not incur any indebtedness to finance the purposes of this Brownfield Plan. The proposed bonds, while issued by the Authority, will be financed privately and will have a pledge of tax increment revenues generated by the Project as governed by the Agreement. The Authority will reimburse the proposed Developer or Bond Trustee for the cost of approved eligible activities, but only from tax increment revenues generated from the Eligible Property as available, and subject to the Reimbursement Agreement. 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.

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

Neither the Authority nor the City will make advances or incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan and the City will not incur any indebtedness to finance the purposes of this Brownfield Plan. The proposed bonds, while issued by the Authority, will be financed privately and will have a pledge of tax increment revenues generated by the Project as governed by the Agreement.

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 2021 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.

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) over a 30-year capture period. The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$123,454,516. Table 1a identifies the total amount required for the Project's eligible activities and if sufficient revenues become available for capture the impact to each individual taxing jurisdiction could become as much as their proportionate share of \$128,401,380. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C.

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	\$ 35,365,915	\$ -	\$ 35,365,915
City Debt - Lansing	\$ 473,001	\$ 473,001	\$ -
INGHAM COUNTY	-	-	-
County Operating - General Operations	\$ 11,620,541	\$ -	\$ 11,620,541
County Operating - Indigent Veterans Support	\$ 60,035	\$ -	\$ 60,035
Potter Park Zoo & Potter Park (2016-20)	\$ 745,886	\$ -	\$ 745,886
Public Transportation - Elderly & Disabled (2016-20)	\$ 1,091,541	\$ -	\$ 1,091,541
Animal Control Shelter & Operating (2016-21)	\$ 436,616	\$ -	\$ 436,616
911 System - Emergency Telephone Services (2016-19)	\$ 1,546,349	\$ -	\$ 1,546,349
Juvenile Justice (2017-21)	\$ 1,091,541	\$ -	\$ 1,091,541
Justice (new complex)	\$ 1,546,349	\$ -	\$ 1,546,349
Farmland/Open Space Preservation (2019-28)	\$ 254,693	\$ -	\$ 254,693
Health Care Services (through 2019)	\$ 636,732	\$ -	\$ 636,732
Parks/Trails (through 2019)	\$ 909,617	\$ -	\$ 909,617
Capital Region Airport Authority - CRAA	\$ 1,271,645	\$ -	\$ 1,271,645
Capital Area Transportation Authority - CATA	\$ 5,470,438	\$ -	\$ 5,470,438
LIBRARY	-	-	-
Capital Area District Libraries - CADL	\$ 2,838,006	\$ -	\$ 2,838,006
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	\$ 363,847	\$ -	\$ 363,847
ISD Special Education	\$ 8,197,834	\$ -	\$ 8,197,834
ISD Vocational Education	\$ -	\$ -	\$ -
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 6,926,189	\$ -	\$ 6,926,189
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	\$ 4,366,162	\$ 4,366,162	\$ -
Lansing School District Debt (District #33020)	\$ 4,093,277	\$ 4,093,277	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 10,915,406	\$ -	\$ 10,915,406
Local School Operating - LSO	\$ 32,165,338	\$ -	\$ 32,165,338
Totals	\$ 132,386,957	\$ 8,932,441	\$ 123,454,516
Total Tax Increment Revenues Captured			\$ 123,454,516

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

The Property is currently publicly owned and vacant. There are no persons residing on the Property. 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 on an annual basis totaling 2.50% of the annual available

local tax increment revenue (currently estimated to total \$2,009,344) during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City. 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.

The Authority anticipates collecting \$4,341,006 under this Plan for the State of Michigan Brownfield Redevelopment Fund {MBRF}. MBRF capture is reflective of the Project being completed.

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.

The Project is a transformation project from the Michigan State Capitol in downtown Lansing along the Michigan Avenue corridor connecting East Lansing and Michigan State University. This gateway project to the City establishes the largest mixed-use development tax base for a single project in Lansing's history on a City-owned Property that currently generates zero tax revenue.

This Project provides a means for job creation and new injection of capital into our economy and adds high-quality student housing directly adjacent to Michigan State University to serve a growing student population desiring diverse student housing options. Market rate and multigenerational housing will be brought to an area which is underserved from Millennials to Boomers, targeting faculty (MSU, Cooley Law, Lansing Community College, Davenport College, and MSU Alumni), professionals, medical, insurance, entrepreneurs and retirees.

EXHIBITS

EXHIBIT A

Legal Description - Eligible Property
Eligible Property Map
Continental/Ferguson Lansing, LLC – Red Cedar Development Project
203 S. Clippert Street, Lansing MI
Brownfield Plan #72

Legal Description: Red Cedar Development Property – North of Floodway

Land situated in the City of Lansing, County of Ingham, State of Michigan, described as follows and shown on the attached Eligible Property Map Survey (1 page) for:

Part of Lots 6, 15, 17, and Outlot "A", also vacated portion of Church Street, part of vacated Cooper Street, part of vacated Olin Avenue and vacated portion of Reniger Court (platted as Fredrick Street), Supervisor's Plat No. 1 as recorded in Liber 12 of Plats, Page 27, Ingham County Records; also part of the plat of Riverside as recorded in Liber 3 of Plats, Page 25, Ingham County Records; also part of the "Plat of the Subdivision of all that part of the Southeast quarter of Section 14 and all of that part of Section 23 lying North of the Cedar River" according to the True Copy of the Original recorded June 13th, 1856; also part of the Southwest 1/4 of Section 13 and part of the Southeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, all being more particularly described as follows; Commencing at the West 1/4 corner of Section 13 also being the East 1/4 corner of Section 14, T4N, R2W; thence S00°33'40"W, 119.50 feet along the West line of Section 13 and the East line of Section 14 to the South line of Michigan Avenue and the North line of Lot 19 of Supervisor's Plat No. 1; thence S89°49'55"W, 1.85 feet along the South line of Michigan Avenue to the Northwest corner of Supervisor's Plat No. 1 and the Point of Beginning of following described parcel; thence S00°44'26"W (platted as South), 540.51 feet along the West line of Supervisor's Plat No. 1 to the Southwest corner of Lot 23; thence S89°58'26"E (platted as N89°15'E), 182.60 feet along the South line of Lot 23 and its Easterly extension; thence N00°22'22"W, 100.00 feet along the West line of the East 1/2 of vacated Olin Avenue; thence S89°58'26"E, 998.91 feet along the North line of the South 100 feet of the East 1/2 of vacated Olin Avenue, the North line of the South 100 feet of Lot 17, the North line of the South 100 feet of vacated Cooper Street, the North line of the South 100 feet of Lot 15, the North line of the South 100 feet of vacated portion of Reniger Court (platted as Fredrick Street) and the North line of the South 100 feet of Lot 6 to the East line of Lot 6; thence S00°15'20"E, 50.00 feet along the East line of Lot 6; thence N89°49'17"E, 330.21 feet to the East line of Supervisor's Plat No. 1; thence S00°16'54"E (platted as S01°09'E), 690.78 feet to the Northerly floodway limit of the Red Cedar River; thence along said floodway limit, the following thirty (30) courses:

- 1) N46°10'15"W, 15.48 feet;
- 2) N56°47'13"W, 30.48 feet;
- 3) N55°43'09"W, 66.24 feet;

- 4) N65°03'09"W, 93.92 feet;
- 5) N64°01'30"W, 216.39 feet;
- 6) N70°25'57"W, 74.47 feet;
- 7) N61°25'31"W, 56.19 feet;
- 8) N60°47'42"W, 67.03 feet;
- 9) N57°32'05"W, 71.96 feet;
- 10) N65°20'26"W, 16.79 feet;
- 11) N57°44'47"W, 53.83 feet;
- 12) N73°17'40"W, 35.93 feet;
- 13) N86°48'53"W, 39.97 feet;
- 14) S86°37'02"W, 46.11 feet;
- 15) S84°50'08"W, 84.32 feet;
- 16) S82°06'51"W, 75.07 feet;
- 17) S86°19'27"W, 52.44 feet;
- 18) S88°21'50"W, 138.94 feet;
- 19) N77°32'06"W, 66.35 feet;
- 20) N78°22'00"W, 73.45 feet;
- 21) N83°02'49"W, 104.05 feet;
- 22) N80°18'41"W, 104.78 feet;
- 23) N81°25'50"W, 29.98 feet to the West line of Section 13;
- 24) continuing N81°25'50"W, 63.00 feet;
- 25) N84°40'04"W, 94.88 feet;
- 26) N84°12'26"W, 174.71 feet;
- 27) N86°42'58"W, 153.92 feet;
- 28) N87°08'16"W, 100.89 feet;
- 29) West, 119.66 feet;
- 30) S82°46'50"W, 89.82 feet;

thence N53°29'47"W, 224.96 feet; thence S89°26'11"W, 305.00 feet to a point which as 24.75 feet East of the West line of the East 1/2 of the Southeast 1/4 of Section 14, according to the plat of Urbandale as recorded in Liber 4 of Plats, Page 49, Ingham County Records; thence N00°30'13"E, 608.40 feet parallel with said West line to the South right-of-way line of Michigan Avenue; thence S89°51'10"E, 1279.97 feet along the South right-of-way line of Michigan Avenue to the Point of Beginning. Contains 35.57 acres, more or less.

MICHIGAN AVENUE
(LAWRENCE & JENNIFER, 1911-12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)



NUMBER	DIRECTION	DISTANCE
L1	N46°10'15" W	15.48'
L2	N66°47'13" S	30.48'
L3	N66°23'09" S	34.92'
L4	N65°53'09" N	93.92'
L5	N64°01'30" W	26.19'
L6	N70°25'25" S	56.30'
L7	N61°53'11" W	116.30'
L8	N60°47'42" S	67.93'
L9	N57°32'05" S	71.06'
L10	N57°32'05" S	71.06'
L11	N57°44'47" S	55.93'
L12	N37°37'40" S	53.93'
L13	N57°32'05" S	39.92'
L14	S84°37'02" E	46.31'
L15	S84°30'08" E	84.32'
L16	S84°30'08" E	75.02'
L17	S86°19'27" S	52.44'
L18	S86°21'00" S	136.94'
L19	S86°22'00" S	66.78'
L20	N18°72'20" N	73.45'
L21	N83°02'49" W	104.05'
L22	N83°02'49" W	104.05'
L23	N81°25'50" S	23.96'
L24	N81°25'50" S	69.00'
L25	N81°25'50" S	69.00'
L26	N81°25'50" S	69.00'
L27	N86°42'26" W	174.71'
L28	N86°42'26" W	153.92'
L29	N87°08'16" W	119.66'
L30	S82°46'50" S	89.82'

[illegible]

3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH. (517) 393-2902
FAX (517) 393-2608
www.lsg-es.com

**FERGUSON \ CONTINENTAL
LANSING, LLC**
150 E. BROAD STREET, SUITE 200
COLUMBUS, OHIO 43215

FIGURE 2 - ELIGIBLE PROPERTY MAP
FOR
RED CEDAR DEVELOPMENT PROPERTY
MICHIGAN AVENUE & CLIPPERT STREET
LANSING, MICHIGAN

FILE ELIGIBLE PROPERTY.dwg
FIELD WORK ---
DRAWN BY JML
CHECKED BY DKR
DATE 11/8/2018

SCALE
HOR. 1" = 100'
VERT. N/A

PROJECT NO.
1062

SHEET NO.
1 OF 1

EXHIBIT B

Basis of Eligibility
Supportive Environmental and Non-Environmental Information
Continental/Ferguson Lansing, LLC – Red Cedar Development Project
203 S. Clippert Street, Lansing MI
Brownfield Plan #72

A. HISTORY

The subject Property consists of a portion of a 60.61-acre “parent” parcel of land located at the southeast corner of S. Clippert Street and E. Michigan Avenue. Continental/Ferguson Lansing, LLC intends to acquire and redevelop a portion of this parent parcel formerly operated by the City of Lansing as the Red Cedar Golf Course. The northern 35.57-acres along Michigan Avenue is the subject Property and will be developed into a mixed-use commercial and residential property known as the Red Cedar Development Project (formerly called Red Cedar Renaissance Development).

Based on Triterra’s review of historical information, the Property was utilized for residential purposes until approximately 1928 at which time it was developed into a 9-hole municipal golf course. The golf course operated until approximately 2009 and has since been vacant. An approximately 1,100-square foot building is located in the western portion of the parcel. The remainder of the parcel consists of trees, shrubs, and grass.

The Eligible Property (“Property”) consists of a portion of the parcel listed below. For the purpose of this document the Property will hereinafter be referred to as 203 South Clippert Street.

Eligible Property		
Address	Tax ID	Approximate Acreage
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	35.57-acres of 60.61-acres

B. ENVIRONMENTAL FINDINGS

Historical Documents Reviewed and Known Property Contamination

Triterra reviewed the following historical documents pertaining to the Property during its March 31, 2017 Phase II ESA:

- Phase I Environmental Site Assessment (ESA) prepared by Soil and Materials Engineers, Inc. (SME) on May 27, 2011;
- Phase II ESA prepared by SME on April 15, 2011;

- Interim Geotechnical Evaluation prepared by SME on April 15, 2011;
- Phase II Subsurface Investigation Data Package provided by SME, December 2013;
- Geotechnical Engineering Report, Proposed Mixed Use Development prepared by SME on June 11, 2015;
- Geotechnical Engineering Report, Proposed Student Housing prepared by SME on June 2, 2015; and
- Memorandum, Preliminary Geotechnical Recommendations prepared by SME on April 29, 2015.

The 2011 Phase I ESA, Phase II ESA and Interim Geotechnical Evaluation were completed on behalf of the City of Lansing Brownfield Redevelopment Authority (BRA) to evaluate environmental and geotechnical conditions at the Property in support of the City's efforts, at that time, to market the Property for future sale and redevelopment. The 2015 Geotechnical Engineering Reports were completed on behalf of Red Cedar Renaissance Development in support of the current planned redevelopment of the Property.

SME's Phase I ESA on the Property in May 2011 identified the following recognized environmental conditions (RECs): the potential for accumulation of heavy metals (i.e. lead and arsenic) from the long-term use of turf-management chemicals on the Property, the potential for migration of contamination from an "open" leaking underground storage tank (LUST) and historical automotive service operations on the east-adjointing site (former Sawyers Pontiac 1415 S. Michigan Avenue), the former Sears Automotive (1313 E. Michigan Avenue), and the former Story Oldsmobile (3165 E. Michigan Avenue), and the potential for environmental impact from urban fill materials observed along and near the Red Cedar River.

In 2011, SME conducted a Phase II ESA on the Property to evaluate the RECs identified in the May 2011 Phase I ESA. SME advanced 12 soil borings and installed six temporary groundwater monitoring wells. Soil borings were advanced to approximately two to 16.5 feet below ground surface. Ten soil samples and six groundwater samples were submitted for laboratory analysis for one or more of the following parameters: organochlorine pesticides, organochlorine herbicides, Michigan "Ten" Metals (arsenic, copper, cadmium, chromium, lead, mercury, selenium, silver, and zinc), mercury (SW846-7470), and Volatile Organic Compounds (VOCs). Arsenic, cadmium, mercury, and selenium were detected in soil samples in exceedance of the Michigan Department of Environmental Quality (MDEQ) Part 201 Generic Residential Cleanup Criteria (GRCC), and copper, lead, and selenium were detected in groundwater samples above MDEQ Part 201 GRCC. The Property was determined to be a "facility" as defined by Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA), PA 451 of 1994, as amended.

In December 2013, SME conducted a Phase II Subsurface Investigation on the Property in order to access current site conditions. SME advanced 33 soil borings and installed ten temporary monitoring wells. Sixty-four soil samples and 13 groundwater samples were submitted for laboratory analysis for one or more of the following parameters: organochlorine pesticides, organochlorine herbicides, Michigan "Ten" Metals, polynuclear aromatic hydrocarbons (PAHs), and

VOCs. 1,2,4-trimethylbenzene was detected in groundwater (M-6 GW) and, arsenic, cadmium, lead, selenium, and mercury were detected in soil above MDEQ Part 201 GRCC.

Triterra Phase II ESA- March 31, 2017

Triterra conducted a Phase II ESA of the Property on March 31, 2017 to further evaluate environmental conditions as related to the proposed future use of the Property. Sample locations for the investigation have been selected based on the following rationale: 1) characterize areas of the Property not fully evaluated by previous investigations, and 2) characterize areas of the Property where development plans include subsurface excavation and/or earthwork.

During the Phase II ESA, Triterra advanced 22 soil borings on the Property to depths ranging from 1 foot to 15 feet below ground surface and six temporary groundwater monitoring wells to evaluate current soil and groundwater conditions on the Property. Six groundwater samples and twenty soil samples were collected and analyzed for one or more of the following constituents: VOCs, Polynuclear Aromatic Hydrocarbons (PAHs), Michigan “Ten” Metals, Polychlorinated Biphenyls (PCBs), organochlorine pesticides, and organochlorine herbicides. Soil samples were visually classified in general accordance with the Unified Soil Classification System (USCS). Samples were submitted to Fibertec Environmental Services (Fibertec).

Based on the results of the subsurface investigation, the Property meets the definition of a “facility”, as defined by Section 20101 of PA 451, Part 201, as amended, due to the presence of arsenic, cadmium, chromium, mercury, selenium, copper, and lead in soil and/or groundwater at concentrations greater than the Part 201 GRCC.

Eligible Property			
Address	Tax ID	Basis of Eligibility	Approximate Acreage
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	Facility	35.57-acres of 60.61-acres

Attachment A includes excerpts from a draft Phase II ESA prepared by Triterra on March 31, 2017 on behalf of Ferguson/Continental Lansing, LLC prior to their acquisition of the Property evidencing the facility status of the Property.

- Phase II ESA Report Pages 6 and 7
- Figure 3 – Boring Location and Soil Analytical Results Above MDEQ Part 201 GRCC
- Figure 4 – Boring Locations and Groundwater Analytical Results Above MDEQ Part 201 GRCC
- Table 1 – Soil Analytical Results
- Table 2 – Groundwater Analytical Results

C. OTHER FINDINGS

In addition to the Eligible Property being a “facility”, the building requires abatement of asbestos and demolition. Additionally, the Project lies within the limits of a regulated floodplain, by necessity, includes significant additional cost to develop. These cost premiums fall into various categories. These include the following:

- permitting - environmental and building permits;
- design - infrastructure, structural and architectural;
- construction - materials and labor; and,
- occupancy - warning systems, flood insurance premiums, pre & post flood maintenance.

As a result of the floodplain, significant improvements are needed to allow for the intended development which include site preparation and infrastructure improvements.

D. BROWNFIELD ELIGIBLE ACTIVITIES

Environmental Brownfield Eligible Activities

DEQ Environmental Eligible Activities involve Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, Due Care Activities {Due Care Plans and activities}, potential Additional Response Activities, and Brownfield Plan preparation.

Current environmental conditions and environmental eligible activities will be further discussed in future environmental reports upon completion of the BEA and Due Care Investigation activities. Specific environmental eligible activities anticipated include: completion of other assessments/supplemental investigations; survey for contaminated material repurposing; removal of contaminated fill/debris and soil; soil management; disposal, sampling & analysis verification and; Brownfield Plan and Act 381 Work Plan preparation and implementation. 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 & supervision, and; construction management.

Non-Environmental Brownfield Eligible Activities

MSF (Michigan Strategic Fund) Non-Environmental Eligible Activities involve 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 & 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.

4.0 FINDINGS

The subsurface conditions observed during the Phase II ESA and results of the chemical analyses are presented in the following subsections.

4.1 Surface and Subsurface Conditions

Based on the results of the subsurface investigation, the general soil profile consisted of one to two feet of topsoil underlain by silty-sand or fine to coarse sandy materials containing occasional silt and/or clay seams. Groundwater was encountered on the Property at approximately 4 to 8.5 feet bgl.

Soil samples were evaluated in the field for evidence of impact using a calibrated photoionization detector (PID) equipped with a 10.6 eV lamp. Field screening results were below the detection limit of the instrument (one part per million (ppm)). No staining was observed and no odors were noted in the soil samples collected from the Property. Refer to the logs (Attachment 3) for the soil conditions at the specific soil boring locations. Stratification lines on the logs indicate a general transition between soil types, and are not intended to show an area of exact geological change.

4.2 Results for Chemical Analyses of Soil and Groundwater Samples

The environmental conditions at the Property have been evaluated during the course of environmental due diligence activities by SME and Triterra. Soil and groundwater at the Property contain constituents at concentrations above the MDEQ Part 201 GRCC.

Chemicals that were detected in soil at concentrations exceeding one or more generic Part 201 criteria are listed in the table below.

CONSTITUENT/ CAS NUMBER	SME 2011 SAMPLE LOCATIONS	SME 2013 SAMPLE LOCATION	TRITERRA 2017 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/kg)	GRCC EXCEEDED
Arsenic 7440382	SS1(0-0.5'), SS4 (0-0.5'), SS5 (0-0.5'), SS6 (0-0.5'), SS8 (0-0.5'), SB6 (0.5'-1'), SB9 (0.5'-1'), SB10 (0-0.5')	M-3 (0-0.5'), M-4 (0-0.5'), M-4 (0.5'-1'), M-5 Duplicate(2'- 2.5'), M-7 (0-0.5'), M-8 (0- 0.5'), M-12 (0-0.5'), M-17 (6.5'-7'), SS102 (0-0.5'), SS1 (0-0.5')	B-203 (1'-2'), B-204 (1'-2'), B- 210 (3'-4'), B-214 (3'-4'), B- 219 (0.5'-1.5'), B-221 (0- 0.5'), B-222 (0.5'-1')	84,000	DW, GSI, DC
Cadmium 7440439	SS2 (0-0.5')	NA	B-221 (0-0.5')	9,200	GSI, DW
Chromium, total 7440473	SS1(0-0.5'), SS2 (0-0.5'), SS3 (0-0.5'), SS4 (0-0.5'), SS5 (0-0.5'), SS6 (0-0.5'), SS7 (0-0.5'), SS8 (0-0.5'), SS9 (0-0.5'), SS10 (0-0.5')	M-4 (9'-9.5'), M-5 (2'-2.5'), M-9 (3.5'-4'), M-10 (4'-4.5'), M-11 (4.5'-5'), M-12 (4'-4.5'), M-17 (6.5'-7'),	B-201 (0.5'-1.5'), B-202 (1'- 2'), B-203 (1'-2'), B-204 (1'- 2'), B-205 (1'-2'), B-206 (1'- 2'), B-207 (0.5'-1.5'), B-208 (3'-4'), B-209 (1'-2'), B-210 (3'-4'), B-211 (1'-2'), B-212 (7'-8'), B-213 (3'-4'), B-214 (1'-2'), B-217 (1'-2'), B-218	150,000	DW, GSI

Draft Phase II Environmental Site Assessment

203 S. Clippert Street, Lansing, Michigan

March 31, 2017



CONSTITUENT/ CAS NUMBER	SME 2011 SAMPLE LOCATIONS	SME 2013 SAMPLE LOCATION	TRITERRA 2017 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/kg)	GRCC EXCEEDED
			(0.5'-1.5'), B-219 (0.5'-1.5'), B-220 (0.5'-1.5'), B-221 (0- 0.5'), B-222 (0.5'-1')		
Mercury, total <i>Varies</i>	SS1(0-0.5'), SS2 (0-0.5'), SS4 (0-0.5'), SS6 (0-0.5'), SB1 (0.5'-1'), SB5 (1'-1.5')	M-2 (0-0.5'), M-2 (0.5'-1'), M-3 (0-0.5'), M-8 (0-0.5'), SS101 (0-0.5')	B-219 (0.5'-1.5'), B-220 (0.5'-1.5'), B-222 (0.5'-1')	46,000	DW, GSI
Selenium 74482492	SS1(0-0.5'), SS2 (0-0.5'), SS3 (0-0.5'), SS4 (0-0.5'), SS5 (0-0.5'), SS8 (0-0.5')	M-2 (0-0.5'), M-2 (0.5'-1'), M-3 (0-0.5'), M-4 (9'-9.5')	B-213 (3'-4'), B-214 (1'-2'), B-219 (0.5'-1.5'), B-222 (0.5'-1')	1,100	GSI

Note: DW = Drinking Water Criteria; GSI = Groundwater Surface Interface Criteria. Concentrations reported in ppb (parts per billion or µg/kg)

Chemicals that were detected in groundwater at concentrations exceeding one or more generic Part 201 criteria are listed in the table below.

CONSTITUENT/ CAS NUMBER	SME 2011 SAMPLE LOCATIONS	SME 2013 SAMPLE LOCATION	TRITERRA 2017 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/L)	GRCC EXCEEDED
Arsenic 7440382	NA	NA	B-203(GW) 5'-10' B-212(GW) 6'-11'	56	DW, GSI
Copper 7440508	SB1-GW SB2-GW SB4-GW SB12-GW	NA	B-203(GW) 5'-10' B-215(GW) 3'-8'	76	GSI
Lead 7439921	SB1-GW SB2-GW SB4-GW SB7-GW SB12-GW	NA	B-203(GW) 5'-10' B-212(GW) 6'-11' B-215(GW) 3'-8' B-216(GW) 3'-8'	55	DW, GSI
Selenium 7782492	SB3-GW SB12-GW	NA	NA	5.7	GSI

Note: DW = Drinking Water Criteria, GSI = Groundwater-Surface Water Interface Criteria. Concentrations reported in ppb (parts per billion or µg/L).

The chemical analyses results for soil and groundwater samples collected during this assessment are presented in Tables 1 and 2 (Attached). The laboratory reports and chains of custody are included in Attachment 4.



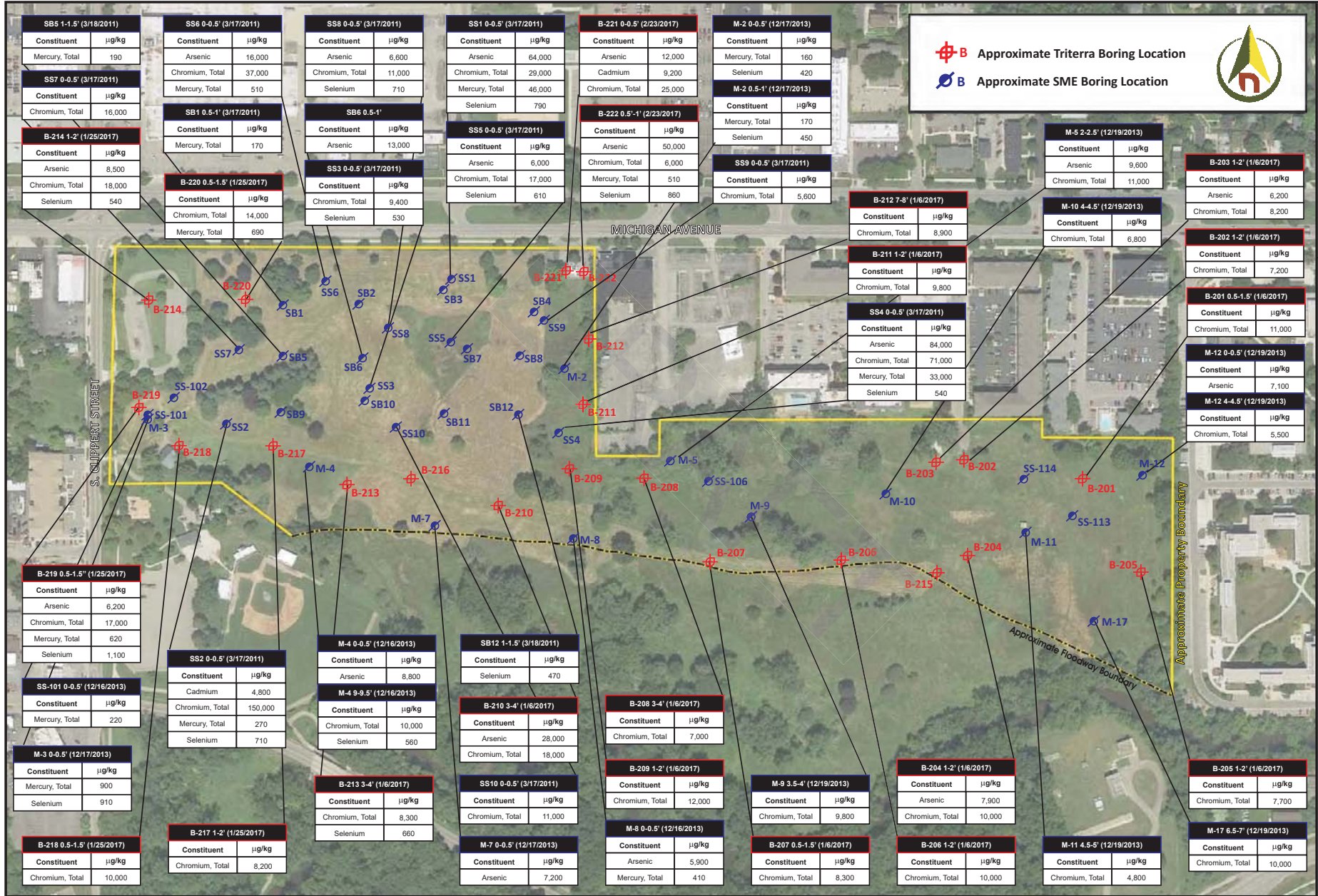


TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-201 0.5'-1.5' 1/6/2017	B-202 1'-2' 1/6/2017	B-202 4'-5' 1/6/2017	B-203 1'-2' 1/6/2017	B-204 1'-2' 1/6/2017	B-205 1'-2' 1/6/2017
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	<RL	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<330	NR	<330	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	3,600	4,200	NR	6,200	7,900	4,300
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	52,000	26,000	NR	27,000	41,000	27,000
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	210	160	NR	230	150	110
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	11,000	7,200	NR	8,200	10,000	7,700
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	8,000	4,500	NR	5,00	7,000	9,700
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	11,000	4,500	NR	19,000	5,400	5,600
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	55	<50	NR	<50	<50	<50
Selenium (B)	7782492	410	4,000	400	2,600,000	280	<200	NR	230	240	290
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	NR	<100	<100	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	34,000	25,000	NR	42,000	32,000	28,000
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 1
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203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-206 1'-2' 1/6/2017	B-207 0.5'-1.5' 1/6/2017	B-208 3'-4' 1/6/2017	B-209 1'-2' 1/6/2017	B-210 3'-4' 1/6/2017	B-211 1'-2' 1/6/2017
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	1,600	1,900	860	2,500	28,000	2,500
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	34,000	28,000	12,000	92,000	87,000	56,000
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	93	140	<50	320	180	180
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	10,000	8,300	7,000	12,000	18,000	9,800
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	4,800	3,900	2,600	13,000	9,000	11,000
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	6,200	6,300	2,000	11,000	7,700	6800
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	<50	74	<50	68	<50	54
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	<200	<200	250	330	300
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	37,000	26,000	16,000	47,000	51,000	28,000
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 1
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203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-212 7'-8' 1/6/2017	B-213 3'-4' 1/6/2017	B-214 1'-2' 1/25/2017	B-217 1'-2' 1/25/2017	B-218 0.5'-1.5' 1/25/2017	B-219 0.5'-1.5' 1/25/2017
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	NR	NR	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	<330	NR	NR	NR	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	1,900	2,300	8,500	4,600	4,500	6,200
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	63,000	11,0000	83,000	21,000	33000	61,000
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	120	630	490	130	240	760
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	8,900	8,300	18,000	8,200	10,000	17,000
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	6,000	20,000	23,000	10,000	5,900	16,000
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	4,800	5,900	44,000	7,400	20,000	15,000
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	<50	<50	65	<50	73	620
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	660	540	<200	200	1,100
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100	110
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	25,000	70,000	77,000	27,000	26,000	26,000
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	<100	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR	NR	220.0	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	52.0	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
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- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
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- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
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203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected		
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-220 0.5'-1.5' 1/25/2017	B-221 0-0.5' 2/23/2017	B-222 0.5'-1' 2/23/2017
VOCs								
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR
PAHs								
Naphthalene	91203	NA	35,000	730	16,000,000	NR	<RL	350.0
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR
Inorganics								
	7440382	5,800	4,600	4,600	7,600	5,300	12,000	50,000
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	66,000	33,000	180,000
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	310	9,200	690
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	14,000	25,000	6,000
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	7,800	21,000	28,000
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	31,000	14,0000	47,000
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	690	<RL	510
Selenium (B)	7782492	410	4,000	400	2,600,000	290	260	860
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	110	160	130
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	31,000	120,000	18,000
PCBs								
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	<RL	<RL
Organochlorine Pesticides								
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR
Organochlorine Herbicides								
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-2 0'-0.5' 12/17/2013	M-2 0.5'-1' 12/17/2013	M-2 (Duplicate) 0.5'-1' 12/17/2013	M-3 0'-0.5' 12/17/2013	M-3 7'-7.5' 12/17/2013	M-4 0'-0.5' 12/16/2013
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	3,500.0	3,100.0	3,600.0	5,100.0	1,200.0	8,800.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	6,400.0	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	260.0	260.0	280.0	970.0	<50	280.0
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	2,500.0	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	1,800.0	NR
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	16,000.0	16,000.0	17,000.0	19,000.0	<1,000	37,000.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	160.0	160.0	170.0	900.0	<50	72.0
Selenium (B)	7782492	410	4,000	400	2,600,000	420.0	350.0	450.0	910.0	<200	350.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	<100	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	7,000.0	NR
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	<25	<25	<25	3,800.0	<25	<25
4,4'-DDD	72548	NA	NLL	NLL	95,000	<20	<20	<20	<20	<20	<20
4,4'-DDE	72559	NA	NLL	NLL	45,000	360.0	330.0	400.0	410.0	<20	420.0
4,4'-DDT	50293	NA	NLL	NLL	57,000	74.0	81.0	91.0	290.0	<20	25.0
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<20	<20	<20	<20	<20	<20
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-4 0.5'-1' 12/16/2013	M-4 9'-9.5' 12/16/2013	M-4 (Duplicate) 9'-9.5' 12/16/2013	M-5 0'-0.5' 12/19/2013	M-5 2'-2.5' 12/19/2013	M-5 (Duplicate) 2'-2.5' 12/19/2013
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	NR	<RL	<RL
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	NR	<RL	<RL
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	4,800.0	4,000.0	4,300.0	3,000.0	3,400.0	9,600.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	38,000.0	35,000.0	NR	21,000.0	57,000.0
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	NR	230.0	170.0	190.0	<50	<50
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	9,600.0	10,000.0	NR	5,400.0	11,000.0
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	14,000.0	14,000.0	NR	2,900.0	5,900.0
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	NR	6,300.0	6,000.0	11,000.0	3,000.0	5,100.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	NR	<50	<50	53.0	<50	<50
Selenium (B)	7782492	410	4,000	400	2,600,000	NR	560.0	510.0	<200	<200	<200
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	<100	<100	NR	<100	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	40,000.0	100,000.0	NR	14,000.0	26,000.0
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	NR	<25	<25	<25	<25	<25
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	<20	<20	<20	<20	<20
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	<20	<20	480.0	<20	<20
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	<20	<20	61.0	<20	<20
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	<20	<20	<20	<20	<20
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	<RL	<RL	<RL

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
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- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-7 0'-0.5' 12/17/2013	M-8 0'-0.5' 12/16/2013	M-9 0'-0.5' 12/19/2013	M-9 3.5'-4' 12/19/2013	M-10 0'-0.5' 12/19/2013	M-10 4'-4.5' 12/19/2013
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	NR	<RL
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	NR	<RL
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	7,200.0	5,900.0	3,000.0	1,300.0	2,900.0	2,400.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	20,000.0	NR	36,000.0
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	260.0	340.0	200.0	87.0	160.0	250.0
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	9,800.0	NR	6,800.0
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	3,500.0	NR	6,300.0
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	20,000.0	21,000.0	15,000.0	3,900.0	7,500.0	4,300.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	66.0	410.0	72.0	<50	67.0	<50
Selenium (B)	7782492	410	4,000	400	2,600,000	290.0	320.0	290.0	200.0	300.0	250.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	<100	NR	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	22,000.0	NR	23,000.0
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	39.0	<25	<25	<25	<25	<25
4,4'-DDD	72548	NA	NLL	NLL	95,000	<20	<20	<20	<20	<20	<20
4,4'-DDE	72559	NA	NLL	NLL	45,000	1,300.0	770.0	390.0	42.0	140.0	<20
4,4'-DDT	50293	NA	NLL	NLL	57,000	330.0	140.0	64.0	<20	<20	<20
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<20	<20	<20	<20	<20	<20
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-11 0'-0.5' 12/19/2013	M-11 4.5'-5' 12/19/2013	M-12 0'-0.5' 12/19/2013	M-12 4'-4.5' 12/19/2013	M-17 0'-0.5' 12/19/2013	M-17 6.5'-7' 12/19/2013
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR	NR	<RL
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR	NR	<RL
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	3,400.0	4,000.0	7,100.0	2,300.0	3,700.0	4,900.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	33,000.0	NR	16,000.0	NR	34,000.0
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	200.0	170.0	210.0	90.0	200.0	71.0
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	4,800.0	NR	5,500.0	NR	10,000.0
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	4,200.0	NR	7,200.0	NR	10,000.0
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	11,000.0	2,400.0	11,000.0	3,600.0	24,000.0	7,100.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	110.0	<50	55.0	<50	64.0	<50
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	<200	360.0	270.0	230.0	240.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	<100	NR	<100	NR	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	11,000.0	NR	19,000.0	NR	24,000.0
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	<25	<25	<25	<25	<25	<25
4,4'-DDD	72548	NA	NLL	NLL	95,000	<20	<20	<20	<20	<20	<20
4,4'-DDE	72559	NA	NLL	NLL	45,000	68.0	<20	22.0	<20	38.0	<20
4,4'-DDT	50293	NA	NLL	NLL	57,000	37.0	<20	<20	<20	<20	<20
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<20	<20	<20	<20	<20	<20
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
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- 2013 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected				
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SS101 0'-0.5' 12/16/2013	SS102 0'-0.5' 12/16/2013	SS106 0'-0.5' 12/19/2013	SS113 0'-0.5' 12/19/2013	SS114 0'-0.5' 12/19/2013
VOCs										
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
PAHs										
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Inorganics										
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	3,300.0	5,400.0	3,800.0	4,300.0	4,500.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	860.0	410.0	220.0	180.0	220.0
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	29,000.0	19,000.0	19,000.0	12,000.0	11,000.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	220.0	120.0	82.0	54.0	51.0
Selenium (B)	7782492	410	4,000	400	2,600,000	230.0	230.0	260.0	300.0	390.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR
PCBs										
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR
Organochlorine Pesticides										
Chlordane	57749	NA	NLL	NLL	31,000	190.0	30.0	<25	<25	<25
4,4'-DDD	72548	NA	NLL	NLL	95,000	<20	<20	560.0	<20	<20
4,4'-DDE	72559	NA	NLL	NLL	45,000	250.0	200.0	62.0	49.0	38.0
4,4'-DDT	50293	NA	NLL	NLL	57,000	92.0	68.0	<20	<20	<20
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<20	<20	<20	<20	<20
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides										
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
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TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SS1 0'-0.5' 3/17/2011	SS2 0'-0.5' 3/17/2011	SS3 0'-0.5' 3/17/2011	SS4 0'-0.5' 3/17/2011	SS5 0'-0.5' 3/17/2011	SS6 0'-0.5' 3/17/2011
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	64,000.0	2,700.0	2,800.0	84,000.0	6,000.0	16,000.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	140,000.0	53,000.0	24,000.0	110,000.0	58,000.0	61,000.0
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	930.0	4,800.0	280.0	2,100.0	310.0	650.0
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	29,000.0	150,000.0	9,400.0	71,000.0	17,000.0	37,000.0
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	17,000.0	29,000.0	9,200.0	20,000.0	21,000.0	14,000.0
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	130,000.0	37,000.0	6,200.0	170,000.0	11,000.0	68,000.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	46,000.0	270.0	57.0	33,000.0	<50	510.0
Selenium (B)	7782492	410	4,000	400	2,600,000	790.0	710.0	530.0	540.0	610.0	380.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	220.0	740.0	<100	500.0	<100	230.0
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	53,000.0	90,000.0	20,000.0	73,000.0	56,000.0	49,000.0
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	460.0	6,200.0	120.0	1,900.0	<28	<28
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	44.0	<130	<22	85.0	<22	710.0
4,4'-DDT	50293	NA	NLL	NLL	57,000	<26	<130	<22	<24	<22	230.0
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<26	<150	<22	86.0	<22	<23
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL

NOTES:

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- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2011 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected				
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SS7 0'-0.5' 3/17/2011	SS8 0'-0.5' 3/17/2011	SS9 0'-0.5' 3/17/2011	SS9 (Duplicate) 0'-0.5' 3/17/2011	SS10 0'-0.5' 3/17/2011
VOCs										
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
PAHs										
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Inorganics										
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	2,800.0	6,600.0	2,100.0	1,900.0	2,700.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	39,000.0	99,000.0	13,000.0	11,000.0	47,000.0
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	230.0	490.0	65.0	75.0	300.0
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	16,000.0	11,000.0	5,600.0	5,000.0	11,000.0
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	6,600.0	16,000.0	6,800.0	5,800.0	8,800.0
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	14,000.0	40,000.0	3,900.0	3,400.0	17,000.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	<50	88.0	<50	<50	64.0
Selenium (B)	7782492	410	4,000	400	2,600,000	310.0	710.0	290.0	350.0	380.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	25,000.0	50,000.0	19,000.0	19,000.0	32,000.0
PCBs										
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR
Organochlorine Pesticides										
Chlordane	57749	NA	NLL	NLL	31,000	<31	<26	<27	<27	<30
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	<24	240.0	<21	<21	290.0
4,4'-DDT	50293	NA	NLL	NLL	57,000	<24	75.0	<21	<21	38.0
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<24	<26	<21	<21	<24
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Organochlorine Herbicides										
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	NA

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
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- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
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- 2011 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SB1 0.5'-1' 3/17/2011	SB2 0'-0.5' 3/17/2011	SB3 0'-0.5' 3/17/2011	SB4 0'-0.5' 3/17/2011	SB5 1'-1.5' 3/18/2011	SB6 0.5'-1' 3/18/2011
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	2,900.0	1,700.0	1,600.0	1,700.0	3,500.0	13,000.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	NR	NR	NR	NR	NR	NR
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR	NR
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	8,300.0	4,800.0	2,900.0	5,500.0	16,000.0	12,000.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	170.0	<50	120.0	<50	190.0	78.0
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	<200	<200	<200	250.0	400.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR	NR
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
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TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected				
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SB8 0.5'-1' 3/17/2011	SB9 0.5'-1' 3/18/2011	SB10 0'-0.5' 3/17/2011	SB11 1'-1.5' 3/18/2011	SB12 1'-1.5' 3/18/2011
VOCs										
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
PAHs										
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Inorganics										
Arsenic	7440382	5,800	4,600	4,600	7,600	1,900.0	4,700.0	4,600.0	480.0	650.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	NR	NR	NR	NR	NR
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	8,700.0	16,000.0	3,300.0	7,700.0	8,100.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	63.0	95.0	<50	66.0	56.0
Selenium (B)	7782492	410	4,000	400	2,600,000	360.0	290.0	<200	290.0	470.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR
PCBs										
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR
Organochlorine Pesticides										
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Organochlorine Herbicides										
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR

NOTES:

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TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected					
		Drinking Water Criteria	GSI Criteria	B-202(GW)	B-203(GW)	B-211(GW)	B-212(GW)	B-215(GW)	B-216(GW)
				5'-10' 1/6/2017	5'-10' 1/6/2017	3'-8' 1/6/2017	6'-11' 1/6/2017	3'-8' 1/25/2017	3'-8' 1/25/2017
VOCs									
Benzene	71432	5	200	<1.0	<1.0	<1.0	<1.0	NR	NR
n-Butylbenzene	104518	80	ID	<1.0	<1.0	<1.0	<1.0	NR	NR
Ethylbenzene	100414	74	18	<1.0	<1.0	<1.0	<1.0	NR	NR
n-Propylbenzene	103651	80	ID	<1.0	<1.0	<1.0	<1.0	NR	NR
Toluene	108883	790	270	<1.0	<1.0	<1.0	<1.0	NR	NR
1,2,3-Trimethylbenzene	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	NR	NR
1,2,4-Trimethylbenzene	95636	63	17	<1.0	<1.0	<1.0	<1.0	NR	NR
1,3,5-Trimethylbenzene	108678	72	45	<1.0	<1.0	<1.0	<1.0	NR	NR
Xylenes	1330207	280	41	<3.0	<3.0	<3.0	<3.0	NR	NR
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	NR	NR
PAHs									
Various PAHs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	NR	NR
Organochlorine Pesticides									
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides									
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics									
Arsenic	7440382	10	10	<5.0	11	5.2	56	<5.0	<5.0
Barium*	7440393	2,000	670	<100	380	200	570	180	180
Cadmium *	7440439	5	2.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Chromium, Total*	7440473	100	100	<10	10	<10	<10	<10	15
Copper*	7440508	1,000	13	<4.0	33	6.8	7.7	49.0	10.0
Lead*	7439921	4	14	<3.0	10	3.0	6.5	12.0	8.9
Mercury, Total	Varies	2	0.0013	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Selenium	7782492	50	5	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Silver	7440224	34	0.2 (M)	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Zinc*	7440666	2,400	170	<50	<50	<50	<50	<50	<50

NOTES:

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TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected					
		Drinking Water Criteria	GSI Criteria	M-3 GW	M-3 GW (Duplicate)	M-5 GW	M-5 GW (Duplicate)	M-7 GW	M-10 GW
				15'-20'	15'-20'	8'-13'	8'-13'	13'-18'	4'-9'
				12/17/2013	12/17/2013	12/17/2013	12/17/2013	12/17/2013	12/19/2013
VOCs									
Benzene	71432	5	200	<1.0	1.0	<2.0	<2.0	<1.0	<2.0
n-Butylbenzene	104518	80	ID	<1.0	<1.0	<2.0	<2.0	<1.0	<2.0
Ethylbenzene	100414	74	18	2.3	2.3	<2.0	<2.0	<1.0	<2.0
n-Propylbenzene	103651	80	ID	<1.0	<1.0	<2.0	<2.0	<1.0	<2.0
Toluene	108883	790	270	8.7	9.3	<2.0	<2.0	2.1	<2.0
1,2,3-Trimethylbenzene	NA	NA	NA	4.0	4.1	<2.0	<2.0	1.0	<2.0
1,2,4-Trimethylbenzene	95636	63	17	9.5	9.8	<2.0	<2.0	2.7	<2.0
1,3,5-Trimethylbenzene	108678	72	45	2.7	2.9	<2.0	<2.0	<1.0	<2.0
Xylenes	1330207	280	41	18.0	20.0	<4.0	<4.0	4.5	<4.0
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL
PAHs									
Various PAHs	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides									
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides									
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics									
Arsenic	7440382	10	10	NR	NR	NR	NR	NR	NR
Barium*	7440393	2,000	670	NR	NR	NR	NR	NR	NR
Cadmium *	7440439	5	2.5	NR	NR	NR	NR	NR	NR
Chromium, Total*	7440473	100	100	NR	NR	NR	NR	NR	NR
Copper*	7440508	1,000	13	NR	NR	NR	NR	NR	NR
Lead*	7439921	4	14	NR	NR	NR	NR	NR	NR
Mercury, Total	Varies	2	0.0013	NR	NR	NR	NR	NR	NR
Selenium	7782492	50	5	NR	NR	NR	NR	NR	NR
Silver	7440224	34	0.2 (M)	NR	NR	NR	NR	NR	NR
Zinc*	7440666	2,400	170	NR	NR	NR	NR	NR	NR

NOTES:

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- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data obtained from SME.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected	
		Drinking Water Criteria	GSI Criteria	M-12 GW 4'-9' 12/19/2013	M-17 GW 10'-15' 12/19/2013
VOCs					
Benzene	71432	5	200	<1.0	<1.0
n-Butylbenzene	104518	80	ID	<1.0	<1.0
Ethylbenzene	100414	74	18	<1.0	<1.0
n-Propylbenzene	103651	80	ID	<1.0	<1.0
Toluene	108883	790	270	<1.0	<1.0
1,2,3-Trimethylbenzene	NA	NA	NA	<1.0	<1.0
1,2,4-Trimethylbenzene	95636	63	17	<1.0	<1.0
1,3,5-Trimethylbenzene	108678	72	45	<1.0	<1.0
Xylenes	1330207	280	41	<3.0	<3.0
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL
PAHs					
Various PAHs	Vw/C	Vw/C	Vw/C	NR	NR
Organochlorine Pesticides					
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR
Organochlorine Herbicides					
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR
Inorganics					
Arsenic	7440382	10	10	NR	NR
Barium*	7440393	2,000	670	NR	NR
Cadmium *	7440439	5	2.5	NR	NR
Chromium, Total*	7440473	100	100	NR	NR
Copper*	7440508	1,000	13	NR	NR
Lead*	7439921	4	14	NR	NR
Mercury, Total	Varies	2	0.0013	NR	NR
Selenium	7782492	50	5	NR	NR
Silver	7440224	34	0.2 (M)	NR	NR
Zinc*	7440666	2,400	170	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result less than laboratory reporting limit, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with Constituent.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data obtained from SME.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected					
		Drinking Water Criteria	GSI Criteria	SB1-GW	SB2-GW	SB2-GW (Filtered)	SB3-GW	SB3-GW (Duplicate)	SB4-GW
				3/17/2011	3/17/2011	3/17/2011	3/17/2011	3/17/2011	3/17/2011
VOCs									
Benzene	71432	5	200	<1.0	<1.0	NR	<1.0	<1.0	<1.0
n-Butylbenzene	104518	80	ID	<1.0	<1.0	NR	<1.0	<1.0	<1.0
Ethylbenzene	100414	74	18	<1.0	<1.0	NR	<1.0	<1.0	<1.0
n-Propylbenzene	103651	80	ID	<1.0	<1.0	NR	<1.0	<1.0	<1.0
Toluene	108883	790	270	<1.0	<1.0	NR	<1.0	<1.0	<1.0
1,2,3-Trimethylbenzene	NA	NA	NA	<1.0	<1.0	NR	<1.0	<1.0	<1.0
1,2,4-Trimethylbenzene	95636	63	17	<1.0	<1.0	NR	<1.0	<1.0	<1.0
1,3,5-Trimethylbenzene	108678	72	45	<1.0	<1.0	NR	<1.0	<1.0	<1.0
Xylenes	1330207	280	41	<3.0	<3.0	NR	<3.0	<3.0	<3.0
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL	NR	<RL	<RL	<RL
PAHs									
Various PAHs	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides									
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	<RL	NR
Organochlorine Herbicides									
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	<RL	NR
Inorganics									
Arsenic	7440382	10	10	<5.0	5.9	<5.0	<5.0	<5.0	<5.0
Barium*	7440393	2,000	670	160.0	270.0	<100	<100	<100	520.0
Cadmium *	7440439	5	2.5	<1.0	1.1	<1.0	<1.0	<1.0	2.2
Chromium, Total*	7440473	100	100	<10	<10	<10	<10	<10	14.0
Copper*	7440508	1,000	13	19.0	76.0	5.7	4.7	6.4	68.0
Lead*	7439921	4	14	20.0	55.0	<3.0	<3.0	<3.0	38.0
Mercury, Total	Varies	2	0.0013	<0.19	<0.19	<0.2	<0.19	<0.19	<0.19
Selenium	7782492	50	5	<5.0	<5.0	<5.0	5.7	5.0	<5.0
Silver	7440224	34	0.2 (M)	NR	NR	NR	NR	NR	NR
Zinc*	7440666	2,400	170	<50	85.0	<50	<50	<50	67.0

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result less than laboratory reporting limit, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with Constituent.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2011 analytical data obtained from SME.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected			
		Drinking Water Criteria	GSI Criteria	SB4-GW (Filtered)	SB7-GW	SB12-GW	SB12-GW (Filtered)
				3/17/2011	3/18/2011	3/18/2011	3/18/2011
VOCs							
Benzene	71432	5	200	NR	<1.0	<1.0	NR
n-Butylbenzene	104518	80	ID	NR	<1.0	<1.0	NR
Ethylbenzene	100414	74	18	NR	<1.0	<1.0	NR
n-Propylbenzene	103651	80	ID	NR	<1.0	<1.0	NR
Toluene	108883	790	270	NR	1.2	<1.0	NR
1,2,3-Trimethylbenzene	NA	NA	NA	NR	<1.0	<1.0	NR
1,2,4-Trimethylbenzene	95636	63	17	NR	1.1	<1.0	NR
1,3,5-Trimethylbenzene	108678	72	45	NR	<1.0	<1.0	NR
Xylenes	1330207	280	41	NR	<3.0	<3.0	NR
Other VOCs	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	NR
PAHs							
Various PAHs	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR
Organochlorine Pesticides							
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR
Organochlorine Herbicides							
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR
Inorganics							
Arsenic	7440382	10	10	<5.0	<5.0	<5.0	<5.0
Barium*	7440393	2,000	670	160.0	200.0	190.0	130.0
Cadmium *	7440439	5	2.5	<1.0	<1.0	<1.0	<1.0
Chromium, Total*	7440473	100	100	<10	<10	<10	<10
Copper*	7440508	1,000	13	8.3	9.5	27.0	11.0
Lead*	7439921	4	14	<3.0	6.1	6.5	<3.0
Mercury, Total	Varies	2	0.0013	<0.2	<0.19	<0.19	<0.2
Selenium	7782492	50	5	<5.0	<5.0	5.2	5.4
Silver	7440224	34	0.2 (M)	NR	NR	NR	NR
Zinc*	7440666	2,400	170	<50	<50	<50	<50

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result less than laboratory reporting limit, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with Constituent.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2011 analytical data obtained from SME.

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

RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN #72

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
			Land	Land Improve-ments	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
	Address	Tax Parcel Number									BASE YEAR = 2019
	203 S CLIPPERT ST (Former Red Cedar Golf Course)	33-01-01-14-426-001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Estimated Value for 2019 Based on Actual Taxable Value for 2018 (as of 12/31/2017)
	Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN #72

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 Also noted, if known, is the duration/expiration date of each millage levy. ¹	Real Property	Commercial Personal Property	Base Year	2019
		Millage Rate Paid	Millage Rate Paid	BP Year Number	0
-	CITY OF LANSING	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		\$ 0
-	City Debt - Lansing	0.2600	0.2600		\$ 0
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>19.7000</i>	<i>19.7000</i>		<i>\$ 0</i>
-	INGHAM COUNTY	-	-	-	-
-	County Operating - General Operations	6.3876	6.3876		\$ 0
-	County Operating - Indigent Veterans Support	0.0330	0.0330		\$ 0
-	Potter Park Zoo & Potter Park (2016-20)	0.4100	0.4100		\$ 0
-	Public Transportation - Elderly & Disabled (2016-20)	0.6000	0.6000		\$ 0
-	Animal Control Shelter & Operating (2016-21)	0.2400	0.2400		\$ 0
-	911 System - Emergency Telephone Services (2016-19)	0.8500	0.8500		\$ 0
-	Juvenile Justice (2017-21)	0.6000	0.6000		\$ 0
-	Justice (new complex)	0.8500	0.8500		\$ 0
-	Farmland/Open Space Preservation (2019-28)	0.1400	0.1400		\$ 0
-	Health Care Services (through 2019)	0.3500	0.3500		\$ 0
-	Parks/Trails (through 2019)	0.5000	0.5000		\$ 0
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 0
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 0
-	LIBRARY	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		\$ 0
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	ISD Operating	0.2000	0.2000		\$ 0
-	ISD Special Education	4.5062	4.5062		\$ 0
-	ISD Vocational Education	0.0000	0.0000		\$ 0
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 0
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Lansing School District Debt (District #33020)	2.4000	2.4000		\$ 0
-	Lansing School District Debt (District #33020)	2.2500	2.2500		\$ 0
-	<i>Subtotal of Non-LGU Local: Annual</i>	<i>29.3900</i>	<i>29.3900</i>		<i>\$ 0</i>
-	<i>Total Local: Annual</i>	49.0900	49.0900		\$ 0
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 0
-	Local School Operating - LSO	17.9208	5.9208		\$ 0
-	Total State & Local School: Annual	23.9208	11.9208		\$ 0
-	TOTAL LOCAL and STATE & LOCAL SCHOOL: ANNUAL	73.0108	61.0108		\$ 0

Notes:

The most current available millage rates are utilized and are assumed to be in effect for the duration of the 1 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.

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
0.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 16,386,617	16,632,416	16,881,902	17,135,131	17,392,158	17,653,040	17,917,836	18,186,603	18,459,402	18,736,293	19,017,338	19,302,598	19,592,137	19,886,019	20,184,309
\$ 682,776	\$ 10,241,635	\$ 13,655,514	13,860,347	14,068,252	14,279,276	14,493,465	14,710,867	14,931,530	15,155,503	15,382,835	15,613,578	15,847,781	16,085,498	16,326,781
\$ 2,659,990	\$ 3,324,988	3,374,862	3,425,485	3,476,868	3,529,021	3,581,956	3,635,685	3,690,221	3,745,574	3,801,757	3,858,784	3,916,666	3,975,416	4,035,047
\$ 24,569,762	\$ 35,112,025	\$ 38,898,959	\$ 39,482,443	\$ 40,074,680	\$ 40,675,800	\$ 41,285,937	\$ 41,905,226	\$ 42,533,805	\$ 43,171,812	\$ 43,819,389	\$ 44,476,680	\$ 45,143,830	\$ 45,820,987	\$ 46,508,302
\$ 3,675,566	\$ 4,900,754	4,974,266	5,048,880	5,124,613	5,201,482	5,279,504	5,358,697	5,439,077	5,520,664	5,603,473	5,687,526	5,772,838	5,859,431	5,947,322
\$ 3,095,213	\$ 4,126,951	4,188,855	4,251,688	4,315,464	4,380,195	4,445,898	4,512,587	4,580,276	4,648,980	4,718,714	4,789,495	4,861,338	4,934,258	5,008,272
\$ 6,770,779	\$ 9,027,705	\$ 9,163,121	\$ 9,300,568	\$ 9,440,076	\$ 9,581,678	\$ 9,725,403	\$ 9,871,284	\$ 10,019,353	\$ 10,169,643	\$ 10,322,188	\$ 10,477,021	\$ 10,634,176	\$ 10,793,689	\$ 10,955,594
\$ 1,338,843	1,358,926	1,379,310	1,399,999	1,420,999	1,442,314	1,463,949	1,485,908	1,508,197	1,530,820	1,553,782	1,577,089	1,600,745	1,624,756	1,649,128
\$ 479,381	486,572	493,870	501,278	508,798	516,430	524,176	532,039	540,019	548,120	556,341	564,686	573,157	581,754	590,480
\$ 410,898	417,062	423,318	429,667	436,112	442,654	449,294	456,033	462,874	469,817	476,864	484,017	491,277	498,646	506,126
\$ 684,830	695,103	705,529	716,112	726,854	737,757	748,823	760,055	771,456	783,028	794,773	806,695	818,795	831,077	843,544
\$ 2,913,952	\$ 2,957,662	\$ 3,002,027	\$ 3,047,057	\$ 3,092,763	\$ 3,139,154	\$ 3,186,242	\$ 3,234,035	\$ 3,282,546	\$ 3,331,784	\$ 3,381,761	\$ 3,432,487	\$ 3,483,975	\$ 3,536,234	\$ 3,589,278
\$ 34,254,494	\$ 47,097,392	\$ 51,064,107	\$ 51,830,068	\$ 52,607,519	\$ 53,396,632	\$ 54,197,581	\$ 55,010,545	\$ 55,835,703	\$ 56,673,239	\$ 57,523,338	\$ 58,386,188	\$ 59,261,980	\$ 60,150,910	\$ 61,053,174
34,254,494	47,097,392	51,064,107	51,830,068	52,607,519	53,396,632	54,197,581	55,010,545	55,835,703	56,673,239	57,523,338	58,386,188	59,261,980	60,150,910	61,053,174
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47
\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828	\$ 256,162	\$ 227,162	\$ 202,996	\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828	\$ 256,162	\$ 227,162
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47
\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 294,828	\$ 166,790	\$ 147,908	\$ 132,173	\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 191,966	\$ 166,790	\$ 147,908
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47
\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901	\$ 524,701	\$ 465,300	\$ 415,800	\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901	\$ 524,701	\$ 465,300
\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,193,556	\$ 947,653	\$ 840,371	\$ 750,970	\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,090,694	\$ 947,653	\$ 840,371
\$ 36,042,518	\$ 48,724,493	\$ 52,494,526	\$ 53,063,805	\$ 53,801,075	\$ 54,344,285	\$ 55,037,953	\$ 55,761,515	\$ 57,623,727	\$ 58,300,340	\$ 58,953,756	\$ 59,619,924	\$ 60,352,675	\$ 61,098,563	\$ 61,893,545
\$ 36,042,518	\$ 48,724,493	\$ 52,494,526	\$ 53,063,805	\$ 53,801,075	\$ 54,344,285	\$ 55,037,953	\$ 55,761,515	\$ 57,623,727	\$ 58,300,340	\$ 58,953,756	\$ 59,619,924	\$ 60,352,675	\$ 61,098,563	\$ 61,893,545

YEAR at 100% COMPLETE

2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
17	18	19	20	21	22	23	24	25	26	27	28	29	30
1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
-	-	-	-	-	-	-	-	-	-	-	-	-	-
20,487,074	20,794,380	21,106,296	21,422,890	21,744,233	22,070,397	22,401,453	22,737,475	23,078,537	23,424,715	23,776,085	24,132,727	24,494,718	24,862,138
16,571,682	16,820,258	17,072,561	17,328,650	17,588,580	17,852,408	18,120,194	18,391,997	18,667,877	18,947,895	19,232,114	19,520,596	19,813,405	20,110,606
4,095,572	4,157,006	4,219,361	4,282,652	4,346,891	4,412,095	4,478,276	4,545,450	4,613,632	4,682,836	4,753,079	4,824,375	4,896,741	4,970,192
\$ 47,205,927	\$ 47,914,015	\$ 48,632,726	\$ 49,362,217	\$ 50,102,650	\$ 50,854,190	\$ 51,617,002	\$ 52,391,257	\$ 53,177,126	\$ 53,974,783	\$ 54,784,405	\$ 55,606,171	\$ 56,440,264	\$ 57,286,868
6,036,532	6,127,080	6,218,987	6,312,271	6,406,955	6,503,060	6,600,606	6,699,615	6,800,109	6,902,111	7,005,642	7,110,727	7,217,388	7,325,649
5,083,396	5,159,647	5,237,041	5,315,597	5,395,331	5,476,261	5,558,405	5,641,781	5,726,408	5,812,304	5,899,488	5,987,980	6,077,800	6,168,967
\$ 11,119,928	\$ 11,286,727	\$ 11,456,028	\$ 11,627,868	\$ 11,802,286	\$ 11,979,321	\$ 12,159,010	\$ 12,341,395	\$ 12,526,516	\$ 12,714,414	\$ 12,905,130	\$ 13,098,707	\$ 13,295,188	\$ 13,494,616
1,673,864	1,698,972	1,724,457	1,750,324	1,776,579	1,803,227	1,830,276	1,857,730	1,885,596	1,913,880	1,942,588	1,971,727	2,001,303	2,031,322
599,338	608,328	617,453	626,714	636,115	645,657	655,342	665,172	675,149	685,277	695,556	705,989	716,579	727,328
513,718	521,424	529,245	537,184	545,242	553,420	561,721	570,147	578,700	587,380	596,191	605,134	614,211	623,424
856,197	869,040	882,075	895,306	908,736	922,367	936,202	950,246	964,499	978,967	993,651	1,008,556	1,023,684	1,039,040
\$ 3,643,117	\$ 3,697,764	\$ 3,753,230	\$ 3,809,528	\$ 3,866,671	\$ 3,924,671	\$ 3,983,542	\$ 4,043,295	\$ 4,103,944	\$ 4,165,503	\$ 4,227,986	\$ 4,291,406	\$ 4,355,777	\$ 4,421,113
\$ 61,968,971	\$ 62,898,506	\$ 63,841,984	\$ 64,799,613	\$ 65,771,607	\$ 66,758,182	\$ 67,759,554	\$ 68,775,948	\$ 69,807,587	\$ 70,854,701	\$ 71,917,521	\$ 72,996,284	\$ 74,091,228	\$ 75,202,597
61,968,971	62,898,506	63,841,984	64,799,613	65,771,607	66,758,182	67,759,554	68,775,948	69,807,587	70,854,701	71,917,521	72,996,284	74,091,228	75,202,597
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\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61
\$ 202,996	\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828	\$ 256,162	\$ 227,162	\$ 202,996	\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61
\$ 132,173	\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 191,966	\$ 166,790	\$ 147,908	\$ 132,173	\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 191,966
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61
\$ 415,800	\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901	\$ 524,701	\$ 465,300	\$ 415,800	\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901
\$ 750,970	\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,090,694	\$ 947,653	\$ 840,371	\$ 750,970	\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,090,694
\$ 62,719,941	\$ 64,686,530	\$ 65,469,085	\$ 66,230,032	\$ 67,005,344	\$ 67,848,876	\$ 68,707,207	\$ 69,616,319	\$ 70,558,557	\$ 72,642,724	\$ 73,544,623	\$ 74,426,703	\$ 75,324,965	\$ 76,293,291
\$ 62,719,941	\$ 64,686,530	\$ 65,469,085	\$ 66,230,032	\$ 67,005,344	\$ 67,848,876	\$ 68,707,207	\$ 69,616,319	\$ 70,558,557	\$ 72,642,724	\$ 73,544,623	\$ 74,426,703	\$ 75,324,965	\$ 76,293,291

**RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #72**

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. ¹		Real Property					Commercial Personal Property									
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other									
		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	2019	2020	2021
													BP Year Number	0	0	1
		BP Years 1-End					BP Years 1-End					BP Years: All Years				
- CITY OF LANSING		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- City Operating - Lansing		19.4400	0.0000	19.4400	44.00%	28.55%	19.4400	0.0000	19.4400	44.00%	34.65%	100.00%	\$ 0	\$ 0	\$ 331,402	
- 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	\$ 0	
- Subtotal of Local Government Unit (LGU): Annual		19.7000	0.2600	19.4400	44.00%	28.55%	19.7000	0.2600	19.4400	44.00%	34.65%		\$ 0	\$ 0	\$ 331,402	
- Local Government Unit (LGU): Cumulative													\$ 0	\$ 0	\$ 331,402	
- INGHAM COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- County Operating - General Operations		6.3876	0.0000	6.3876	14.46%	9.38%	6.3876	0.0000	6.3876	14.46%	11.39%	100.00%	\$ 0	\$ 0	\$ 108,892	
- County Operating - Indigent Veterans Support		0.0330	0.0000	0.0330	0.07%	0.05%	0.0330	0.0000	0.0330	0.07%	0.06%	100.00%	\$ 0	\$ 0	\$ 563	
- Potter Park Zoo & Potter Park (2016-20)		0.4100	0.0000	0.4100	0.93%	0.60%	0.4100	0.0000	0.4100	0.93%	0.73%	100.00%	\$ 0	\$ 0	\$ 6,989	
- Public Transportation - Elderly & Disabled (2016-20)		0.6000	0.0000	0.6000	1.36%	0.88%	0.6000	0.0000	0.6000	1.36%	1.07%	100.00%	\$ 0	\$ 0	\$ 10,228	
- Animal Control Shelter & Operating (2016-21)		0.2400	0.0000	0.2400	0.54%	0.35%	0.2400	0.0000	0.2400	0.54%	0.43%	100.00%	\$ 0	\$ 0	\$ 4,091	
- 911 System - Emergency Telephone Services (2016-19)		0.8500	0.0000	0.8500	1.92%	1.25%	0.8500	0.0000	0.8500	1.92%	1.52%	100.00%	\$ 0	\$ 0	\$ 14,490	
- Juvenile Justice (2017-21)		0.6000	0.0000	0.6000	1.36%	0.88%	0.6000	0.0000	0.6000	1.36%	1.07%	100.00%	\$ 0	\$ 0	\$ 10,228	
- Justice (new complex)		0.8500	0.0000	0.8500	1.92%	1.25%	0.8500	0.0000	0.8500	1.92%	1.52%	100.00%	\$ 0	\$ 0	\$ 14,490	
- Farmland/Open Space Preservation (2019-28)		0.1400	0.0000	0.1400	0.32%	0.21%	0.1400	0.0000	0.1400	0.32%	0.25%	100.00%	\$ 0	\$ 0	\$ 2,387	
- Health Care Services (through 2019)		0.3500	0.0000	0.3500	0.79%	0.51%	0.3500	0.0000	0.3500	0.79%	0.62%	100.00%	\$ 0	\$ 0	\$ 5,967	
- Parks/Trails (through 2019)		0.5000	0.0000	0.5000	1.13%	0.73%	0.5000	0.0000	0.5000	1.13%	0.89%	100.00%	\$ 0	\$ 0	\$ 8,524	
- Capital Region Airport Authority - CRAA		0.6990	0.0000	0.6990	1.58%	1.03%	0.6990	0.0000	0.6990	1.58%	1.25%	100.00%	\$ 0	\$ 0	\$ 11,916	
- Capital Area Transportation Authority - CATA		3.0070	0.0000	3.0070	6.81%	4.42%	3.0070	0.0000	3.0070	6.81%	5.36%	100.00%	\$ 0	\$ 0	\$ 51,262	
- LIBRARY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- Capital Area District Libraries - CADL		1.5600	0.0000	1.5600	3.53%	2.29%	1.5600	0.0000	1.5600	3.53%	2.78%	100.00%	\$ 0	\$ 0	\$ 26,594	
- INTERMEDIATE SCHOOL DISTRICTS (ISD)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- ISD Operating		0.2000	0.0000	0.2000	0.45%	0.29%	0.2000	0.0000	0.2000	0.45%	0.36%	100.00%	\$ 0	\$ 0	\$ 3,409	
- ISD Special Education		4.5062	0.0000	4.5062	10.20%	6.62%	4.5062	0.0000	4.5062	10.20%	8.03%	100.00%	\$ 0	\$ 0	\$ 76,819	
- 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	\$ 0	
- COMMUNITY COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- Lansing Community College - LCC		3.8072	0.0000	3.8072	8.62%	5.59%	3.8072	0.0000	3.8072	8.62%	6.79%	100.00%	\$ 0	\$ 0	\$ 64,903	
- 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	\$ 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	\$ 0	
- Subtotal of Non-LGU Local: Annual		29.3900	4.6500	24.7400	56.00%	36.33%	29.3900	4.6500	24.7400	56.00%	44.10%		\$ 0	\$ 0	\$ 421,754	
- Non-LGU Local: Cumulative													\$ 0	\$ 0	\$ 421,754	
- Total Local Tax Capture: Annual		49.0900	4.9100	44.1800	100.00%	64.87%	49.0900	4.9100	44.1800	100.00%	78.75%		\$ 0	\$ 0	\$ 753,156	
- Total Local Tax Capture: Cumulative													\$ 0	\$ 0	\$ 753,156	
- 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%	8.81%	6.0000	0.0000	6.0000	50.33%	10.70%	100.00%	\$ 0	\$ 0	\$ 102,285	
- Local School Operating - LSO		17.9208	0.0000	17.9208	74.92%	26.32%	5.9208	0.0000	5.9208	49.67%	10.55%	100.00%	\$ 0	\$ 0	\$ 305,504	
- Total State & Local School: Annual		23.9208	0.0000	23.9208	100.00%	35.13%	11.9208	0.0000	11.9208	100.00%	21.25%		\$ 0	\$ 0	\$ 407,788	
- Total State & Local School: Cumulative													\$ 0	\$ 0	\$ 407,788	
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL		73.0108	4.9100	68.1008	-	100.00%	61.0108	4.9100	56.1008	-	100.00%		\$ 0	\$ 0	\$ 1,160,944	
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE													\$ 0	\$ 0	\$ 1,160,944	
- Percentage of Local Millages/ Taxes Available & Captured		67.24%	-	64.87%	-	-										
- Percentage of State & Local School Millages/ Taxes Available & Captured		32.76%	-	35.13%	-	-										

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.

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17

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\$ 700,667	\$ 947,204	\$ 1,020,494	\$ 1,031,560	\$ 1,045,893	\$ 1,056,453	\$ 1,069,938	\$ 1,084,004	\$ 1,120,205	\$ 1,133,359	\$ 1,146,061	\$ 1,159,011	\$ 1,173,256	\$ 1,187,756	\$ 1,203,211	\$ 1,219,276
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 700,667	\$ 947,204	\$ 1,020,494	\$ 1,031,560	\$ 1,045,893	\$ 1,056,453	\$ 1,069,938	\$ 1,084,004	\$ 1,120,205	\$ 1,133,359	\$ 1,146,061	\$ 1,159,011	\$ 1,173,256	\$ 1,187,756	\$ 1,203,211	\$ 1,219,276
\$ 1,032,069	\$ 1,979,273	\$ 2,999,766	\$ 4,031,327	\$ 5,077,220	\$ 6,133,673	\$ 7,203,610	\$ 8,287,614	\$ 9,407,820	\$ 10,541,178	\$ 11,687,239	\$ 12,846,250	\$ 14,019,506	\$ 15,207,263	\$ 16,410,473	\$ 17,629,749
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\$ 230,225	\$ 311,233	\$ 335,314	\$ 338,950	\$ 343,660	\$ 347,130	\$ 351,560	\$ 356,182	\$ 368,077	\$ 372,399	\$ 376,573	\$ 380,828	\$ 385,509	\$ 390,273	\$ 395,351	\$ 400,630
\$ 1,189	\$ 1,608	\$ 1,732	\$ 1,751	\$ 1,775	\$ 1,793	\$ 1,816	\$ 1,840	\$ 1,902	\$ 1,924	\$ 1,945	\$ 1,967	\$ 1,992	\$ 2,016	\$ 2,042	\$ 2,070
\$ 14,777	\$ 19,977	\$ 21,523	\$ 21,756	\$ 22,058	\$ 22,281	\$ 22,566	\$ 22,862	\$ 23,626	\$ 23,903	\$ 24,171	\$ 24,444	\$ 24,745	\$ 25,050	\$ 25,376	\$ 25,715
\$ 21,626	\$ 29,235	\$ 31,497	\$ 31,838	\$ 32,281	\$ 32,607	\$ 33,023	\$ 33,457	\$ 34,574	\$ 34,980	\$ 35,372	\$ 35,772	\$ 36,212	\$ 36,659	\$ 37,136	\$ 37,632
\$ 8,650	\$ 11,694	\$ 12,599	\$ 12,735	\$ 12,912	\$ 13,043	\$ 13,209	\$ 13,383	\$ 13,830	\$ 13,992	\$ 14,149	\$ 14,309	\$ 14,485	\$ 14,664	\$ 14,854	\$ 15,053
\$ 30,636	\$ 41,416	\$ 44,620	\$ 45,104	\$ 45,731	\$ 46,193	\$ 46,782	\$ 47,397	\$ 48,980	\$ 49,555	\$ 50,111	\$ 50,677	\$ 51,300	\$ 51,934	\$ 52,610	\$ 53,312
\$ 21,626	\$ 29,235	\$ 31,497	\$ 31,838	\$ 32,281	\$ 32,607	\$ 33,023	\$ 33,457	\$ 34,574	\$ 34,980	\$ 35,372	\$ 35,772	\$ 36,212	\$ 36,659	\$ 37,136	\$ 37,632
\$ 30,636	\$ 41,416	\$ 44,620	\$ 45,104	\$ 45,731	\$ 46,193	\$ 46,782	\$ 47,397	\$ 48,980	\$ 49,555	\$ 50,111	\$ 50,677	\$ 51,300	\$ 51,934	\$ 52,610	\$ 53,312
\$ 5,046	\$ 6,821	\$ 7,349	\$ 7,429	\$ 7,532	\$ 7,608	\$ 7,705	\$ 7,807	\$ 8,067	\$ 8,162	\$ 8,254	\$ 8,347	\$ 8,449	\$ 8,554	\$ 8,665	\$ 8,781
\$ 12,615	\$ 17,054	\$ 18,373	\$ 18,572	\$ 18,830	\$ 19,020	\$ 19,263	\$ 19,517	\$ 20,168	\$ 20,405	\$ 20,634	\$ 20,867	\$ 21,123	\$ 21,384	\$ 21,663	\$ 21,952
\$ 18,021	\$ 24,362	\$ 26,247	\$ 26,532	\$ 26,901	\$ 27,172	\$ 27,519	\$ 27,881	\$ 28,812	\$ 29,150	\$ 29,477	\$ 29,810	\$ 30,176	\$ 30,549	\$ 30,947	\$ 31,360
\$ 25,194	\$ 34,058	\$ 36,694	\$ 37,092	\$ 37,607	\$ 37,987	\$ 38,472	\$ 38,977	\$ 40,279	\$ 40,752	\$ 41,209	\$ 41,674	\$ 42,187	\$ 42,708	\$ 43,264	\$ 43,841
\$ 108,380	\$ 146,515	\$ 157,851	\$ 159,563	\$ 161,780	\$ 163,413	\$ 165,499	\$ 167,675	\$ 173,275	\$ 175,309	\$ 177,274	\$ 179,277	\$ 181,480	\$ 183,723	\$ 186,114	\$ 188,599
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\$ 56,226	\$ 76,010	\$ 81,891	\$ 82,780	\$ 83,930	\$ 84,777	\$ 85,859	\$ 86,988	\$ 89,893	\$ 90,949	\$ 91,968	\$ 93,007	\$ 94,150	\$ 95,314	\$ 96,554	\$ 97,843
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\$ 7,209	\$ 9,745	\$ 10,499	\$ 10,613	\$ 10,760	\$ 10,869	\$ 11,008	\$ 11,152	\$ 11,525	\$ 11,660	\$ 11,791	\$ 11,924	\$ 12,071	\$ 12,220	\$ 12,379	\$ 12,544
\$ 162,415	\$ 219,562	\$ 236,551	\$ 239,116	\$ 242,438	\$ 244,886	\$ 248,012	\$ 251,273	\$ 259,664	\$ 262,713	\$ 265,657	\$ 268,659	\$ 271,961	\$ 275,322	\$ 278,905	\$ 282,629
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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\$ 137,221	\$ 185,504	\$ 199,857	\$ 202,025	\$ 204,831	\$ 206,900	\$ 209,540	\$ 212,295	\$ 219,385	\$ 221,961	\$ 224,449	\$ 226,985	\$ 229,775	\$ 232,614	\$ 235,641	\$ 238,787
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\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 891,692	\$ 1,205,444	\$ 1,298,715	\$ 1,312,799	\$ 1,331,039	\$ 1,344,478	\$ 1,361,639	\$ 1,379,540	\$ 1,425,611	\$ 1,442,350	\$ 1,458,516	\$ 1,474,997	\$ 1,493,125	\$ 1,511,578	\$ 1,531,246	\$ 1,551,691
\$ 1,313,445	\$ 2,518,889	\$ 3,817,604	\$ 5,130,403	\$ 6,461,441	\$ 7,805,919	\$ 9,167,558	\$ 10,547,098	\$ 11,972,709	\$ 13,415,059	\$ 14,873,575	\$ 16,348,572	\$ 17,841,697	\$ 19,353,275	\$ 20,884,522	\$ 22,436,213
\$ 1,592,358	\$ 2,152,648	\$ 2,319,208	\$ 2,344,359	\$ 2,376,932	\$ 2,400,930	\$ 2,431,577	\$ 2,463,544	\$ 2,545,816	\$ 2,575,709	\$ 2,604,577	\$ 2,634,008	\$ 2,666,381	\$ 2,699,334	\$ 2,734,457	\$ 2,770,967
\$ 2,345,514	\$ 4,498,162	\$ 6,817,370	\$ 9,161,729	\$ 11,538,661	\$ 13,939,591	\$ 16,371,168	\$ 18,834,712	\$ 21,380,528	\$ 23,956,237	\$ 26,560,814	\$ 29,194,822	\$ 31,861,203	\$ 34,560,538	\$ 37,294,995	\$ 40,065,962
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\$ 216,255	\$ 292,347	\$ 314,967	\$ 318,383	\$ 322,806	\$ 326,066	\$ 330,228	\$ 334,569	\$ 345,742	\$ 349,802	\$ 353,723	\$ 357,720	\$ 362,116	\$ 366,591	\$ 371,361	\$ 376,320
\$ 624,454	\$ 853,657	\$ 923,579	\$ 936,141	\$ 949,836	\$ 962,521	\$ 976,240	\$ 990,279	\$ 1,011,207	\$ 1,025,264	\$ 1,039,333	\$ 1,053,632	\$ 1,068,480	\$ 1,083,563	\$ 1,099,097	\$ 1,114,980
\$ 840,710	\$ 1,146,004	\$ 1,238,546	\$ 1,254,524	\$ 1,272,642	\$ 1,288,587	\$ 1,306,467	\$ 1,324,848	\$ 1,356,949	\$ 1,375,066	\$ 1,393,056	\$ 1,411,351	\$ 1,430,596	\$ 1,450,155	\$ 1,470,459	\$ 1,491,300
\$ 1,248,498	\$ 2,394,502	\$ 3,633,048	\$ 4,887,571	\$ 6,160,213	\$ 7,448,800	\$ 8,755,268	\$ 10,080,116	\$ 11,437,066	\$ 12,812,131	\$ 14,205,187	\$ 15,616,539	\$ 17,047,135	\$ 18,497,289	\$ 19,967,748	\$ 21,459,047
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 2,433,068	\$ 3,298,652	\$ 3,557,754	\$ 3,598,883	\$ 3,649,574	\$ 3,689,517	\$ 3,738,044	\$ 3,788,392	\$ 3,902,766	\$ 3,950,775	\$ 3,997,633	\$ 4,045,360	\$ 4,096,977	\$ 4,149,489	\$ 4,204,915	\$ 4,262,267
\$ 3,594,012	\$ 6,892,664	\$ 10,450,418	\$ 14,049,301	\$ 17,698,874	\$ 21,388,392	\$ 25,126,436	\$ 28,914,828	\$ 32,817,594	\$ 36,768,368	\$ 40,766,001	\$ 44,811,361	\$ 48,908,338	\$ 53,057,827	\$ 57,262,743	\$ 61,525,009

2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total Tax Capture During Brownfield Plan Tax Capture Period
18	19	20	21	22	23	24	25	26	27	28	29	30	
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 1,257,506	\$ 1,272,719	\$ 1,287,512	\$ 1,302,584	\$ 1,318,982	\$ 1,335,668	\$ 1,353,341	\$ 1,371,658	\$ 1,412,175	\$ 1,429,707	\$ 1,446,855	\$ 1,464,317	\$ 1,483,142	\$ 35,365,915
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,257,506	\$ 1,272,719	\$ 1,287,512	\$ 1,302,584	\$ 1,318,982	\$ 1,335,668	\$ 1,353,341	\$ 1,371,658	\$ 1,412,175	\$ 1,429,707	\$ 1,446,855	\$ 1,464,317	\$ 1,483,142	\$ 35,365,915
\$ 18,887,255	\$ 20,159,974	\$ 21,447,486	\$ 22,750,070	\$ 24,069,052	\$ 25,404,720	\$ 26,758,061	\$ 28,129,719	\$ 29,541,894	\$ 30,971,601	\$ 32,418,457	\$ 33,882,774	\$ 35,365,915	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 413,192	\$ 418,190	\$ 423,051	\$ 428,003	\$ 433,391	\$ 438,874	\$ 444,681	\$ 450,700	\$ 464,013	\$ 469,774	\$ 475,408	\$ 481,146	\$ 487,331	\$ 11,620,541
\$ 2,135	\$ 2,160	\$ 2,186	\$ 2,211	\$ 2,239	\$ 2,267	\$ 2,297	\$ 2,328	\$ 2,397	\$ 2,427	\$ 2,456	\$ 2,486	\$ 2,518	\$ 60,035
\$ 26,521	\$ 26,842	\$ 27,154	\$ 27,472	\$ 27,818	\$ 28,170	\$ 28,543	\$ 28,929	\$ 29,784	\$ 30,153	\$ 30,515	\$ 30,883	\$ 31,280	\$ 745,886
\$ 38,812	\$ 39,281	\$ 39,738	\$ 40,203	\$ 40,709	\$ 41,224	\$ 41,770	\$ 42,335	\$ 43,586	\$ 44,127	\$ 44,656	\$ 45,195	\$ 45,776	\$ 1,091,541
\$ 15,525	\$ 15,713	\$ 15,895	\$ 16,081	\$ 16,284	\$ 16,490	\$ 16,708	\$ 16,934	\$ 17,434	\$ 17,651	\$ 17,862	\$ 18,078	\$ 18,310	\$ 436,616
\$ 54,984	\$ 55,649	\$ 56,296	\$ 56,955	\$ 57,672	\$ 58,401	\$ 59,174	\$ 59,975	\$ 61,746	\$ 62,513	\$ 63,263	\$ 64,026	\$ 64,849	\$ 1,546,349
\$ 38,812	\$ 39,281	\$ 39,738	\$ 40,203	\$ 40,709	\$ 41,224	\$ 41,770	\$ 42,335	\$ 43,586	\$ 44,127	\$ 44,656	\$ 45,195	\$ 45,776	\$ 1,091,541
\$ 54,984	\$ 55,649	\$ 56,296	\$ 56,955	\$ 57,672	\$ 58,401	\$ 59,174	\$ 59,975	\$ 61,746	\$ 62,513	\$ 63,263	\$ 64,026	\$ 64,849	\$ 1,546,349
\$ 9,056	\$ 9,166	\$ 9,272	\$ 9,381	\$ 9,499	\$ 9,619	\$ 9,746	\$ 9,878	\$ 10,170	\$ 10,296	\$ 10,420	\$ 10,545	\$ 10,681	\$ 254,693
\$ 22,640	\$ 22,914	\$ 23,181	\$ 23,452	\$ 23,747	\$ 24,048	\$ 24,366	\$ 24,695	\$ 25,425	\$ 25,741	\$ 26,049	\$ 26,364	\$ 26,703	\$ 636,732
\$ 32,343	\$ 32,735	\$ 33,115	\$ 33,503	\$ 33,924	\$ 34,354	\$ 34,808	\$ 35,279	\$ 36,321	\$ 36,772	\$ 37,213	\$ 37,662	\$ 38,147	\$ 909,617
\$ 45,216	\$ 45,763	\$ 46,295	\$ 46,837	\$ 47,426	\$ 48,026	\$ 48,662	\$ 49,320	\$ 50,777	\$ 51,408	\$ 52,024	\$ 52,652	\$ 53,329	\$ 1,271,645
\$ 194,512	\$ 196,866	\$ 199,154	\$ 201,485	\$ 204,022	\$ 206,603	\$ 209,336	\$ 212,170	\$ 218,437	\$ 221,149	\$ 223,801	\$ 226,502	\$ 229,414	\$ 5,470,438
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 100,911	\$ 102,132	\$ 103,319	\$ 104,528	\$ 105,844	\$ 107,183	\$ 108,601	\$ 110,071	\$ 113,323	\$ 114,730	\$ 116,106	\$ 117,507	\$ 119,018	\$ 2,838,006
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 12,937	\$ 13,094	\$ 13,246	\$ 13,401	\$ 13,570	\$ 13,741	\$ 13,923	\$ 14,112	\$ 14,529	\$ 14,709	\$ 14,885	\$ 15,065	\$ 15,259	\$ 363,847
\$ 291,490	\$ 295,017	\$ 298,446	\$ 301,939	\$ 305,741	\$ 309,608	\$ 313,705	\$ 317,951	\$ 327,343	\$ 331,407	\$ 335,382	\$ 339,429	\$ 343,793	\$ 8,197,834
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 246,275	\$ 249,254	\$ 252,151	\$ 255,103	\$ 258,314	\$ 261,582	\$ 265,043	\$ 268,631	\$ 276,565	\$ 279,999	\$ 283,357	\$ 286,777	\$ 290,464	\$ 6,926,189
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,600,345	\$ 1,619,705	\$ 1,638,531	\$ 1,657,712	\$ 1,678,581	\$ 1,699,816	\$ 1,722,308	\$ 1,745,619	\$ 1,797,181	\$ 1,819,494	\$ 1,841,317	\$ 1,863,540	\$ 1,887,496	\$ 45,007,857
\$ 24,036,558	\$ 25,656,263	\$ 27,294,794	\$ 28,952,506	\$ 30,631,087	\$ 32,330,904	\$ 34,053,211	\$ 35,798,830	\$ 37,596,011	\$ 39,415,505	\$ 41,256,822	\$ 43,120,361	\$ 45,007,857	-
\$ 2,857,851	\$ 2,892,424	\$ 2,926,043	\$ 2,960,296	\$ 2,997,563	\$ 3,035,484	\$ 3,075,649	\$ 3,117,277	\$ 3,209,356	\$ 3,249,201	\$ 3,288,172	\$ 3,327,857	\$ 3,370,638	\$ 80,373,773
\$ 42,923,813	\$ 45,816,237	\$ 48,742,280	\$ 51,702,576	\$ 54,700,139	\$ 57,735,623	\$ 60,811,272	\$ 63,928,549	\$ 67,137,905	\$ 70,387,106	\$ 73,675,278	\$ 77,003,135	\$ 80,373,773	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 388,119	\$ 392,815	\$ 397,380	\$ 402,032	\$ 407,093	\$ 412,243	\$ 417,698	\$ 423,351	\$ 435,856	\$ 441,268	\$ 446,560	\$ 451,950	\$ 457,760	\$ 10,915,406
\$ 1,137,778	\$ 1,153,733	\$ 1,169,730	\$ 1,185,985	\$ 1,202,818	\$ 1,219,916	\$ 1,237,496	\$ 1,255,454	\$ 1,280,359	\$ 1,298,453	\$ 1,316,621	\$ 1,335,079	\$ 1,354,148	\$ 32,165,338
\$ 1,525,897	\$ 1,546,548	\$ 1,567,110	\$ 1,588,017	\$ 1,609,911	\$ 1,632,160	\$ 1,655,194	\$ 1,678,805	\$ 1,716,216	\$ 1,739,721	\$ 1,763,181	\$ 1,787,029	\$ 1,811,908	\$ 43,080,744
\$ 22,984,945	\$ 24,531,492	\$ 26,098,603	\$ 27,686,619	\$ 29,296,530	\$ 30,928,690	\$ 32,583,883	\$ 34,262,689	\$ 35,978,905	\$ 37,718,626	\$ 39,481,807	\$ 41,268,835	\$ 43,080,744	-
\$ 4,383,748	\$ 4,438,972	\$ 4,493,153	\$ 4,548,313	\$ 4,607,474	\$ 4,667,644	\$ 4,730,843	\$ 4,796,083	\$ 4,925,571	\$ 4,988,922	\$ 5,051,353	\$ 5,114,886	\$ 5,182,546	\$ 123,454,516
\$ 65,908,757	\$ 70,347,729	\$ 74,840,882	\$ 79,389,195	\$ 83,996,669	\$ 88,664,313	\$ 93,395,156	\$ 98,191,238	\$ 103,116,810	\$ 108,105,732	\$ 113,157,085	\$ 118,271,971	\$ 123,454,516	-

**RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #72**

Table 4d - Reimbursement of Eligible Activities & Disbursements ¹

	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF		Totals	Calendar/ Tax Year BP Year Number	2019	2020		
Notes					0	0		
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured	50.00% Percentage of SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996	\$ 4,341,006		\$ -	\$ -		
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	2.50% of Local Tax Capture per year during Brownfield Plan.	\$ 2,009,344	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 \$ 34,731	\$ 34,731	Annual - Local	\$ -	\$ -		
-	Breakdown of State School Tax Capture (SET) Breakdown of State School Tax Capture (LSO)	State School Tax Capture Amount \$ 5,269	\$ 5,269	Annual-State School	\$ -	\$ -		
-		State Education Tax (SET) 25.08% \$1,322	\$ 1,322	Annual - SET	\$ -	\$ -		
-		Local School Operating (LSO) 74.92% \$3,947	\$ 3,947	Annual - LSO	\$ -	\$ -		
-		Total Tax Capture Amount \$40,000	\$ 40,000	Annual - Total	\$ -	\$ -		
-	Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50% of Local Tax Capture during Brownfield Plan.	\$ 2,009,344	Annual:	\$ -	\$ -		
-		0.00% of Local Tax Capture thereafter.		Cumulative:	\$ 0	\$ 0		
-	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		
Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized ²			Totals	Year of Tax Capture ²	2019	2020
-	Environmental Activities: Michigan Department of Environmental Quality (MDEQ)							
-	Local Tax Increment Reimbursement	\$ 32,231	\$ 1,290,109	\$ -	\$ 1,322,340		\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ 5,269	\$ 698,516	\$ -	\$ 703,785		\$ 0	\$ 0
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)	\$ 37,500	\$ 1,988,625	\$ 0	\$ 2,026,125		\$ 0	\$ 0
-	Cumulative Reimbursement: MDEQ						\$ 0	\$ 0
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes						\$ 32,231	\$ 1,322,340
-	Remaining Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET						\$ 5,269	\$ 703,785
-	Non-Environmental Activities: Michigan Strategic Fund (MSF)							
-	Local Tax Increment Reimbursement	\$ 132,231	\$ 75,822,262	\$ 1,312,789	\$ 77,267,282		\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ 5,269	\$ 39,992,214	\$ 710,796	\$ 40,708,279		\$ 0	\$ 0
-	TOTAL MSF REIMBURSEMENT (Eligible Costs)	\$ 137,500	\$ 115,814,476	\$ 2,023,585	\$ 117,975,561		\$ 0	\$ 0
-	Cumulative Reimbursement: MSF						\$ 0	\$ 0
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes						\$ 132,231	\$ 75,954,493
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET						\$ 5,269	\$ 39,997,483
-	TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF (Eligible Costs)	\$ 175,000	\$ 117,803,101	\$ 2,023,585	\$ 120,001,686		\$ 0	\$ 0
-	TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF (Eligible Costs)						\$ 0	\$ 0
-	Remaining Unreimbursed Balance						\$ 175,000	\$ 117,978,101
-	Surplus Revenue from Local Tax Increment =						\$ 0	\$ 0
-	Surplus Revenue from State & Local School Tax Increment =						\$ 0	\$ 0

Notes:

This Table is only part of the overall Brownfield Plan and should be used in conjunction with other information contained within the Plan, and within other documents, such as the Reimbursement Agreement, to administer the Plan. Please refer to the Brownfield Plan for specific administrative requirements.

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.

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
\$ 51,142	\$ 108,128	\$ 146,173	\$ 157,484	\$ 159,191	\$ 161,403	\$ 163,033	\$ 165,114	\$ 167,285	\$ 172,871	\$ 174,901	\$ 176,861	\$ 178,860	\$ 181,058	\$ 183,296	\$ 185,681
\$ 18,829	\$ 39,809	\$ 53,816	\$ 57,980	\$ 58,609	\$ 59,423	\$ 60,023	\$ 60,789	\$ 61,589	\$ 63,645	\$ 64,393	\$ 65,114	\$ 65,850	\$ 66,660	\$ 67,483	\$ 68,361
\$ 18,829	\$ 58,638	\$ 112,454	\$ 170,434	\$ 229,043	\$ 288,467	\$ 348,490	\$ 409,279	\$ 470,868	\$ 534,513	\$ 598,906	\$ 664,020	\$ 729,871	\$ 796,530	\$ 864,013	\$ 932,375
\$ 34,731	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 5,269	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,322	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 3,947	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 18,829	\$ 39,809	\$ 53,816	\$ 57,980	\$ 58,609	\$ 59,423	\$ 60,023	\$ 60,789	\$ 61,589	\$ 63,645	\$ 64,393	\$ 65,114	\$ 65,850	\$ 66,660	\$ 67,483	\$ 68,361
\$ 18,829	\$ 58,638	\$ 112,454	\$ 170,434	\$ 229,043	\$ 288,467	\$ 348,490	\$ 409,279	\$ 470,868	\$ 534,513	\$ 598,906	\$ 664,020	\$ 729,871	\$ 796,530	\$ 864,013	\$ 932,375
\$ 680,767	\$ 1,512,741	\$ 2,045,016	\$ 2,203,248	\$ 2,227,141	\$ 2,258,085	\$ 2,280,884	\$ 2,309,998	\$ 2,340,367	\$ 2,418,525	\$ 2,446,924	\$ 2,474,348	\$ 2,502,308	\$ 2,533,062	\$ 2,564,368	\$ 2,597,734
\$ 680,767	\$ 2,193,507	\$ 4,238,523	\$ 6,441,771	\$ 8,668,912	\$ 10,926,997	\$ 13,207,881	\$ 15,517,878	\$ 17,858,245	\$ 20,276,770	\$ 22,723,694	\$ 25,198,042	\$ 27,700,350	\$ 30,233,412	\$ 32,797,780	\$ 35,395,514
\$ 49,821	\$ 108,128	\$ 146,173	\$ 157,484	\$ 159,191	\$ 161,403	\$ 163,033	\$ 165,114	\$ 167,285	\$ 172,871	\$ 174,901	\$ 176,861	\$ 178,860	\$ 181,058	\$ 183,296	\$ 185,681
\$ 301,556	\$ 624,454	\$ 853,657	\$ 923,579	\$ 936,141	\$ 949,836	\$ 962,521	\$ 976,240	\$ 990,279	\$ 1,011,207	\$ 1,025,264	\$ 1,039,333	\$ 1,053,632	\$ 1,068,480	\$ 1,083,563	\$ 1,099,097
\$ 351,377	\$ 732,582	\$ 999,830	\$ 1,081,062	\$ 1,095,332	\$ 1,111,239	\$ 1,125,554	\$ 1,141,354	\$ 1,157,564	\$ 1,184,078	\$ 1,200,165	\$ 1,216,195	\$ 1,232,492	\$ 1,249,538	\$ 1,266,859	\$ 1,284,778
\$ 351,377	\$ 1,083,959	\$ 2,083,789	\$ 3,164,852	\$ 4,260,184	\$ 5,371,423	\$ 6,496,977	\$ 7,638,331	\$ 8,795,895	\$ 9,979,973	\$ 11,180,137	\$ 12,396,332	\$ 13,628,824	\$ 14,878,362	\$ 16,145,221	\$ 17,429,999
\$ 1,032,144	\$ 2,245,323	\$ 3,044,846	\$ 3,284,310	\$ 3,322,473	\$ 3,369,324	\$ 3,406,438	\$ 3,451,351	\$ 3,497,930	\$ 3,602,604	\$ 3,647,088	\$ 3,690,543	\$ 3,734,799	\$ 3,782,600	\$ 3,831,227	\$ 3,882,512
\$ 1,032,144	\$ 3,277,467	\$ 6,322,312	\$ 9,606,623	\$ 12,929,096	\$ 16,298,420	\$ 19,704,858	\$ 23,156,209	\$ 26,654,140	\$ 30,256,743	\$ 33,903,831	\$ 37,594,374	\$ 41,329,174	\$ 45,111,774	\$ 48,943,000	\$ 52,825,512
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
\$ 680,767	\$ 641,573	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 301,556	\$ 402,228	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 982,323	\$ 1,043,801	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 982,323	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125
\$ 641,573	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 402,228	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 871,167	\$ 2,045,016	\$ 2,203,248	\$ 2,227,141	\$ 2,258,085	\$ 2,280,884	\$ 2,309,998	\$ 2,340,367	\$ 2,418,525	\$ 2,446,924	\$ 2,474,348	\$ 2,502,308	\$ 2,533,062	\$ 2,564,368	\$ 2,597,734
\$ 49,821	\$ 330,354	\$ 999,830	\$ 1,081,062	\$ 1,095,332	\$ 1,111,239	\$ 1,125,554	\$ 1,141,354	\$ 1,157,564	\$ 1,184,078	\$ 1,200,165	\$ 1,216,195	\$ 1,232,492	\$ 1,249,538	\$ 1,266,859	\$ 1,284,778
\$ 49,821	\$ 1,201,521	\$ 3,044,846	\$ 3,284,310	\$ 3,322,473	\$ 3,369,324	\$ 3,406,438	\$ 3,451,351	\$ 3,497,930	\$ 3,602,604	\$ 3,647,088	\$ 3,690,543	\$ 3,734,799	\$ 3,782,600	\$ 3,831,227	\$ 3,882,512
\$ 49,821	\$ 1,251,342	\$ 4,296,188	\$ 7,580,498	\$ 10,902,971	\$ 14,272,295	\$ 17,678,733	\$ 21,130,084	\$ 24,628,015	\$ 28,230,619	\$ 31,877,707	\$ 35,568,249	\$ 39,303,049	\$ 43,085,649	\$ 46,916,876	\$ 50,799,388
\$ 77,267,282	\$ 76,396,114	\$ 74,351,099	\$ 72,147,851	\$ 69,920,710	\$ 67,662,625	\$ 65,381,741	\$ 63,071,743	\$ 60,731,377	\$ 58,312,851	\$ 55,865,928	\$ 53,391,580	\$ 50,889,272	\$ 48,356,210	\$ 45,791,842	\$ 43,194,108
\$ 40,658,458	\$ 40,328,105	\$ 39,328,274	\$ 38,247,212	\$ 37,151,880	\$ 36,040,641	\$ 34,915,087	\$ 33,773,733	\$ 32,616,169	\$ 31,432,091	\$ 30,231,926	\$ 29,015,732	\$ 27,783,240	\$ 26,533,702	\$ 25,266,843	\$ 23,982,065
\$ 1,032,144	\$ 2,245,323	\$ 3,044,846	\$ 3,284,310	\$ 3,322,473	\$ 3,369,324	\$ 3,406,438	\$ 3,451,351	\$ 3,497,930	\$ 3,602,604	\$ 3,647,088	\$ 3,690,543	\$ 3,734,799	\$ 3,782,600	\$ 3,831,227	\$ 3,882,512
\$ 1,032,144	\$ 3,277,467	\$ 6,322,312	\$ 9,606,623	\$ 12,929,096	\$ 16,298,420	\$ 19,704,858	\$ 23,156,209	\$ 26,654,140	\$ 30,256,743	\$ 33,903,831	\$ 37,594,374	\$ 41,329,174	\$ 45,111,774	\$ 48,943,000	\$ 52,825,512
\$ 118,969,542	\$ 116,724,219	\$ 113,679,373	\$ 110,395,063	\$ 107,072,590	\$ 103,703,266	\$ 100,296,828	\$ 96,845,476	\$ 93,347,546	\$ 89,744,942	\$ 86,097,854	\$ 82,407,311	\$ 78,672,512	\$ 74,889,912	\$ 71,058,685	\$ 67,176,173
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Capture
Period Ends for
Reimbursement

2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals
17	18	19	20	21	22	23	24	25	26	27	28	29	30	-
\$ 188,160	\$ 194,060	\$ 196,407	\$ 198,690	\$ 201,016	\$ 203,547	\$ 206,122	\$ 208,849	\$ 211,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,341,006
\$ 69,274	\$ 71,446	\$ 72,311	\$ 73,151	\$ 74,007	\$ 74,939	\$ 75,887	\$ 76,891	\$ 77,932	\$ 80,234	\$ 81,230	\$ 82,204	\$ 83,196	\$ 84,266	\$ 2,009,344
\$ 1,001,649	\$ 1,073,095	\$ 1,145,406	\$ 1,218,557	\$ 1,292,564	\$ 1,367,503	\$ 1,443,391	\$ 1,520,282	\$ 1,598,214	\$ 1,678,448	\$ 1,759,678	\$ 1,841,882	\$ 1,925,078	\$ 2,009,344	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 34,731
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,269
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,322
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,947
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
\$ 69,274	\$ 71,446	\$ 72,311	\$ 73,151	\$ 74,007	\$ 74,939	\$ 75,887	\$ 76,891	\$ 77,932	\$ 80,234	\$ 81,230	\$ 82,204	\$ 83,196	\$ 84,266	\$ 2,009,344
\$ 1,001,649	\$ 1,073,095	\$ 1,145,406	\$ 1,218,557	\$ 1,292,564	\$ 1,367,503	\$ 1,443,391	\$ 1,520,282	\$ 1,598,214	\$ 1,678,448	\$ 1,759,678	\$ 1,841,882	\$ 1,925,078	\$ 2,009,344	-
\$ 2,632,419	\$ 2,714,958	\$ 2,747,803	\$ 2,779,741	\$ 2,812,281	\$ 2,847,685	\$ 2,883,710	\$ 2,921,867	\$ 2,961,413	\$ 3,048,888	\$ 3,086,741	\$ 3,123,763	\$ 3,161,464	\$ 3,202,106	\$ 76,320,353
\$ 38,027,933	\$ 40,742,891	\$ 43,490,694	\$ 46,270,435	\$ 49,082,716	\$ 51,930,401	\$ 54,814,111	\$ 57,735,978	\$ 60,697,391	\$ 63,746,279	\$ 66,833,020	\$ 69,956,783	\$ 73,118,247	\$ 76,320,353	-
\$ 188,160	\$ 194,060	\$ 196,407	\$ 198,690	\$ 201,016	\$ 203,547	\$ 206,122	\$ 208,849	\$ 211,676	\$ 435,856	\$ 441,268	\$ 446,560	\$ 451,950	\$ 457,760	\$ 6,573,078
\$ 1,114,980	\$ 1,137,778	\$ 1,153,733	\$ 1,169,730	\$ 1,185,985	\$ 1,202,818	\$ 1,219,916	\$ 1,237,496	\$ 1,255,454	\$ 1,280,359	\$ 1,298,453	\$ 1,316,621	\$ 1,335,079	\$ 1,354,148	\$ 32,161,390
\$ 1,303,140	\$ 1,331,838	\$ 1,350,140	\$ 1,368,420	\$ 1,387,001	\$ 1,406,364	\$ 1,426,038	\$ 1,446,345	\$ 1,467,130	\$ 1,716,216	\$ 1,739,721	\$ 1,763,181	\$ 1,787,029	\$ 1,811,908	\$ 38,734,469
\$ 18,733,138	\$ 20,064,976	\$ 21,415,116	\$ 22,783,537	\$ 24,170,537	\$ 25,576,902	\$ 27,002,939	\$ 28,449,284	\$ 29,916,414	\$ 31,632,630	\$ 33,372,351	\$ 35,135,532	\$ 36,922,561	\$ 38,734,469	-
\$ 3,935,558	\$ 4,046,796	\$ 4,097,943	\$ 4,148,161	\$ 4,199,282	\$ 4,254,050	\$ 4,309,748	\$ 4,368,211	\$ 4,428,543	\$ 4,765,104	\$ 4,826,462	\$ 4,886,944	\$ 4,948,493	\$ 5,014,014	\$ 115,054,822
\$ 56,761,071	\$ 60,807,867	\$ 64,905,810	\$ 69,053,971	\$ 73,253,253	\$ 77,507,303	\$ 81,817,051	\$ 86,185,262	\$ 90,613,805	\$ 95,378,908	\$ 100,205,371	\$ 105,092,315	\$ 110,040,808	\$ 115,054,822	-
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,322,340
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 703,785
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,026,125
\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 2,632,419	\$ 2,714,958	\$ 2,747,803	\$ 2,779,741	\$ 2,812,281	\$ 2,847,685	\$ 2,883,710	\$ 2,921,867	\$ 2,961,413	\$ 3,048,888	\$ 3,086,741	\$ 3,123,763	\$ 3,161,464	\$ 3,202,106	\$ 74,998,013
\$ 1,303,140	\$ 1,331,838	\$ 1,350,140	\$ 1,368,420	\$ 1,387,001	\$ 1,406,364	\$ 1,426,038	\$ 1,446,345	\$ 1,467,130	\$ 1,716,216	\$ 1,739,721	\$ 1,763,181	\$ 1,787,029	\$ 1,811,908	\$ 38,030,684
\$ 3,935,558	\$ 4,046,796	\$ 4,097,943	\$ 4,148,161	\$ 4,199,282	\$ 4,254,050	\$ 4,309,748	\$ 4,368,211	\$ 4,428,543	\$ 4,765,104	\$ 4,826,462	\$ 4,886,944	\$ 4,948,493	\$ 5,014,014	\$ 113,028,697
\$ 54,734,946	\$ 58,781,742	\$ 62,879,685	\$ 67,027,846	\$ 71,227,128	\$ 75,481,178	\$ 79,790,926	\$ 84,159,137	\$ 88,587,680	\$ 93,352,784	\$ 98,179,246	\$ 103,066,190	\$ 108,014,683	\$ 113,028,697	-
\$ 40,561,689	\$ 37,846,731	\$ 35,098,928	\$ 32,319,187	\$ 29,506,906	\$ 26,659,221	\$ 23,775,511	\$ 20,853,644	\$ 17,892,231	\$ 14,843,343	\$ 11,756,602	\$ 8,632,839	\$ 5,471,375	\$ 2,269,269	-
\$ 22,678,925	\$ 21,347,088	\$ 19,996,947	\$ 18,628,527	\$ 17,241,527	\$ 15,835,162	\$ 14,409,124	\$ 12,962,780	\$ 11,495,650	\$ 9,779,434	\$ 8,039,713	\$ 6,276,532	\$ 4,489,503	\$ 2,677,595	-
\$ 3,935,558	\$ 4,046,796	\$ 4,097,943	\$ 4,148,161	\$ 4,199,282	\$ 4,254,050	\$ 4,309,748	\$ 4,368,211	\$ 4,428,543	\$ 4,765,104	\$ 4,826,462	\$ 4,886,944	\$ 4,948,493	\$ 5,014,014	\$ 115,054,822
\$ 56,761,071	\$ 60,807,867	\$ 64,905,810	\$ 69,053,971	\$ 73,253,253	\$ 77,507,303	\$ 81,817,051	\$ 86,185,262	\$ 90,613,805	\$ 95,378,908	\$ 100,205,371	\$ 105,092,315	\$ 110,040,808	\$ 115,054,822	-
\$ 63,240,615	\$ 59,193,819	\$ 55,095,875	\$ 50,947,714	\$ 46,748,433	\$ 42,494,383	\$ 38,184,635	\$ 33,816,424	\$ 29,387,881	\$ 24,622,777	\$ 19,796,315	\$ 14,909,370	\$ 9,960,878	\$ 4,946,864	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0

Estimated Capture
Period Ends for
Reimbursement

EXHIBIT D

**Additional Project Information and Illustrations
Continental/Ferguson Lansing, LLC – Red Cedar Development Project
203 S. Clippert Street, Lansing MI
Brownfield Plan #72**

**Total Capital Investment and Jobs Projections
and
Project Illustrations**











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BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #72
RED CEDAR DEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 203 S. Clippert Street located in the City of Lansing; and

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

WHEREAS, maps, plats, and a description of the brownfield plan are available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48910, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on March 25, 2019 at 7:00 p.m. on Brownfield Plan #72 – Red Cedar Development Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Part of Lots 6, 15, 17, and Outlot "A", also vacated portion of Church Street, part of vacated Cooper Street, part of vacated Olin Avenue and vacated portion of Reniger Court (platted as Fredrick Street), Supervisor's Plat No. 1 as recorded in Liber 12 of Plats, Page 27, Ingham County Records; also part of the plat of Riverside as recorded in Liber 3 of Plats, Page 25, Ingham County Records; also part of the "Plat of the Subdivision of all that part of the Southeast quarter of Section 14 and all of that part of Section 23 lying North of the Cedar River" according to the True Copy of the Original recorded June 13th, 1856; also part of the Southwest 1/4 of Section 13 and part of the Southeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, all being more particularly described as follows; Commencing at the West 1/4 corner of Section 13 also being the East 1/4 corner of Section 14, T4N, R2W; thence S00°33'40"W, 119.50 feet along the West line of Section 13 and the East line of Section 14 to the South line of Michigan Avenue and the North line of Lot 19 of Supervisor's Plat No. 1; thence S89°49'55"W, 1.85 feet along the South line of Michigan Avenue to the Northwest corner of Supervisor's Plat No. 1 and the Point of Beginning of following described parcel; thence S00°44'26"W (platted as South), 540.51 feet along the West line of Supervisor's Plat No. 1 to the Southwest corner of Lot 23; thence S89°58'26"E (platted as N89°15'E), 182.60 feet along the South line of Lot 23 and its Easterly extension; thence N00°22'22"W, 100.00 feet along the West line of the East 1/2 of vacated Olin Avenue; thence S89°58'26"E, 998.91 feet along the North line of the South 100 feet of the East 1/2 of vacated Olin Avenue, the North line of the South 100 feet of Lot 17, the North line of the South 100 feet of vacated Cooper Street, the North line of the South 100 feet of Lot 15, the North line of the South 100 feet of vacated portion of Reniger Court (platted as Fredrick Street) and the North line of the South 100 feet of Lot 6 to the East line of Lot 6; thence S00°15'20"E, 50.00 feet along the East line of Lot 6; thence N89°49'17"E, 330.21 feet to the East line of Supervisor's Plat No. 1; thence S00°16'54"E (platted as S01°09'E),

690.78 feet to the Northerly floodway limit of the Red Cedar River; thence along said floodway limit, the following thirty (30) courses:

- 1) N46°10'15"W, 15.48 feet;
- 2) N56°47'13"W, 30.48 feet;
- 3) N55°43'09"W, 66.24 feet;
- 4) N65°03'09"W, 93.92 feet;
- 5) N64°01'30"W, 216.39 feet;
- 6) N70°25'57"W, 74.47 feet;
- 7) N61°25'31"W, 56.19 feet;
- 8) N60°47'42"W, 67.03 feet;
- 9) N57°32'05"W, 71.96 feet;
- 10) N65°20'26"W, 16.79 feet;
- 11) N57°44'47"W, 53.83 feet;
- 12) N73°17'40"W, 35.93 feet;
- 13) N86°48'53"W, 39.97 feet;
- 14) S86°37'02"W, 46.11 feet;
- 15) S84°50'08"W, 84.32 feet;
- 16) S82°06'51"W, 75.07 feet;
- 17) S86°19'27"W, 52.44 feet;
- 18) S88°21'50"W, 138.94 feet;
- 19) N77°32'06"W, 66.35 feet;
- 20) N78°22'00"W, 73.45 feet;
- 21) N83°02'49"W, 104.05 feet;
- 22) N80°18'41"W, 104.78 feet;
- 23) N81°25'50"W, 29.98 feet to the West line of Section 13;
- 24) continuing N81°25'50"W, 63.00 feet;
- 25) N84°40'04"W, 94.88 feet;
- 26) N84°12'26"W, 174.71 feet;
- 27) N86°42'58"W, 153.92 feet;
- 28) N87°08'16"W, 100.89 feet;
- 29) West, 119.66 feet;
- 30) S82°46'50"W, 89.82 feet;

thence N53°29'47"W, 224.96 feet; thence S89°26'11"W, 305.00 feet to a point which as 24.75 feet East of the West line of the East 1/2 of the Southeast 1/4 of Section 14, according to the plat of Urbandale as recorded in Liber 4 of Plats, Page 49, Ingham County Records; thence N00°30'13"E, 608.40 feet parallel with said West line to the South right-of-way line of Michigan Avenue; thence S89°51'10"E, 1279.97 feet along the South right-of-way line of Michigan Avenue to the Point of Beginning. Contains 35.57 acres, more or less.

and that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #72 – Red Cedar Development Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on March 25, 2019 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #72 – Red Cedar Development Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 203 South Clippert Street located in the City of Lansing, but more particularly described as:

Part of Lots 6, 15, 17, and Outlot "A", also vacated portion of Church Street, part of vacated Cooper Street, part of vacated Olin Avenue and vacated portion of Reniger Court (platted as Fredrick Street), Supervisor's Plat No. 1 as recorded in Liber 12 of Plats, Page 27, Ingham County Records; also part of the plat of Riverside as recorded in Liber 3 of Plats, Page 25, Ingham County Records; also part of the "Plat of the Subdivision of all that part of the Southeast quarter of Section 14 and all of that part of Section 23 lying North of the Cedar River" according to the True Copy of the Original recorded June 13th, 1856; also part of the Southwest 1/4 of Section 13 and part of the Southeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, all being more particularly described as follows; Commencing at the West 1/4 corner of Section 13 also being the East 1/4 corner of Section 14, T4N, R2W; thence S00°33'40"W, 119.50 feet along the West line of Section 13 and the East line of Section 14 to the South line of Michigan Avenue and the North line of Lot 19 of Supervisor's Plat No. 1; thence S89°49'55"W, 1.85 feet along the South line of Michigan Avenue to the Northwest corner of Supervisor's Plat No. 1 and the Point of Beginning of following described parcel; thence S00°44'26"W (platted as South), 540.51 feet along the West line of Supervisor's Plat No. 1 to the Southwest corner of Lot 23; thence S89°58'26"E (platted as N89°15'E), 182.60 feet along the South line of Lot 23 and its Easterly extension; thence N00°22'22"W, 100.00 feet along the West line of the East 1/2 of vacated Olin Avenue; thence S89°58'26"E, 998.91 feet along the North line of the South 100 feet of the East 1/2 of vacated Olin Avenue, the North line of the South 100 feet of Lot 17, the North line of the South 100 feet of vacated Cooper Street, the North line of the South 100 feet of Lot 15, the North line of the South 100 feet of vacated portion of Reniger Court (platted as Fredrick Street) and the North line of the South 100 feet of Lot 6 to the East line of Lot 6; thence S00°15'20"E, 50.00 feet along the East line of Lot 6; thence N89°49'17"E, 330.21 feet to the East line of Supervisor's Plat No. 1; thence S00°16'54"E (platted as S01°09'E), 690.78 feet to the Northerly floodway limit of the Red Cedar River; thence along said floodway limit, the following thirty (30) courses:

- 1) N46°10'15"W, 15.48 feet;
- 2) N56°47'13"W, 30.48 feet;
- 3) N55°43'09"W, 66.24 feet;
- 4) N65°03'09"W, 93.92 feet;
- 5) N64°01'30"W, 216.39 feet;
- 6) N70°25'57"W, 74.47 feet;
- 7) N61°25'31"W, 56.19 feet;
- 8) N60°47'42"W, 67.03 feet;
- 9) N57°32'05"W, 71.96 feet;
- 10) N65°20'26"W, 16.79 feet;
- 11) N57°44'47"W, 53.83 feet;
- 12) N73°17'40"W, 35.93 feet;
- 13) N86°48'53"W, 39.97 feet;
- 14) S86°37'02"W, 46.11 feet;

- 15) S84°50'08"W, 84.32 feet;
- 16) S82°06'51"W, 75.07 feet;
- 17) S86°19'27"W, 52.44 feet;
- 18) S88°21'50"W, 138.94 feet;
- 19) N77°32'06"W, 66.35 feet;
- 20) N78°22'00"W, 73.45 feet;
- 21) N83°02'49"W, 104.05 feet;
- 22) N80°18'41"W, 104.78 feet;
- 23) N81°25'50"W, 29.98 feet to the West line of Section 13;
- 24) continuing N81°25'50"W, 63.00 feet;
- 25) N84°40'04"W, 94.88 feet;
- 26) N84°12'26"W, 174.71 feet;
- 27) N86°42'58"W, 153.92 feet;
- 28) N87°08'16"W, 100.89 feet;
- 29) West, 119.66 feet;
- 30) S82°46'50"W, 89.82 feet;

thence N53°29'47"W, 224.96 feet; thence S89°26'11"W, 305.00 feet to a point which as 24.75 feet East of the West line of the East 1/2 of the Southeast 1/4 of Section 14, according to the plat of Urandale as recorded in Liber 4 of Plats, Page 49, Ingham County Records; thence N00°30'13"E, 608.40 feet parallel with said West line to the South right-of-way line of Michigan Avenue; thence S89°51'10"E, 1279.97 feet along the South right-of-way line of Michigan Avenue to the Point of Beginning. Contains 35.57 acres, more or less.

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

If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
Chris Swope
City Clerk

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #72
RED CEDAR DEVELOPMENT 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 #72 – 203 South Clippert Street Development Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on March 25, 2019 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 March 25, 2019 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 \$250,288,345.00
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 activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on February 15, 2019, 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

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.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #72 – Red Cedar Development Project'.

Project:Oliver Tower - Final Bidding - Current Low Bidder

Group By	Company Name (Location)	City	State
02 0000 - Demo			
03 00 00 - Concrete	Bluestar	Warren	Michigan
04 00 00 - Masonry	Jelsema Concrete Construction (Grand Rapids, MI)	Grand Rapids	Michigan
05 12 00 - Structural Steel Framing	D.C. Byers Co. (East Lansing, MI)	East Lansing	Michigan
06 10 00 - Rough Carpentry	Bach Steel (Holt, MI)	Holt	Michigan
06 20 23 - Interior Finish Carpentry	Rajala & Sons Finishes (Fowlerville, MI)	Fowlerville	Michigan
07 24 00 - Exterior Insulation and Finish System	Commerical Carpentry Resources (Bath, MI)	Bath Township	Michigan
07 42 00 - Wall Panels	D'Angelo Plaster (Walled Lake, MI)	Walled Lake	Michigan
07 42 13 - Metal Wall Panels	Midwest Wall Company, LLC (DeWitt, MI)	DeWitt	Michigan
07 92 00 - Joint Sealants	Midwest Wall Company, LLC (DeWitt, MI)	DeWitt	Michigan
08 11 13 - Hollow Metal Doors and Frames	J&S Construction (Main)	Fowlerville	Michigan
08 14 16 - Flush Wood Doors	S.A. Morman & Co. (Grand Rapids, MI)	Grand Rapids	Michigan
08 31 00 - Access Doors and Panels	S.A. Morman & Co. (Grand Rapids, MI)	Grand Rapids	Michigan
08 41 13 - Aluminum-Framed Entrances and Stc	S.A. Morman & Co. (Grand Rapids, MI)	Grand Rapids	Michigan
08 54 00 - Composite Windows	Double O Inc. (Grand Rapids, MI)	Grand Rapids	Michigan
	Pella (Grand Rapids, MI)	Grand Rapids	Michigan

Project:Oliver Tower - Final Bidding - Current Low Bidder

08 71 00 - Door Hardware	S.A. Morman & Co. (Grand Rapids, MI)	Grand Rapids	Michigan
09 21 16 - Gypsum Board Assemblies	Rajala & Sons Finishes (Fowlerville, MI)	Fowlerville	Michigan
09 22 16 - Non-Structural Metal Framing	Rajala & Sons Finishes (Fowlerville, MI)	Fowlerville	Michigan
09 30 00 - Tiling	DeGraaf Interiors (Hudsonville, Grand Rapids, Cascade, MI Hudsonville		Michigan
09 51 00 - Acoustical Ceilings	Rajala & Sons Finishes (Fowlerville, MI)	Fowlerville	Michigan
09 65 16 - Resilient Sheet Flooring	DeGraaf Interiors (Hudsonville, Grand Rapids, Cascade, MI Hudsonville		Michigan
09 68 00 - Carpeting	DeGraaf Interiors (Hudsonville, Grand Rapids, Cascade, MI Hudsonville		Michigan
09 91 00 - Painting	Ritter Painting Contractors (Dewitt, MI)	Dewitt	Michigan
10 21 13 - Toilet Compartments	Rayhaven	Kentwood	Michigan
10 28 00 - Toilet, Bath, and Laundry Accessories	Payne Rosso (Lansing, MI)	Lansing	Michigan
10 44 00 - Fire Protection Specialties	Rayhaven	Kentwood	Michigan
10 55 00 - Postal Specialties	Advanced Specialties (Clawson, MI)	Clawson	Michigan
10 57 00 - Wardrobe and Closet Specialties	Org West Michigan (Holland, MI)	Holland	Michigan
11 30 13 - Residential Appliances	GE Appliances (Lockport, IL)	Lockport	Illinois
12 21 00 - Window Blinds	BARONS WINDOW COVERINGS (LANSING, MI)	LANSING	Michigan
12 35 30 - Residential Casework	Williams Distributing (Grand Rapids, MI)	Grand Rapids	Michigan
12 36 00 - Countertops			

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12 48 13 - Entrance Floor Mats and Frames	Paxton Countertops (Lansing, MI)	Lansing	Michigan
14 21 00 - Electric Traction Elevators	Payne Rosso (Lansing, MI)	Lansing	Michigan
14 91 00 - Facility Chutes	Schindler Elevator Corporation (Grand Rapids, MI)	Grand Rapids	Michigan
21 00 00 - Fire Suppression	Antonelli & Associates (Bloomfield Hills, MI)	Bloomfield Hills	Michigan
22 00 00 - Plumbing	Total Fire Protection (Grand Rapids, MI)	Grand Rapids	Michigan
23 00 00 - Heating, Ventilating, and Air Conditioning	American Plumbing (Lansing, MI)	Lansing	Michigan
26 00 00 - Electrical	Progressive Heating & Cooling (Lowell, MI)	Lowell	Michigan
28 00 00 - Electronic Safety and Security	United Electrical Contractors (Lansing, MI)	Lansing	Michigan
31 00 00 - Earthwork	United Electrical Contractors (Lansing, MI)	Lansing	Michigan
31 05 05 - Selective Demolition for Earthwork	Hoffman Brothers (Battle Creek, MI)	Battle Creek	Michigan
Tree Removal	LAWN SPRINKLERS (LANSING, MI)	LANSING	Michigan
32 80 00 - Irrigation	Instant Shade Landscape Inc. (Bath, MI)	Bath	Michigan
32 90 00 - Planting	Instant Shade Landscape Inc. (Bath, MI)	Bath	Michigan
32 90 01 - Courtyard and Hardscapes	Marino's Landscape (Shelby Twp., MI)	Shelby charter Tow	Michigan
33 00 00 - Utilities	Leavitt and Stark (Ovid, MI)	Ovid	Michigan

Project:Oliver Tower - Final Bidding - Invited - List All

Group By	Package And Code	Company Name (Location)	Invited	Status
00 11 13 - Advertisement for Bids				
	00 11 13	Builders Exchange of Kalamazoo (Kalamazoo, MI)	YES	Invited
	00 11 13	Builders Exchange of Lansing (Lansing, MI)	YES	Invited
	00 11 13	Builders Exchange of Michigan (Grand Rapids, MI)	YES	Invited
03 00 00 - Concrete				
	03 00 00	Applied Flooring, Inc. (Wixom, MI)	YES	Invited
	03 00 00	Christman Constructors (Lansing, MI)	YES	Declined
	03 00 00	Fessler & Bowman, Inc. (Flushing, MI)	YES	Declined
	03 00 00	Hosford Bros. (East Lansing, MI)	YES	Declined
	03 00 00	Jelsema Concrete Construction (Grand Rapids, MI)	YES	Proposed
	03 00 00	LD Clark Foundation (Lansing, MI)	YES	Invited
	03 00 00	Moore Trosper (Holt, MI)	YES	Invited
	03 00 00	Snow Bros (Mason, MI)	YES	Invited
	03 00 00	Van Laan (Dutton, MI)	YES	Proposed
03 30 00 - Cast-in-Place Concrete				
	03 30 00	Fessler & Bowman, Inc. (Flushing, MI)	YES	Declined
	03 30 00	Hosford Bros. (East Lansing, MI)	YES	Declined
	03 30 00	Jelsema Concrete Construction (Grand Rapids, MI)	YES	Proposed
	03 30 00	LD Clark Foundation (Lansing, MI)	YES	Invited
	03 30 00	Moore Trosper (Holt, MI)	YES	Invited
	03 30 00	Portland Poured Walls (Portland, MI)	YES	Declined
	03 30 00	Snow Bros (Mason, MI)	YES	Invited
	03 30 00	Van Laan (Dutton, MI)	YES	Accepted
03 35 43 - Polished Concrete Finishing				
	03 35 43	Applied Flooring, Inc. (Wixom, MI)	YES	Invited
04 00 00 - Masonry				
	04 00 00	Bornor Restoration, Inc. (LANSING, MI)	YES	Accepted
	04 00 00	Complete Enclosures (Mason, MI)	YES	Accepted
	04 00 00	D.C. Byers Co. (East Lansing, MI)	YES	Proposed
	04 00 00	Roberts Masonry (Mason, MI)	YES	Declined
	04 00 00	TC Masonry (Grand Ledge, MI)	YES	Invited
	04 00 00	TL Masonry (Ionia, MI)	YES	Invited
04 22 00 - Concrete Unit Masonry				
	04 22 00	Complete Enclosures (Mason, MI)	YES	Accepted
	04 22 00	Roberts Masonry (Mason, MI)	YES	Invited
	04 22 00	TC Masonry (Grand Ledge, MI)	YES	Invited
	04 22 00	TL Masonry (Ionia, MI)	YES	Invited
05 12 00 - Structural Steel Framing				
	05 12 00	Bach Steel (Holt, MI)	YES	Proposed
	05 12 00	Builders Iron Inc (Sparta, MI)	YES	Proposed
	05 12 00	Capital Steel & Builders Supply Inc (Holt, MI)	YES	Declined
	05 12 00	Center Line Steel, LLC (St. Johns, MI)	YES	Invited
	05 12 00	Eagle Enterprise (Eagle, MI)	YES	Invited
	05 12 00	Windsor Steel (Pottersville, MI)	YES	Invited
05 21 00 - Steel Joist Framing				
	05 21 00	Bach Steel (Holt, MI)	YES	Proposed
	05 21 00	Builders Iron Inc (Sparta, MI)	YES	Proposed
	05 21 00	Capital Steel & Builders Supply Inc (Holt, MI)	YES	Declined
	05 21 00	Center Line Steel, LLC (St. Johns, MI)	YES	Invited
	05 21 00	Eagle Enterprise (Eagle, MI)	YES	Invited
	05 21 00	Windsor Steel (Pottersville, MI)	YES	Invited
05 31 00 - Steel Decking				
	05 31 00	Bach Steel (Holt, MI)	YES	Proposed
	05 31 00	Builders Iron Inc (Sparta, MI)	YES	Proposed
	05 31 00	Builders Iron Inc (Sparta, MI)	YES	Proposed
	05 31 00	Capital Steel & Builders Supply Inc (Holt, MI)	YES	Declined
	05 31 00	Center Line Steel, LLC (St. Johns, MI)	YES	Invited
	05 31 00	Eagle Enterprise (Eagle, MI)	YES	Invited
	05 31 00	Eagle Enterprise (Eagle, MI)	YES	Invited
	05 31 00	Windsor Steel (Pottersville, MI)	YES	Invited
05 50 00 - Metal Fabrications				
	05 50 00	Bach Steel (Holt, MI)	YES	Proposed
	05 50 00	Builders Iron Inc (Sparta, MI)	YES	Proposed
	05 50 00	Capital Steel & Builders Supply Inc (Holt, MI)	YES	Declined
	05 50 00	Center Line Steel, LLC (St. Johns, MI)	YES	Invited
	05 50 00	Eagle Enterprise (Eagle, MI)	YES	Invited

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	05 50 00	Windsor Steel (Pottersville, MI)	YES	Invited
05 52 13 - Pipe and Tube Railings				
	05 52 13	Bach Steel (Holt, MI)	YES	Proposed
	05 52 13	Builders Iron Inc (Sparta, MI)	YES	Invited
	05 52 13	Center Line Steel, LLC (St. Johns, MI)	YES	Invited
	05 52 13	Eagle Enterprise (Eagle, MI)	YES	Invited
05 53 00 - Metal Gratings				
	05 53 00	Eagle Enterprise (Eagle, MI)	YES	Invited
	05 53 00	McNichols (Elk Grove Village, IL)	YES	Invited
06 10 00 - Rough Carpentry				
	06 10 00	A1 Quality Building (Dewitt, MI)	YES	Invited
	06 10 00	Carter Lumber (Lansing, MI)	YES	Invited
	06 10 00	Chelsea Lumber (Chelsea, MI)	YES	Declined
	06 10 00	Countrywide Framing (Lake Odessa, MI)	YES	Invited
	06 10 00	Dobie Construction, Inc. (Eagle, MI)	YES	Proposed
	06 10 00	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted
	06 10 00	Lansing Tile Interiors (Lansing, MI)	YES	Invited
	06 10 00	MDL Construction (Bay City, MI)	YES	Proposed
	06 10 00	Moore Trosper (Holt, MI)	YES	Invited
	06 10 00	MPC CASHWAY LUMBER (Lansing, MI)	YES	Accepted
	06 10 00	Rajala & Sons Finishes (Fowlerville, MI)	YES	Proposed
	06 10 00	Vandenburg Builders (Wood Framers) (Fenwick, MI)	YES	Invited
06 11 00 - Wood Framing				
	06 11 00	Carter Lumber (Lansing, MI)	YES	Invited
	06 11 00	Chelsea Lumber (Chelsea, MI)	YES	Declined
	06 11 00	Countrywide Framing (Lake Odessa, MI)	YES	Invited
	06 11 00	Dobie Construction, Inc. (Eagle, MI)	YES	Declined
	06 11 00	MDL Construction (Bay City, MI)	YES	Proposed
	06 11 00	Moore Trosper (Holt, MI)	YES	Invited
	06 11 00	MPC CASHWAY LUMBER (Lansing, MI)	YES	Accepted
	06 11 00	Vandenburg Builders (Wood Framers) (Fenwick, MI)	YES	Invited
06 20 00 - Finish Carpentry				
	06 20 00	A1 Quality Building (Dewitt, MI)	YES	Invited
	06 20 00	Christman Constructors (Lansing, MI)	YES	Declined
	06 20 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	06 20 00	Dobie Construction, Inc. (Eagle, MI)	YES	Proposed
	06 20 00	Lansing Tile Interiors (Lansing, MI)	YES	Proposed
	06 20 00	Moore Trosper (Holt, MI)	YES	Invited
06 20 23 - Interior Finish Carpentry				
	06 20 23	Commerical Carpentry Resources (Bath, MI)	YES	Proposed
	06 20 23	Div 10 Sales (Wyoming, MI)	YES	Declined
	06 20 23	Dobie Construction, Inc. (Eagle, MI)	YES	Proposed
	06 20 23	Rajala & Sons Finishes (Fowlerville, MI)	YES	Proposed
06 22 00 - Millwork				
	06 22 00	Charlotte Cabinets (Charlotte, MI)	YES	Invited
	06 22 00	Commerical Carpentry Resources (Bath, MI)	YES	Proposed
	06 22 00	Michigan Kitchen Distributors (Marshall, MI)	YES	Proposed
	06 22 00	Michigan Woodwork (Mason, MI)	YES	Proposed
	06 22 00	Saco Industries (Lowell, IN)	YES	Accepted
06 40 00 - Architectural Woodwork				
	06 40 00	Charlotte Cabinets (Charlotte, MI)	YES	Invited
	06 40 00	Michigan Kitchen Distributors (Marshall, MI)	YES	Proposed
	06 40 00	Michigan Woodwork (Mason, MI)	YES	Accepted
	06 40 00	Saco Industries (Lowell, IN)	YES	Accepted
07 10 00 - Dampproofing and Waterproofing				
	07 10 00	CEI Michigan Group (Howell, MI)	YES	Invited
	07 10 00	D.C. Byers Co. (East Lansing, MI)	YES	Declined
	07 10 00	Helms Caulking (Wyoming, MI)	YES	Invited
	07 10 00	Ram Construction Services (Livonia, MI)	YES	Proposed
07 21 00 - Thermal Insulation				
	07 21 00	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted
	07 21 00	Leading Edge/Gypsum Supply (Lansing, MI)	YES	Accepted
	07 21 00	MAG Insulation (Auburn, MI)	YES	Invited
	07 21 00	Rajala & Sons Finishes (Fowlerville, MI)	YES	Proposed
	07 21 00	Weatherwise Foam (Parma, MI)	YES	Accepted
07 21 19 - Foamed-In-Place Insulation				
	07 21 19	Custom Roofing Solutions (Williamston, MI)	YES	Undecided
	07 21 19	Eagle Tec Inc (Grand Rapids, MI)	YES	Proposed
	07 21 19	Weatherwise Foam (Parma, MI)	YES	Accepted

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07 24 00 - Exterior Insulation and Finish Systems

07 24 00	A4H Construction (Ionia, MI)	YES	Invited
07 24 00	D'Angelo Plaster (Walled Lake, MI)	YES	Proposed
07 24 00	Dana Energy Savers, Inc (Clinton Twp, MI)	YES	Declined
07 24 00	Dave Pomaville (Main)	YES	Declined
07 24 00	Integrity Interiors, Inc. (Lansing, MI)	YES	Declined
07 24 00	Jasman Construction, Inc. (Plymouth, MI)	YES	Declined
07 24 00	Leading Edge/Gypsum Supply (Lansing, MI)	YES	Declined
07 24 00	MAG Insulation (Auburn, MI)	YES	Accepted
07 24 00	Rajala & Sons Finishes (Fowlerville, MI)	YES	Declined
07 24 00	Russell Plastering (Ferndale, MI)	YES	Declined
07 24 00	Saylor's Inc. (Main)	YES	Proposed
07 24 00	Superior Insulation (Wayne, MI)	YES	Invited
07 24 00	Weatherwise Foam (Parma, MI)	YES	Declined

07 25 00 - Weather Barriers

07 25 00	CEI Michigan Group (Howell, MI)	YES	Invited
07 25 00	D.C. Byers Co. (East Lansing, MI)	YES	Proposed
07 25 00	MAG Insulation (Auburn, MI)	YES	Invited

07 40 00 - Roofing and Siding Panels

07 40 00	Cass Metal Supply (Indiana)	YES	Invited
07 40 00	Tremco (Michigan)	YES	Accepted
07 40 00	Turn Key Home Improvement (LANSING, MI)	YES	Invited

07 42 00 - Wall Panels

07 42 00	Architectural Glass & Metals (Byron Center, MI)	YES	Declined
07 42 00	Architectural Metals Inc. (Portland, MI)	YES	Invited
07 42 00	C.L. Rieckhoff (Taylor, MI)	YES	Accepted
07 42 00	CEI Michigan Group (Howell, MI)	YES	Declined
07 42 00	Crown Corr Inc (Gary, IN)	YES	Invited
07 42 00	Damico Contracting (Rochester Hills, MI)	YES	Invited
07 42 00	DK Metals (Sycamore, IL)	YES	Declined
07 42 00	Eagle Enterprise (Eagle, MI)	YES	Declined
07 42 00	Fox Brothers (Supplier) (Lansing, MI)	YES	Proposed
07 42 00	George I. Landry (Milford, MI)	YES	Proposed
07 42 00	Midwest Wall Company, LLC (DeWitt, MI)	YES	Proposed
07 42 00	Residential Exteriors Inc. (Romeoville, IL)	YES	Declined
07 42 00	SDI Exterior Systems, LLC. (Farmington Hills, MI)	YES	Proposed
07 42 00	Universal Wall Systems, Inc. (Grand Rapids, MI)	YES	Declined

07 42 13 - Metal Wall Panels

07 42 13	Architectural Glass & Metals (Byron Center, MI)	YES	Declined
07 42 13	Architectural Glass & Metals (Kalamazoo, MI)	YES	Declined
07 42 13	Architectural Metals Inc. (Portland, MI)	YES	Invited
07 42 13	Billy White Roofing (Jackson, MI)	YES	Invited
07 42 13	CEI Michigan Group (Howell, MI)	YES	Invited
07 42 13	CEI Michigan Group (Whitmore Lake, MI)	YES	Declined
07 42 13	Crown Corr Inc (Gary, IN)	YES	Invited
07 42 13	DK Metals (Sycamore, IL)	YES	Declined
07 42 13	Eagle Enterprise (Eagle, MI)	YES	Declined
07 42 13	Midwest Wall Company, LLC (DeWitt, MI)	YES	Accepted
07 42 13	SDI Exterior Systems, LLC. (Farmington Hills, MI)	YES	Proposed
07 42 13	The Bluestone Group (Brighton, MI)	YES	Proposed
07 42 13	Universal Wall Systems, Inc. (Grand Rapids, MI)	YES	Declined
07 42 13	Versatile Roofing	YES	Proposed

07 46 46 - Fiber-Cement Siding

07 46 46	Billy White Roofing (Jackson, MI)	YES	Invited
07 46 46	Eikenhout (DeWitt, MI)	YES	Invited
07 46 46	Jasman Construction, Inc. (Plymouth, MI)	YES	Declined
07 46 46	The Bluestone Group (Brighton, MI)	YES	Proposed

07 53 00 - Elastomeric Membrane Roofing

07 53 00	42 North Construction (Grand Ledge, MI)	YES	Accepted
07 53 00	Bornor Restoration, Inc. (LANSING, MI)	YES	Accepted
07 53 00	CEI Michigan Group (Howell, MI)	YES	Invited
07 53 00	Great Lakes Systems (Jenison, MI)	YES	Proposed
07 53 00	JAKS Roofing LLC (Fenwick, MI)	YES	Invited
07 53 00	Spartan Commercial Roofing (Lansing, MI)	YES	Accepted

07 81 00 - Applied Fireproofing

07 81 00	Custom Roofing Solutions (Williamston, MI)	YES	Undecided
07 81 00	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted

07 92 00 - Joint Sealants

07 92 00	Bornor Restoration, Inc. (LANSING, MI)	YES	Invited
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	07 92 00	D.C. Byers Co. (East Lansing, MI)	YES	Proposed
	07 92 00	Helms Caulking (Main)	YES	Invited
	07 92 00	J&S Construction (Main)	YES	Proposed
	07 92 00	Premier Caulking Inc. (Grand Rapids, MI)	YES	Proposed
	07 92 00	Ram Construction Services (Livonia, MI)	YES	Proposed
07 95 00 - Expansion Control				
	07 95 00	Bornor Restoration, Inc. (LANSING, MI)	YES	Accepted
	07 95 00	Helms Caulking (Wyoming, MI)	YES	Invited
	07 95 00	J&S Construction (Main)	YES	Invited
	07 95 00	Ram Construction Services (Livonia, MI)	YES	Invited
08 11 13 - Hollow Metal Doors and Frames				
	08 11 13	Builders Hardware of East Lansing (Lansing, MI)	YES	Undecided
	08 11 13	DeYonker Window and Door (Rochester Hills, MI)	YES	Accepted
	08 11 13	Div 10 Sales (Wyoming, MI)	YES	Declined
	08 11 13	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted
	08 11 13	Metal Frames (Lansing, MI)	YES	Accepted
	08 11 13	Rajala & Sons Finishes (Fowlerville, MI)	YES	Invited
	08 11 13	Rayhaven (Southfield, MI)	YES	Declined
	08 11 13	S.A. Morman & Co. (Grand Rapids, MI)	YES	Proposed
	08 11 13	SAHR Building Supply (Lansing, MI)	YES	Declined
08 14 16 - Flush Wood Doors				
	08 14 16	Builders Hardware of East Lansing (Lansing, MI)	YES	Invited
	08 14 16	DeYonker Window and Door (Rochester Hills, MI)	YES	Accepted
	08 14 16	Div 10 Sales (Wyoming, MI)	YES	Declined
	08 14 16	S.A. Morman & Co. (Grand Rapids, MI)	YES	Proposed
08 31 00 - Access Doors and Panels				
	08 31 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	08 31 00	Golich Building Supply (Brighton, MI)	YES	Accepted
	08 31 00	Metal Frames (Lansing, MI)	YES	Accepted
	08 31 00	Payne Rosso (Lansing, MI)	YES	Accepted
	08 31 00	Rayhaven (Southfield, MI)	YES	Declined
	08 31 00	S.A. Morman & Co. (Grand Rapids, MI)	YES	Invited
	08 31 00	SAHR Building Supply (Lansing, MI)	YES	Declined
08 41 13 - Aluminum-Framed Entrances and Storefronts				
	08 41 13	Aaron Glass (Lansing, MI)	YES	Declined
	08 41 13	BC Glass (Battle Creek, MI)	YES	Invited
	08 41 13	Crystal Glass (New Hudson, MI)	YES	Accepted
	08 41 13	Double O Inc. (Grand Rapids, MI)	YES	Proposed
	08 41 13	Lansing Glass (Lansing, MI)	YES	Proposed
	08 41 13	McCauley Glass Works LLC (Lansing, MI)	YES	Declined
	08 41 13	Precision Glass (Kalamazoo, MI)	YES	Invited
	08 41 13	Spartan Glass & Mirror (Williamston, MI)	YES	Declined
08 54 00 - Composite Windows				
	08 54 00	Comfort Line Ltd. (Toledo, OH)	YES	Proposed
	08 54 00	Double O Inc. (Grand Rapids, MI)	YES	Proposed
	08 54 00	MPC CASHWAY LUMBER (Lansing, MI)	YES	Proposed
	08 54 00	Old Mission Windows (Traverse City, MI)	YES	Proposed
	08 54 00	Pella (Grand Rapids, MI)	YES	Proposed
08 71 00 - Door Hardware				
	08 71 00	Builders Hardware of East Lansing (Lansing, MI)	YES	Undecided
	08 71 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	08 71 00	Golich Building Supply (Brighton, MI)	YES	Accepted
	08 71 00	MPC CASHWAY LUMBER (Lansing, MI)	YES	Proposed
	08 71 00	S.A. Morman & Co. (Grand Rapids, MI)	YES	Proposed
08 80 00 - Glazing				
	08 80 00	Aaron Glass (Lansing, MI)	YES	Invited
	08 80 00	BC Glass (Battle Creek, MI)	YES	Invited
	08 80 00	Crystal Glass (New Hudson, MI)	YES	Proposed
	08 80 00	Eikenhout (DeWitt, MI)	YES	Accepted
	08 80 00	Golich Building Supply (Brighton, MI)	YES	Accepted
	08 80 00	Lansing Glass (Lansing, MI)	YES	Proposed
	08 80 00	McCauley Glass Works LLC (Lansing, MI)	YES	Accepted
	08 80 00	Precision Glass (Kalamazoo, MI)	YES	Invited
	08 80 00	Spartan Glass & Mirror (Williamston, MI)	YES	Declined
09 21 16 - Gypsum Board Assemblies				
	09 21 16	Brookside Interiors (Lansing, MI)	YES	Proposed
	09 21 16	Dobie Construction, Inc. (Eagle, MI)	YES	Declined
	09 21 16	DSI Acoustical (Lansing, MI)	YES	Accepted
	09 21 16	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted

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	09 21 16	Lansing Tile Interiors (Lansing, MI)	YES	Proposed
	09 21 16	Mudman Drywall (Mason, MI)	YES	Proposed
	09 21 16	Rajala & Sons Finishes (Fowlerville, MI)	YES	Proposed
	09 21 16	Shively-Bouma, Inc. (Jackson, MI)	YES	Invited
09 22 16 - Non-Structural Metal Framing				
	09 22 16	Brookside Interiors (Lansing, MI)	YES	Proposed
	09 22 16	Dobie Construction, Inc. (Eagle, MI)	YES	Declined
	09 22 16	DSI Acoustical (Lansing, MI)	YES	Accepted
	09 22 16	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted
	09 22 16	Lansing Tile Interiors (Lansing, MI)	YES	Proposed
	09 22 16	Rajala & Sons Finishes (Fowlerville, MI)	YES	Proposed
	09 22 16	Shively-Bouma, Inc. (Jackson, MI)	YES	Invited
09 30 00 - Tiling				
	09 30 00	DeGraaf Interiors (Hudsonville, Grand Rapids, Cascade, MI)	YES	Accepted
	09 30 00	DF Floorcovering (Flint, MI)	YES	Invited
	09 30 00	Flooring America (Okemos, MI)	YES	Proposed
	09 30 00	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted
	09 30 00	Lansing Tile & Mosaic (Lansing, MI)	YES	Invited
	09 30 00	MDL Construction (Bay City, MI)	YES	Proposed
	09 30 00	Yoxheimer Tile (Jackson, MI)	YES	Proposed
09 51 00 - Acoustical Ceilings				
	09 51 00	Brookside Interiors (Lansing, MI)	YES	Proposed
	09 51 00	Dobie Construction, Inc. (Eagle, MI)	YES	Declined
	09 51 00	DSI Acoustical (Lansing, MI)	YES	Invited
	09 51 00	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted
	09 51 00	Lansing Tile Interiors (Lansing, MI)	YES	Invited
	09 51 00	Rajala & Sons Finishes (Fowlerville, MI)	YES	Invited
	09 51 00	Shively-Bouma, Inc. (Jackson, MI)	YES	Invited
09 65 16 - Resilient Sheet Flooring				
	09 65 16	DeGraaf Interiors (Hudsonville, Grand Rapids, Cascade, MI)	YES	Proposed
	09 65 16	DF Floorcovering (Flint, MI)	YES	Invited
	09 65 16	Flooring America (Okemos, MI)	YES	Proposed
	09 65 16	Integrity Interiors, Inc. (Lansing, MI)	YES	Accepted
	09 65 16	Lansing Tile & Mosaic (Lansing, MI)	YES	Invited
	09 65 16	MDL Construction (Bay City, MI)	YES	Proposed
	09 65 16	Yoxheimer Tile (Jackson, MI)	YES	Proposed
09 68 00 - Carpeting				
	09 68 00	DeGraaf Interiors (Hudsonville, Grand Rapids, Cascade, MI)	YES	Proposed
	09 68 00	DF Floorcovering (Flint, MI)	YES	Invited
	09 68 00	Flooring America (Okemos, MI)	YES	Proposed
	09 68 00	Lansing Tile & Mosaic (Lansing, MI)	YES	Invited
	09 68 00	MDL Construction (Bay City, MI)	YES	Proposed
	09 68 00	Yoxheimer Tile (Jackson, MI)	YES	Proposed
09 91 00 - Painting				
	09 91 00	B & J Painting (Lansing, MI)	YES	Proposed
	09 91 00	Classic Painting Co. (Brighton, MI)	YES	Proposed
	09 91 00	Lake State Decorating (Lansing, MI)	YES	Invited
	09 91 00	MDL Construction (Bay City, MI)	YES	Proposed
	09 91 00	Paintmaster Painting (Lansing, MI)	YES	Invited
	09 91 00	Ritter Painting Contractors (Dewitt, MI)	YES	Proposed
	09 91 00	The Large Company (Lansing, MI)	YES	Declined
	09 91 00	TL Hart Painting (Grand Ledge, MI)	YES	Declined
10 11 00 - Visual Display Units				
	10 11 00	Golich Building Supply (Brighton, MI)	YES	Accepted
	10 11 00	Payne Rosso (Lansing, MI)	YES	Accepted
	10 11 00	S.A. Morman & Co. (Grand Rapids, MI)	YES	Declined
10 21 13 - Toilet Compartments				
	10 21 13	Div 10 Sales (Wyoming, MI)	YES	Declined
	10 21 13	Golich Building Supply (Brighton, MI)	YES	Accepted
	10 21 13	Payne Rosso (Lansing, MI)	YES	Proposed
	10 21 13	S.A. Morman & Co. (Grand Rapids, MI)	YES	Proposed
10 26 00 - Wall and Door Protection				
	10 26 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	10 26 00	Golich Building Supply (Brighton, MI)	YES	Accepted
	10 26 00	Payne Rosso (Lansing, MI)	YES	Proposed
	10 26 00	S.A. Morman & Co. (Grand Rapids, MI)	YES	Declined
10 28 00 - Toilet, Bath, and Laundry Accessories				
	10 28 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	10 28 00	Golich Building Supply (Brighton, MI)	YES	Accepted

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	10 28 00	Payne Rosso (Lansing, MI)	YES	Proposed
	10 28 00	Rayhaven (Southfield, MI)	YES	Proposed
	10 28 00	S.A. Morman & Co. (Grand Rapids, MI)	YES	Proposed
10 44 00 - Fire Protection Specialties				
	10 44 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	10 44 00	Golich Building Supply (Brighton, MI)	YES	Accepted
	10 44 00	Payne Rosso (Lansing, MI)	YES	Proposed
	10 44 00	S.A. Morman & Co. (Grand Rapids, MI)	YES	Proposed
10 55 00 - Postal Specialties				
	10 55 00	Advanced Specialties (Clawson, MI)	YES	Proposed
	10 55 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	10 55 00	Golich Building Supply (Brighton, MI)	YES	Accepted
	10 55 00	Payne Rosso (Lansing, MI)	YES	Accepted
	10 55 00	S.A. Morman & Co. (Grand Rapids, MI)	YES	Declined
10 57 00 - Wardrobe and Closet Specialties				
	10 57 00	Org West Michigan (Holland, MI)	YES	Accepted
10 57 23.13 - Wire Closet and Utility Shelving				
	10 57 23.13	Div 10 Sales (Wyoming, MI)	YES	Declined
	10 57 23.13	Golich Building Supply (Brighton, MI)	YES	Accepted
	10 57 23.13	Rayhaven (Kentwood, MI) (Kentwood, MI)	YES	Invited
11 30 13 - Residential Appliances				
	11 30 13	Ferguson Enterprises Inc. (New Hudson, MI)	YES	Proposed
	11 30 13	GE Appliances (Lockport, IL)	YES	Proposed
	11 30 13	Great Lakes Supply (New Baltimore, MI)	YES	Proposed
	11 30 13	Whirlpool (Benton Harbor, MI)	YES	Accepted
12 21 00 - Window Blinds				
	12 21 00	BARONS WINDOW COVERINGS (LANSING, MI)	YES	Proposed
	12 21 00	Creative Windows (Ann Arbor, MI)	YES	Proposed
	12 21 00	MSC Blinds & Shades (Grandville, MI)	YES	Proposed
12 35 30 - Residential Casework				
	12 35 30	Charlotte Cabinets (Charlotte, MI)	YES	Invited
	12 35 30	Michigan Kitchen Distributors (Marshall, MI)	YES	Proposed
	12 35 30	Saco Industries (Lowell, IN)	YES	Proposed Late
	12 35 30	Williams Distributing (Grand Rapids, MI)	YES	Proposed
12 36 00 - Countertops				
	12 36 00	Blue Granite & Marble (Lansing, MI)	YES	Proposed
	12 36 00	Div 10 Sales (Wyoming, MI)	YES	Declined
	12 36 00	Michigan Kitchen Distributors (Marshall, MI)	YES	Proposed
	12 36 00	Paxton Countertops (Lansing, MI)	YES	Proposed
	12 36 00	Williams Distributing (Grand Rapids, MI)	YES	Proposed
	12 36 00	Yoxheimer Tile (Jackson, MI)	YES	Proposed
12 48 13 - Entrance Floor Mats and Frames				
	12 48 13	Payne Rosso (Lansing, MI)	YES	Accepted
14 21 00 - Electric Traction Elevators				
	14 21 00	Great Lakes Elevator (Williamston, MI)	YES	Proposed
	14 21 00	Kone Elevator (Wyoming, MI)	YES	Proposed
	14 21 00	Otis Elevator Company (Grand Rapids, MI)	YES	Proposed
	14 21 00	Schindler Elevator Corporation (Grand Rapids, MI)	YES	Proposed
	14 21 00	Thyssenkrupp (Livonia, MI)	YES	Invited
	14 21 00	Toledo Elevator & Machine Co. (Main)	YES	Invited
14 91 00 - Facility Chutes				
	14 91 00	Antonelli & Associates (Bloomfield Hills, MI)	YES	Proposed
	14 91 00	Carolina Chutes (Beaufort, SC)	YES	Declined
	14 91 00	Karl Enterprises, Inc. (Main)	YES	Proposed
	14 91 00	Rajala & Sons Finishes (Fowlerville, MI)	YES	Proposed
	14 91 00	Valiant Products (Lakeland, FL)	YES	Invited
21 00 00 - Fire Suppression				
	21 00 00	American Fire Protection (Lansing, MI)	YES	Proposed
	21 00 00	Brigade Fire Protection Inc (Belmont, MI)	YES	Proposed
	21 00 00	Delau Fire (Lansing, MI)	YES	Proposed
	21 00 00	Jackson Associates (Walled Lake, MI)	YES	Proposed
	21 00 00	Total Fire Protection (Grand Rapids, MI)	YES	Proposed
22 00 00 - Plumbing				
	22 00 00	American Plumbing (Lansing, MI)	YES	Proposed
	22 00 00	Gunthorpe Plumbing & Heating (Lansing, MI)	YES	Invited
	22 00 00	Myers Plumbing & Heating (Lansing, MI)	YES	Declined
	22 00 00	Precision Piping (Lansing, MI)	YES	Accepted
	22 00 00	Shaw Winkler (Lansing, MI)	YES	Invited
	22 00 00	Solomon Plumbing (New Hudson, MI)	YES	Declined

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	22 00 00	Williams Distributing (Grand Rapids, MI)	YES	Declined
23 00 00 - Heating, Ventilating, and Air Conditioning (HV)				
	23 00 00	A-1 Mechanical (Lansing, MI)	YES	Declined
	23 00 00	Briggs Mechanical Inc (Williamston, MI)	YES	Accepted
	23 00 00	Ecoefficient Heating & Cooling (Okemos, MI)	YES	Accepted
	23 00 00	Gunthorpe Plumbing & Heating (Lansing, MI)	YES	Invited
	23 00 00	J and J Sheet Metal (East Leroy, MI)	YES	Invited
	23 00 00	MDL Construction (Bay City, MI)	YES	Declined
	23 00 00	Myers Plumbing & Heating (Lansing, MI)	YES	Declined
	23 00 00	Progressive Heating & Cooling (Lowell, MI)	YES	Proposed
	23 00 00	Rods Plumbing & Heating LLC (Grand Ledge, MI)	YES	Declined
	23 00 00	Shaw Winkler (Lansing, MI)	YES	Invited
	23 00 00	Williams Distributing (Grand Rapids, MI)	YES	Declined
26 00 00 - Electrical				
	26 00 00	AC Electric (Lansing, MI)	YES	Invited
	26 00 00	Consolidated Electrical Contractors (Lansing, MI)	YES	Declined
	26 00 00	Consolidated Electrical Contractors (Lansing, MI)	YES	Declined
	26 00 00	JT&T Electric (Dewitt, MI)	YES	Declined
	26 00 00	Swanson Electrical (Greenville, MI)	YES	Declined
	26 00 00	United Electrical Contractors (Lansing, MI)	YES	Proposed
28 00 00 - Electronic Safety and Security				
	28 00 00	United Electrical Contractors (Lansing, MI)	YES	Accepted
31 00 00 - Earthwork				
	31 00 00	E.T. MacKenzie (Grand Ledge, MI)	YES	Proposed
	31 00 00	Fessler & Bowman, Inc. (Flushing, MI)	YES	Declined
	31 00 00	Hoffman Brothers (Battle Creek, MI)	YES	Proposed
	31 00 00	LD Clark Foundation (Lansing, MI)	YES	Invited
	31 00 00	Leavitt and Stark (Ovid, MI)	YES	Proposed
	31 00 00	Teri's Excavating Inc (Pottersville, MI)	YES	Invited
31 05 05 - Selective Demolition for Earthwork				
	31 05 05	E.T. MacKenzie (Grand Ledge, MI)	YES	Proposed
	31 05 05	Fessler & Bowman, Inc. (Flushing, MI)	YES	Declined
	31 05 05	Hoffman Brothers (Battle Creek, MI)	YES	Invited
	31 05 05	LD Clark Foundation (Lansing, MI)	YES	Invited
	31 05 05	Leavitt and Stark (Ovid, MI)	YES	Invited
	31 05 05	Teri's Excavating Inc (Pottersville, MI)	YES	Invited
32 12 16 - Asphalt Paving				
	32 12 16	American Asphalt - Lansing (Lansing, MI)	YES	Proposed
	32 12 16	Rieth Riley (Lansing, MI)	YES	Declined
	32 12 16	Superior Asphalt (Lansing, MI)	YES	Declined
	32 12 16	TomCo Asphalt (Mason, MI)	YES	Proposed
32 80 00 - Irrigation				
	32 80 00	Edwards Landscaping (South Lyon, MI)	YES	Proposed
	32 80 00	HORROCKS NURSERY FARMS INC (IONIA, MI)	YES	Proposed
	32 80 00	HTA Companies, Inc (Dimondale, MI)	YES	Proposed
	32 80 00	Instant Shade Landscape Inc. (Bath, MI)	YES	Proposed
	32 80 00	LAWN SPRINKLERS (LANSING, MI)	YES	Proposed
	32 80 00	Marino's Landscape (Shelby Twp., MI)	YES	Proposed
	32 80 00	Mr. Winter Snow Services & Landscape (Leslie, MI)	YES	Accepted
32 90 00 - Planting				
	32 90 00	Edwards Landscaping (South Lyon, MI)	YES	Proposed
	32 90 00	HORROCKS NURSERY FARMS INC (IONIA, MI)	YES	Proposed
	32 90 00	Instant Shade Landscape Inc. (Bath, MI)	YES	Proposed
	32 90 00	KLM Landscape (Armada, MI)	YES	Proposed
	32 90 00	Marino's Landscape (Shelby Twp., MI)	YES	Proposed
	32 90 00	Mr. Winter Snow Services & Landscape (Leslie, MI)	YES	Accepted
	32 90 00	Snyder's Landscape Design (Lansing, MI)	YES	Accepted
	32 90 00	Twin Lakes Nursery, Inc. (Grand Rapids, MI)	YES	Proposed
	32 90 00	United Lawnscape (Main)	YES	Proposed
33 00 00 - Utilities				
	33 00 00	E.T. MacKenzie (Grand Ledge, MI)	YES	Proposed
	33 00 00	Fessler & Bowman, Inc. (Flushing, MI)	YES	Declined
	33 00 00	Hoffman Brothers (Battle Creek, MI)	YES	Proposed
	33 00 00	LD Clark Foundation (Lansing, MI)	YES	Invited
	33 00 00	Leavitt and Stark (Ovid, MI)	YES	Invited
	33 00 00	Teri's Excavating Inc (Pottersville, MI)	YES	Invited