



AGENDA
Committee on Development and Planning
Monday, April 15, 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

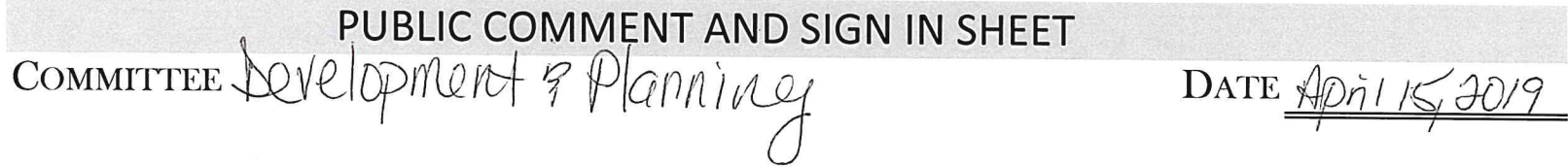
- March 25, 2019

4. Discussion/Action:

- A.) RESOLUTION** – Appointment; Emily Jefferson; At-Large Member Board of Zoning Appeals; Term to Expire June 30, 2021
- B.) RESOLUTION** – By-Laws; Michigan Avenue Corridor Improvement Authority
- C.) RESOLUTION** – By-Laws; Saginaw Corridor Improvement Authority
- D.) RESOLUTION** – Set Public Hearing; SLU-1-2019; 900 Southland Avenue, Suite 918; Church Use in a “F” Commercial District
- E.) RESOLUTION** – SLU 2-2018; 1609 N Larch Street; Residential Use in I-Heavy Ind.
- F.) ORDINANCE** – Z-9-2018; ID#33-01-01-17-480-021; C Residential to F Commercial
- G.) RESOLUTION** – ACT-10-2019; Simken Triangle Acquisition; 3427 Pleasant Grove
- H.) RESOLUITON** - Brownfield Plan #72; Red Cedar Development; 203 S. Clippert

5. Other

6. Adjourn

[illegible]

DRAFT



MINUTES

Committee on Development and Planning

Monday, March 25, 2019 @ 5:15 p.m.

Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 5:16 p.m.

PRESENT

Council Member Hussain, Chair

Council Member Garza, Vice-Chair- excused

Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff

Lisa Hagen, Assistant City Attorney- arrived at 5:19 p.m.

Jim Smiertka, City Attorney – arrived at 5:19 p.m.

Mikki Droste, Housing – arrived at 5:19 p.m.

Rawley VanFossen, CAHP

Brian McGrain, Economic Development & Planning Director

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

Ordinance – PILOT; 517 N Walnut – Apartments

Mr. VanFossen outlined the need for the passage at Committee and Council before April 1st. He highlighted that they currently are the new as of the end of December, 2018 and in an overview of the funding for the project, there is an existing housing grant that they need to apply for by April 1st because the continuum of care will no longer fund. He continued by explaining that this is a supportive housing program that funds a portion of the rent, so it allows tenants to come with \$200 towards rent and to preserve this rental assistance program. If the funding is approved, they will have housing vouchers and can make sure the rent stays the same. Mr. VanFossen was asked if there were any projects planned for the property, and he informed them there would be “face lift” items addressed on the units. Council Member Hussain asked if there had been any major rehab projects over the last decade and was told there had been projects for upkeep.

Council Member Washington noted to the applicant and Committee that she does not approve 4% pilots, because the City cannot take on any more, and has a budget to balance and cannot do that with PILOTS. In this case, however, she feels differently because the applicants took

over ownership on a PILOT that was already in place and are only looking to extend it a few years under their name. For that, she is supportive of this PILOT because they are not sure what they are walking into with it being under a previous ownership. She then asked if they offer supportive services. Mr. VanFossen confirmed they have agreements for those services and assistance from Health Ministries and Community Mental Health.

Council Member Hussain also noted for the record that the PILOT is only for an extension of 2-4 years, the CAHP is a reputable non-profit and they will also be providing assistance and services to the residents.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR THE PILOT AT 517 N WALNUT. MOTION CARRIED 2-0.

Ordinance – PILOT; 516 West Saginaw; Ferris Manor

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR THE PILOT AT 516 WEST SAGINAW, MOTION CARRIED 2-0.

Mr. McGrain confirmed he had walked the property.

Adjourn

Adjourned at 5:23 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on_____

From: gruhsdC flyfsævfrp
Sent: Wkxwgd|/#ghfhp ehu#16/#534;#155:#\$P
To: Soxp p hu/# dub|q
Subject: R qdgh#rup #/xep lwd#Dssdfdwlrq#ru#Dssrlwp hq#w#Erdug#ru#Frp p lwlrq

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

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

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

(Section Break)

Date	12/13/2018
First Name	Emily
Middle	A.
Last Name	Jefferson
Other name(s) by which you have been known, including maiden names	n/a
Date of Birth	
Address	610 W Ottawa St. Apt. 709
City	Lansing
State	MI
Zip Code	48933
Email	eajefferson50@gmail.com

Gender	f
Ward	4
Precinct	39
Best phone number to contact you	
Last 4 digits of social security number	
In what year did you move to Lansing?	2016
Additional information regarding experience and credentials	Please see resume.
Occupational Background	Please see resume.
Educational Background	Please see resume.
Please attach a resume if available	EAJ Resume Nov 2018.docx
First choice for board to serve on	Zoning Appeals
Second choice of a board to serve on	Saginaw St. Coordinator Improvement Authority
Third choice of a board to serve on	Arts and Culture Commission
Fourth choice of a board to serve on	<i>Field not completed.</i>
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	As an attorney, I understand the need for thoughtful, compassionate, and ethical government. As a resident of Downtown Lansing, I also see the immense potential of this city. Lansing's time is now, and I want to be a part of ensuring this city and its residents achieve their full potential. I am particularly interested in city planning and economic development. While I grew up in Northern Virginia, a short metro ride from the District of Columbia, I chose to stay in Lansing after graduating from MSU College of Law. I am invested in Lansing's success. My fourth choice of board is the Medical Marihuana Commission, which was not listed on the drop-down menu. Marihuana is an emerging area of law and

will require a coordinated, deliberate approach to implement.
My skills would be useful in that effort.

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

I am eligible.

Background Check
Authorization

I agree

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

Emily A. Jefferson

Date & Time

12/13/2018 12:30 PM

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

EMILY A. JEFFERSON

610 W Ottawa Street #709, Lansing, Michigan 48933 | (703) 350-7848 | eajefferson50@gmail.com

BAR ADMISSIONS: State Bar of Michigan (2016); Western District of Michigan (2016).

EDUCATION

MICHIGAN STATE UNIVERSITY COLLEGE OF LAW, Juris Doctor May 2016

- Executive Editor, Journal of Animal & Natural Resources Law, 2015 - 2016
- Student Liaison, Diversity Consortium, Office of Diversity Services, 2015 - 2016
- Vice President of Communications, If/When/How, 2014 - 2016

GEORGE MASON UNIVERSITY, B.S. in Administration of Justice, *with recognition* May 2010

EXPERIENCE

MICHIGAN DEPARTMENT OF ATTORNEY GENERAL, Lansing, Michigan July 2018 - present
Staff Counsel to the Michigan Public Service Commission

- Represents the Commission in administrative proceedings and appeals involving public utility regulation.
- Successfully negotiates complex settlement agreements with multiple parties to achieve Commission objectives.
- Presented the Public Service Division's accomplishments at the AG's Annual Meeting in October 2018.

HON. ROSEMARIE E. AQUILINA, 30TH CIRCUIT COURT, Lansing, Michigan July 2017 - July 2018
Law Clerk/Court Officer

- Efficiently managed appeals docket according to SCAO timeliness standards, including drafting all opinions and orders of the Court.
- Provided written and verbal legal analysis and recommendations for weekly criminal and civil hearings.
- Supervised up to 20 judicial interns at a time, including providing feedback on legal research and writing assignments as to both substantive legal arguments and conclusions as well as writing style and quality.

MURPHY & SPAGNUOLO, P.C., Okemos, Michigan May 2015 - June 2017
Law Clerk (May 2015 - October 2016), Associate Attorney (October 2016 - June 2017)

- Researched complex legal issues and presented recommendations to clients.
- Synthesized large amounts of data including previous case and claim history and medical records to evaluate the procedural and substantive strengths and weaknesses of a client's position.
- Primary areas of practice included insurance defense, municipal and governmental law, and negligence.

INSTYTUT ALLERHANDA, Kraków, Poland Spring 2015
Legal Extern

- Researched and drafted portions of a guide for European citizens on how to relocate their business to the United States and protect their intellectual property.
- Presented research on tax inversions and tax avoidance to Polish students and legal professionals.

MICHIGAN STATE UNIVERSITY COLLEGE OF LAW, East Lansing, Michigan Various
Research Assistant for Professor Hannah Brenner (2014) and Professor Jeremy Francis (2015)

- Researched various issues pertaining to civil rights and gender and the law for Professor Hannah Brenner.
- Drafted legal writing teaching aids and edited a legal writing textbook for Professor Jeremy Francis.

VOLUNTEERING & COMMUNITY INVOLVEMENT

- Davis-Dunnings Bar Association, Special Events Committee Chairperson July 2018 - present
- Women Lawyers Association of Michigan, Mid-Michigan Chapter, Active Member 2015 - present
- Ingham County Bar Association, Young Lawyers Section, Active Member 2015 - Present

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

WHEREAS, the Mayor made the appointment of Emily Jefferson, 610 W. Ottawa St. Apt. 709, Lansing, MI 48933 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Development and Planning on April 15, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Emily Jefferson, 610 W. Ottawa St. Apt. 709, Lansing, MI 48933 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021.

**BYLAWS OF THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY
OF THE CITY OF LANSING**
Rev: January 16, 2019

ARTICLE I - NAME

The name of this Authority is the Michigan Avenue Corridor Improvement Authority of the City of Lansing.

ARTICLE II - PURPOSE

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

ARTICLE III - AUTHORITY BOARD OF DIRECTORS

- Section 1. Authority Board.** The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of City Council. The board will also include the Mayor or a Mayoral Assignee. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.
- Section 2. Terms, Replacement, and Vacancies.** Of the initial seven members appointed, one term shall expire on June 30, 2016, two terms shall expire on June 30, 2017, two terms shall expire on June 30, 2018, and two terms shall expire on June 30, 2019. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.
- Section 3. Removal.** A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

ARTICLE IV - OFFICERS

- Section 1. Officers.** The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.
- Section 2. Removal of Officers.** An officer may be removed by the Authority Board whenever, in its

judgment, the best interest of the Authority Board will be served.

- Section 3. Chairperson.** The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.
- Section 4. Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.
- Section 5. Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.
- Section 6. Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.
- Section 7. Delegation of Duties of Officers.** In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.
- Section 8. Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by ballot. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

ARTICLE V - EMPLOYMENT OF DIRECTOR

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

ARTICLE VI - MEETINGS

- Section 1. Organizational Meeting and Election of Officers.** Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VI - Section 2.

- Section 2. Annual Meeting.** Starting in the year 2019, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.
- Section 3. Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.
- Section 4. Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.
- Section 5. Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.
- Section 6. Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.
- Section 7. Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.
- Section 8. Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.
- Section 9. Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.
- Section 10. Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the

Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict of interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.

Section 11 Mandatory Voting. Except when a member is excused from participating on a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.

Section 12 Physical Presence Required. Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy.

ARTICLE VII - EXECUTIVE COMMITTEE

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES

Section 1 Authority Board Committees. The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by vote of the Authority Board. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

Section 2 Advisory Committees. The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

ARTICLE IX - INDEMNIFICATION

Section 1 Indemnification and Defense. Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

Section 2. Reimbursement. Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case

upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

Section 3. Insurance. The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

ARTICLE X - AMENDMENTS OF BYLAWS

These Bylaws may be amended at any regular meeting of the Authority Board by a majority vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

Adopted: January 25th, 2019


Chairperson Secretary

The foregoing bylaws of the Michigan Avenue Corridor Improvement Authority of the City of Lansing were approved by resolution of the Lansing City Council duly adopted at a regular meeting of the Council held pursuant to statutory notice on the 2 day of _____, 2019.

_____, City Clerk

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

A RESOLUTION TO APPROVE BYLAWS OF THE MICHIGAN AVENUE CORRIDOR
IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2009-417, passed on November 2, 2009, authorized the creation of the Michigan Avenue Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority approved and adopted updated bylaws on January 25th, 2019 at the Authority's Annual Meeting; and

WHEREAS, the bylaws have been reviewed and approved as to form by the Office of the City Attorney of the City of Lansing; and

WHEREAS, the bylaws, attached hereto as Exhibit A are subject to the approval of the City Council of the City of Lansing, by the provisions of MCL 125.4608 Section 608(3);

NOW, THEREFORE, BE IT RESOLVED that, pursuant to applicable law, the City Council of the City of Lansing hereby consent to, and approve the Michigan Avenue Corridor Improvement Authority bylaws.

**BYLAWS OF THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY
OF THE CITY OF LANSING**
Rev: January 16, 2019

ARTICLE I - NAME

The name of this Authority is the Saginaw Street Corridor Improvement Authority of the City of Lansing.

ARTICLE II - PURPOSE

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

ARTICLE III - AUTHORITY BOARD OF DIRECTORS

Section 1. Authority Board. The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of City Council. The board will also include the Mayor or a Mayoral Assignee. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.

Section 2. Terms, Replacement, and Vacancies. Of the initial seven members appointed, one term shall expire on June 30, 2016, two terms shall expire on June 30, 2017, two terms shall expire on June 30, 2018, and two terms shall expire on June 30, 2019. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Section 3. Removal. A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

ARTICLE IV - OFFICERS

Section 1. Officers. The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.

Section 2. Removal of Officers. An officer may be removed by the Authority Board whenever, in its

judgment, the best interest of the Authority Board will be served.

- Section 3. Chairperson.** The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.
- Section 4. Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.
- Section 5. Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.
- Section 6. Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.
- Section 7. Delegation of Duties of Officers.** In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.
- Section 8. Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by ballot. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

ARTICLE V - EMPLOYMENT OF DIRECTOR

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

ARTICLE VI - MEETINGS

- Section 1. Organizational Meeting and Election of Officers.** Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VI - Section 2.

- Section 2. Annual Meeting.** Starting in the year 2019, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.
- Section 3. Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.
- Section 4. Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.
- Section 5. Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.
- Section 6. Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.
- Section 7. Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.
- Section 8. Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.
- Section 9. Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.
- Section 10. Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the

Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict of interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.

Section 11 Mandatory Voting. Except when a member is excused from participating on a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.

Section 12 Physical Presence Required. Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy.

ARTICLE VII - EXECUTIVE COMMITTEE

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES

Section 1 Authority Board Committees. The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by vote of the Authority Board. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

Section 2 Advisory Committees. The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

ARTICLE IX - INDEMNIFICATION

Section 1 Indemnification and Defense. Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

Section 2. Reimbursement. Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case

upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

Section 3. Insurance. The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

ARTICLE X - AMENDMENTS OF BYLAWS

These Bylaws may be amended at any regular meeting of the Authority Board by a majority vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

Adopted: February 11th, 2019



Chairperson Secretary

The foregoing bylaws of the Saginaw Street Corridor Improvement Authority of the City of Lansing were approved by resolution of the Lansing City Council duly adopted at a regular meeting of the Council held pursuant to statutory notice on the ____ day of _____, 2019.

_____, City Clerk

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

A RESOLUTION TO APPROVE BYLAWS OF THE SAGINAW STREET CORRIDOR
IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2009-418, passed on November 2, 2009, authorized the creation of the Saginaw Street Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority approved and adopted updated bylaws on February 14th, 2019 at the Authority's Annual Meeting; and

WHEREAS, the bylaws have been reviewed and approved as to form by the Office of the City Attorney of the City of Lansing; and

WHEREAS, the bylaws, attached hereto as Exhibit A are subject to the approval of the City Council of the City of Lansing, by the provisions of MCL 125.4608 Section 608(3);

NOW, THEREFORE, BE IT RESOLVED that, pursuant to applicable law, the City Council of the City of Lansing hereby consent to, and approve the Saginaw Street Corridor Improvement Authority bylaws.

GENERAL INFORMATION

APPLICANT: Holiday Park/Durga Property Holdings, Inc.
6810 S. Cedar Street, Suite 3C
Lansing, MI 48911

OWNERS: Durga Property Holdings, Inc. Lanprop, LLC
11320 Chester Road 2740 Bronson Blvd.
Cincinnati, Ohio 45426 Kalamazoo, MI 49008

REQUESTED ACTION: Special Land Use permit to permit a church at 900 Southland Avenue, Suite 918

EXISTING LAND USE: Multi-tenant commercial building

EXISTING ZONING: "F" Commercial District

PROPERTY SIZE & SHAPE: Irregular Shape – 47,467 square feet (1.08 acres)

SURROUNDING LAND USE: N: Dollar General/Apartment Complex
S: Multi-tenant commercial building
E: Multi-tenant commercial building
W: McDonald's

SURROUNDING ZONING: N: "DM-1" Residential, "J" Parking & "G-2" Wholesale Districts
S: "F" Commercial District
E: "F" Commercial & "J" Parking Districts
W: "F" Commercial & "J" Parking Districts

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property as "Community Mixed Use Center". Southland Avenue is designated as a local road.

SPECIFIC INFORMATION

SLU-1-2019. This is a request by Holiday Park/Durga Property Holdings, Inc., for a special land use permit to establish a church in the building at 900 Southland Avenue, Suite 918. Churches are permitted in the "F" Commercial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

According to the information provided by the applicant, the church is comprised of a pastor and 20 parishioners. Services are held on Sundays from 11:00 a.m. to 2:00 p.m. and on Tuesday and Thursday evenings from 7:00 p.m. to 8:30 p.m. The suite that would be occupied by the church is

1,845 square feet in size and located at the west end of the multi-tenant building at 900 Southland Avenue. The majority of the building is vacant, although there is a laundromat in the easternmost suite. Based on the proposed occupancy level, 7 parking spaces are required for the church. There are 62 parking spaces on the site that are shared by all of the tenants. The church will not place excessive demands on the parking, particularly since services are held at times when most businesses are not operating at peak levels. Furthermore, the 7 parking spaces required for the church are less than what would be required if the suite were being used for many of the uses that could be established in the suite as a matter of right and without the need for a special land use permit.

AGENCY RESPONSES:

BWL:

Building Safety: The Building Safety Office has no objections. This project will be subject to building plan review as set forth by the State Construction Code Act.

Development:

Fire Marshal:

Parks & Recreation: No comment.

Public Service: Public Service Engineering I & E Group has no comments on the SLU

Transportation: No objection to this request, or requirements related to it. Will not affect public infrastructure associated with the site.

ANALYSIS

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

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

The proposed church would occupy one small suite in a multi-tenant commercial building located on a side street that extends between S. ML King and S. Washington Avenue. The subject property and the majority of the adjoining properties are zoned "F" Commercial. Given its small size and location on a side street, the proposed church is not anticipated to have any negative impacts on the surrounding area. There is more than enough parking on the site to accommodate the church as well as all existing and future tenants in the building, particularly since church activities typically occur during times when business/commercial activity is not operating at peak levels.

The proposed church will not negatively impact the commercial area in which it is located. One of the greatest impacts that a church can have on a commercial environment is that they have the ability to object to and possibly prevent the issuance of liquor licenses within 500 feet of their building. Liquor store, bars, taverns and restaurants, which are uses permitted by right in all commercial zoning districts, contribute to the economic vibrancy of commercial corridors as they are customer-oriented businesses that generate traffic on a regular basis. In this case, however, it is unlikely that there would be a request to establish a liquor license type business within 500 feet of the proposed church since the commercial properties within that area are not located on a major corridor where there is exposure to potential customers.

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

The proposed church will not “change” the essential character of the area. It will, however, have a positive impact on the area by filling a suite and bringing some much needed activity to an area that is primarily characterized by vacant buildings. The properties along Southland Avenue contain multi-tenant buildings, all of which have been mostly vacant for the past several years. It is assumed that one of the challenges involved in attracting and retaining tenants to these buildings is the lack of exposure to even low levels of traffic, thus, making them more desirable for destination type businesses such as offices and churches, as opposed to retail stores, restaurants, gas stations, salons and other uses that depend on pass-by traffic to establish a customer base.

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

The primary concern with churches in terms of interfering with the enjoyment of adjacent properties is the potential conflicts with liquor licenses. By state law, a church has an opportunity to object to all new liquor licenses within 500 feet of its building. The proposed church would be located in the middle of an area that is zoned “F” Commercial, which district permits alcohol establishments (retail, bar, tavern, restaurant, etc.) as a matter of right. In this case, the properties that are within 500 feet of the proposed church are all located along Southland Avenue which is a side street that experiences very low volumes of traffic. Given the lack of exposure from high volumes of traffic, the properties along Southland Avenue would not be very desirable for the types of businesses that would need a liquor license. In order ensure, however, that there will not be any conflicts in the future, if the special land use permit is approved, it should be conditioned upon the church agreeing, in writing that it will not object to the issuance of liquor licenses in the area. The City of Lansing has a standard format that is used for such an agreement.

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

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impacts on the natural environment. The proposed church will represent an improvement to the use and character of site and the surrounding area in general as it will bring some much needed activity to a building that is otherwise predominately vacant.

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

The church will not generate any nuisances or hazardous conditions.

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

The subject property is currently served by all necessary public services and utilities. Inspections may be necessary to determine if the structure complies with current building code and fire code requirements for an assembly use.

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

The proposed special land use will not increase the demand on public services and facilities in excess of current capacity.

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

The Design Lansing Master Plan designates the subject property and the surrounding area as a "Community Mixed-Use Center". The purpose of this district, as stated in the plan, is to encourage the transformation of large commercial concentrations into mixed-use districts consisting of offices, *institutions*, live-work, retail, personal services, entertainment, hotel and residential uses. Since a church is considered an "institution" the proposal is consistent with the intent and purpose of the Master Plan.

The proposed church is also consistent with the intent and purpose of the Zoning Ordinance. Churches are permitted by special land use permit in all zoning districts. The Zoning Ordinance establishes 9 criteria to evaluate whether a particular location is appropriate for a church. Churches in general do not contribute to the vibrancy of commercial areas because they generate very little activity on a daily basis and they have the ability to object to the issuance of liquor licenses within 500 feet of their location. In this case, the proposed church will be located on a side street rather than a major commercial corridor and because of its small size, the lack of daily activity will not impact the commercial vibrancy of the area in which it is located. Furthermore, it is unlikely that an establishment that would need a liquor license would desire to locate within 500 feet of the proposed church because of its lack of exposure from a major corridor.

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

The only dimensional requirement that applies to this request is parking. Section 1284.13(b)(1) of the Zoning Ordinance requires 1 parking space for each 3 seats in the sanctuary. Based on the current membership (20) of the church, 7 parking spaces are required. The 62 space parking lot on the site is more than adequate to accommodate the current membership of the church and any growth that may occur, while not placing a burden on the site's parking that would negatively impact existing or future tenants in the remainder of the building.

SUMMARY

This is a request by Holiday Park/Durga Property Holdings, Inc., for a special land use permit to establish a church in the building at 900 Southland Avenue, Suite 918. Churches are permitted in the "F" Commercial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

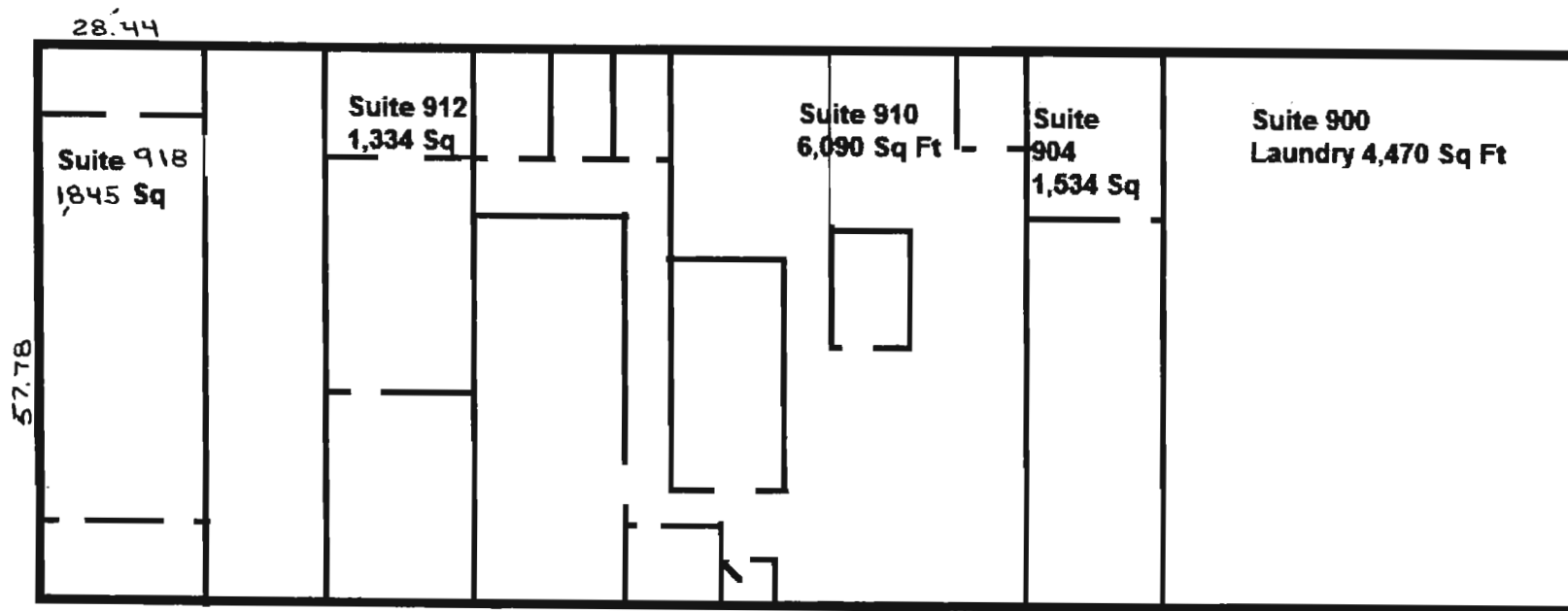
1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the existing lot.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the intent and purpose of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-1-2019, a special land use permit to allow a church at 900 Southland Avenue, Suite 918, based upon the findings of fact as outlined in this staff report, with the condition that the applicant agrees, in writing, that it will not object to the issuance of liquor licenses in the area.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



**900 Southland Ave
Lansing MI 48910**



We have 20 parishioners, I have been a pastor for 5 years .

We have Service :

Sunday 11:00am - 2:00pm

Tuesday 7:00pm - 8:30pm

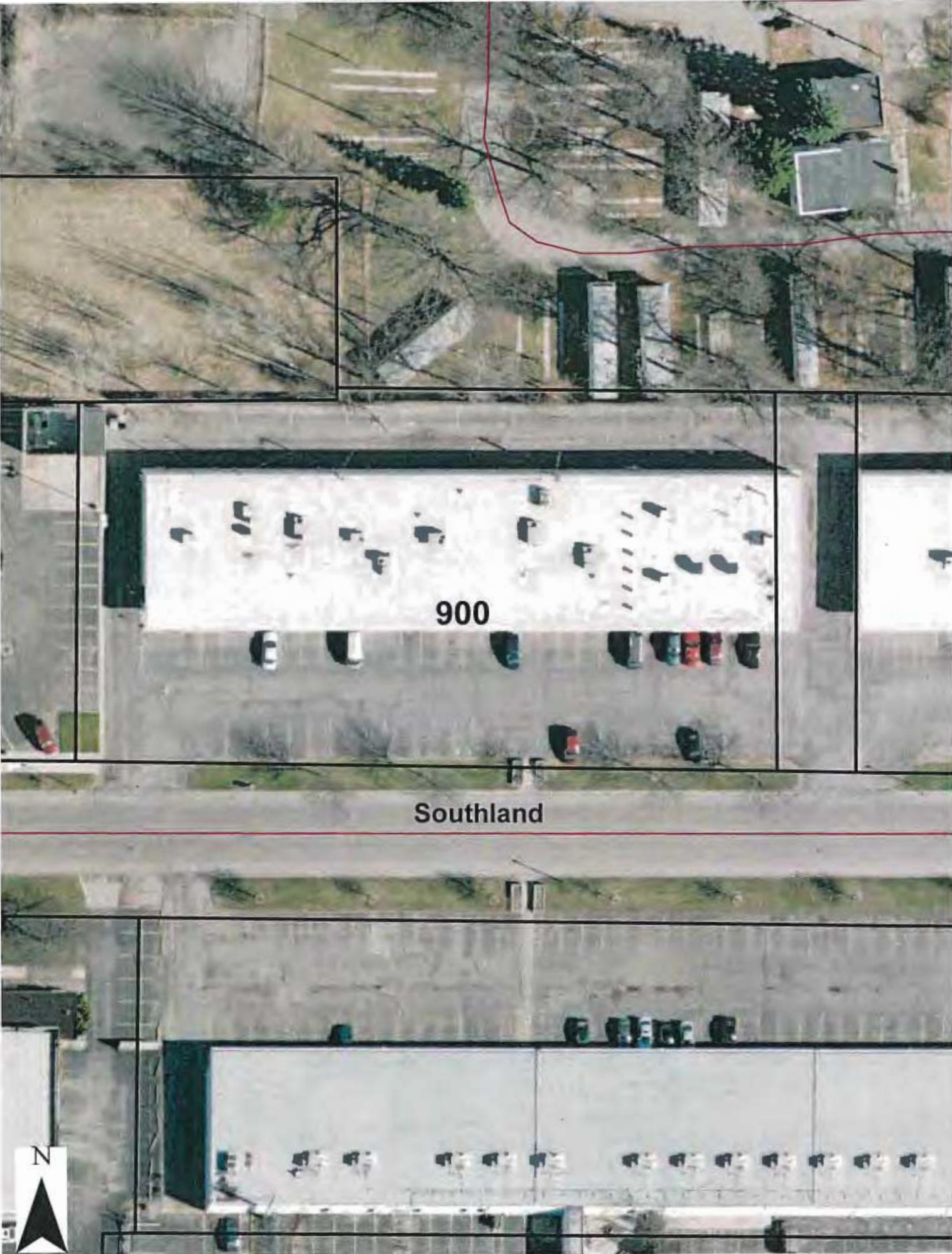
Thursday 7:00pm - 8:30pm

Pastor Mary Allen

Thank you. February 6th 2019







900

Southland

N

Legend

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

Zoning



N



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 approving and/or opposing the Ordinance for rezoning:

SLU-1-2019: 900 Southland Avenue, Suite 918, Special Land Use Permit,
Church in the "F" Commercial zoning district

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

SLU-1-2019

Church in the "F" Commercial District
900 Southland Avenue, Suite 918

WHEREAS, Holiday Park/Durga Property Holdings, Inc. has requested a Special Land Use permit to allow a church at 900 Southland Avenue, Suite 918; and

WHEREAS, churches are permitted in the "F" Commercial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

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

WHEREAS, the Planning Board held a public hearing on April 2, 2019, at which the applicant's representative and the pastor of the proposed church spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its regular meeting held on April 2, 2019, voted (4-0) to recommend approval of SLU-1-2019, a Special Land Use permit to allow a church at 900 Southland Avenue, Suite 918 with the condition that the church agrees, in writing, that it will not object to the issuance of liquor license within 500 feet of its location; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2019 on _____ 2019; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2019, a Special Land Use permit to allow a church at 900 Southland Avenue, Suite 918 with the condition that the church agrees, in writing, that it will not object to the issuance of liquor license within 500 feet of its location.

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

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

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

GENERAL INFORMATION

APPLICANT/OWNER:	Adam Brewer Larch Street, LLC 2547 W. Main Street Lansing, MI 48917
REQUESTED ACTION:	Special Land Use Permit for residential use in the “H” Light Industrial District
EXISTING LAND USE:	Vacant Board of Water & Light power substation building
EXISTING ZONING:	“I” Heavy Industrial District
PROPOSED ZONING:	No change
PROPERTY SIZE & SHAPE:	Irregular Shape, 11,238 square feet - .25 acres
SURROUNDING LAND USE:	N: Vacant, Freeway Right-of-Way S: Parking Lot E: Manufacturing Facility W: Manufacturing Facility
SURROUNDING ZONING:	N: “I” Heavy Industrial District S: “I” Heavy Industrial District E: “I” Heavy Industrial District W: “I” Heavy Industrial District
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property for general industrial land use. N. Larch Street is designated as a principal arterial.

Request

This is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL: See attached.

Building Safety: The Building Safety Office has no objections. This project will be subject to site and building plan reviews.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: No objections. The developer should submit an estimated sanitary\ sewer usage to this department to ensure there is adequate capacity for the prospective development. The site will require a site plan for review.

Transportation:

ANALYSIS

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

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

The applicant purchased the subject property from the City in 2018, following approval of an Act 33 request (Act-3-2018) authorizing its disposition. The property contains a 2-story, 5,040 square foot masonry building that was formerly used as a Board of Water & Light electrical substation. The building has been vacant for more than 10 years. The applicant proposes to convert the building into 5 residential apartments. Since the property is zoned "I" Heavy Industrial, a special land use permit is required for the proposed residential use.

The subject property is located in an area that is entirely zoned heavy industrial and being used exclusively for heavy industrial uses. Given the nature of the surrounding area, the ideal use of the building would be for some type of industrial business. The building and the site, however, are too small to reasonably accommodate an industrial business and thus, without a special land use permit to allow for residential use, the building may continue to sit vacant which is not beneficial to the area in which it is located.

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

Converting the building at 1609 N. Larch Street into residential apartments will not necessarily change the character of the surrounding area. The applicant's proposal will introduce a residential use into an industrial area, however, the building and its appearance will be preserved. The small size of the site and the building present significant challenges with regard to its reuse. Allowing the building to be converted to residential apartments will make use of the building so that it does not continue to sit vacant and further deteriorate over time.

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

Residential use of the site will not interfere with the enjoyment of adjacent properties. The surrounding properties are industrial and are more intensive than the use proposed by the applicant.

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

The applicant's plan for the site includes constructing a 9-space parking lot on the site, north of the building. Since the proposed parking lot will result in more than 1,000 square feet of new impervious surface, a site plan will have to be reviewed and approved through the City's administrative site plan review process before any construction of the parking lot can commence. A storm-water management plan is a required component of the site plan review submission to the City.

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

No nuisances are anticipated to result from the proposed residential use of the buildings on the site. In fact, residential use would be a very low impact use of the property, particularly in comparison to many of the uses that would be permitted by right in the "I" Heavy Industrial district (storage yard, salvage yard, heavy automobile repair facility, manufacturing, vehicle sales, etc.).

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

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

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

The City's Public Service Department will require an estimate of the sanitary\ sewer usage in order to determine if there is adequate capacity for the proposed use. The applicant/developer will be responsible for any upgrades to the systems necessary to accommodate the development.

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

The Zoning Ordinance permits residential land use in the "I" Heavy Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, conversion of the building at 1609 N. Larch Street to residential apartments can comply with the applicable criteria used for evaluating special land use permits.

The Design Lansing Master Plan designates the subject property for "General Industrial" use. The intent of this designation as stated in the Plan is:

"To provide an environment for industrial facilities that are larger in scale and require outdoor materials or equipment storage."

The Master Plan lists the following as typical uses for this designation:

"Power plants, automobile component manufacturing and assembly; scrap processing/recycling; and outdoor storage of equipment or materials. Light industrial uses should also be permitted."

While the Master Plan does not promote residential use in the "general industrial" land use category, the preservation and adaptive reuse of existing buildings is strongly encouraged.

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

The attached site plan demonstrates compliance with all applicable dimensional requirements of the Zoning Ordinance. The Ordinance requires 9 parking spaces for the proposed 2, 1-bedroom units and 3, 2-bedroom units. At this time the only parking that exists on the site is a 12-foot wide driveway off of N. Larch Street. If approved, the applicant intends to construct a 9 space parking lot on the north side of the building.

SUMMARY

This is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal complies with most of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services.
7. It has not been determined whether the proposed Special Land Use will place demands on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is not consistent with the intent and purpose of the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-2-2018, based on the findings of fact described in the staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



BOARD OF WATER AND LIGHT MEMO

January 9, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL 51U-2-2018 Agency Referral_Comments

BWL Electric: Approved with the following comments:

- The BWL can provide an (underground and/or overhead) electric service to serve the new development based on the Board's Rules and Regulations for Electric Service.
- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/ developer.
- Owner/ developer must contact BWL Customer Projects Department, Jerry Wheeler @ 517-702-6644, to initiate service agreement process.
- The BWL will need to cut and fill the underground duct bank system that currently exists at the proposed development.

BWL Street Lighting: Approved.

- There are no apparent conflicts with the proposed development and the existing BWL Street Light Service. For BWL Street Light Design contact Karen Carter, 517-702-7080 or: karen.carter@lbwl.com

BWL Water & Steam Distribution:

Approved

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

- Site Specific Comments:
 - The proposed rezoning does not appear to impact existing BWL water facilities.
 - If, during the course of the parking lot construction, it is determined that any water facilities are impacted, the customer will be responsible for the costs of protecting those facilities as well as any repairs and/or relocations.
 - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field.
 - Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.
- General Comments:
 - A BWL Service Agreement shall be established with payment prior to performing work. All services up to and including the meter are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. Service risers to the building will only be constructed by BWL forces or a BWL approved contractor. The plumbing contractor is not to stub services out of the building. Water services stubbed out of the building by a non-approved contractor, and without inspection by the BWL, will not be acceptable.
 - It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
 - Services, mains, and meter settings shall conform to BWL Rules & Regulations. <http://www.lbwl.com/Commercial/Rules-Regulations-for-Service/>.
 - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at Jerrod.Wade@lbwl.com.

BWL Water Operations: Randall Roost-Approved

I have no comments or concerns.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

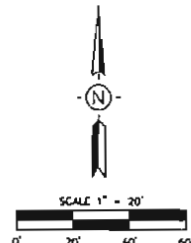
BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

S.U.P.
1609 N. Larch Street
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

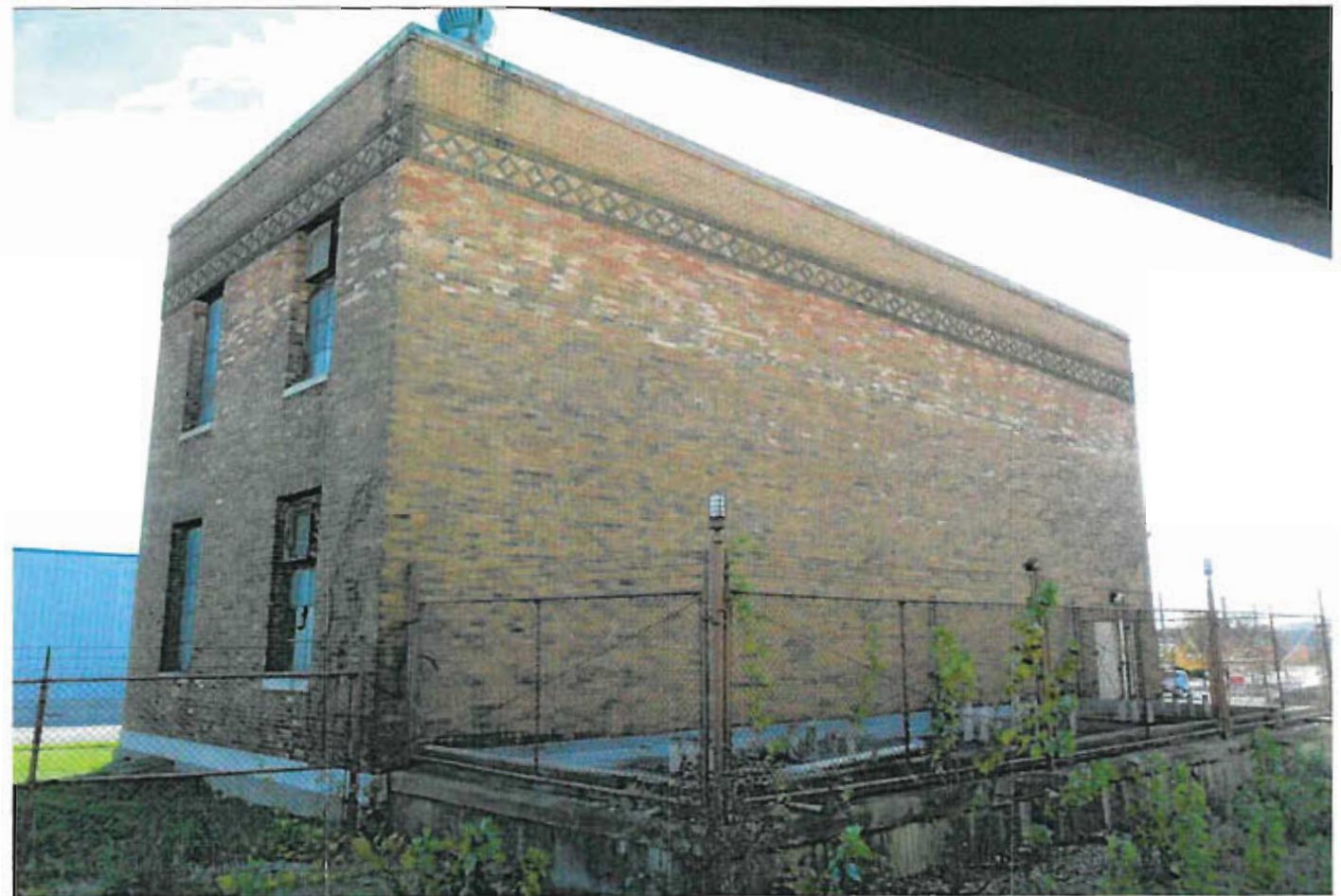
CLIENT:
BREWER SALVAGE
2547 W. MAIN ST.
LANSING, MI 48203
PH (313) 833-8748
1/70 ADAM BREWER

ENGINEER/SURVEYOR:
KEBS, INC.
2118 HABLETT RD.
HABLETT, MI 48840
PH (313) 336-1214
FAX (313) 336-8047



LEGAL DESCRIPTION

(As provided)
Lot 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 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1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 21





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

SLU-2-2018

Residential Use in the "1" Heavy Industrial District
1609 N. Larch Street

WHEREAS, Adam Brewer, Larch Street, LLC has requested a Special Land Use permit to convert the building at 1609 N. Larch Street into residential apartments; and

WHEREAS, residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

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

WHEREAS, the Planning Board held a public hearing on January 22, 2019, at which the applicant spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at a special meeting held on January 22, 2019, voted (7-0) to recommend approval of SLU-2-2018, a Special Land Use permit to convert the building at 1609 N. Larch Street into residential apartments; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2018 on March 25, 2019; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2018, a Special Land Use permit to convert the building at 1609 N. Larch Street into residential apartments.

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

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

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

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

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-9-2018

Parcel Number's: 33-01-01-17-480-021

Address: Vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd.

Legal Descriptions: The South 31 feet of the West ½ of Lot 9, the South 31 feet of Lot 10, and the North 2 feet of Lot 11, Block 7, Bush, Butler & Sparrow's Addition to the City of Lansing, from "C" Residential District to "F" Commercial District.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

GENERAL INFORMATION

APPLICANT/OWNER:	Bryant Hill on behalf of the Gilbert M. Hill Trust 421 Curtis Road East Lansing, MI 48823
REQUESTED ACTIONS:	Rezone the vacant lot south of 601 S. ML King, Jr. Blvd. from "C" Residential District to "F" Commercial District
EXISTING LAND USE:	Vacant
EXISTING ZONING:	"C" Residential
PROPOSED ZONING:	"F" Commercial
PROPERTY SIZE:	Slightly Irregular Shape 2,657 square feet - 122 acres
SURROUNDING LAND USE:	N: Vacant commercial building S: Office building E: Single Family Residential W: Union Missionary Baptist Church
SURROUNDING ZONING:	N: "F" Commercial S: "F" Commercial E: "C" Residential W: "E-2" Local Shopping
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for medium-density residential-urban land use. S. M.L. King is designated as a major arterial

SPECIFIC INFORMATION

This is a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd., legally described as:

South 31 Feet of the West ½ of Lot 9, the South 31 Feet of Lot 10 & the North 2 Feet of Lot 11, Block 7, Bush, Butler & Sparrows Addition (Parcel No. 33-01-01-17-480-021)

from "C" Residential District to "F" Commercial District. The purpose of the request is to make the zoning of the subject property consistent with the zoning of the adjoining parcels to the north and south.

AGENCY RESPONSES

Assessor:

BWL: See attached.

Building Safety: The Building Safety Office has no objections to the rezoning.
New development is subject to building plan review.

Fire Marshal:

Parks & Rec.: No comments.

Public Service: No objections to the rezoning. If the property is developed in the future, a site plan would be required for review.

Transportation:

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property is currently vacant and is surrounded to the north and south by property that is zoned "F" Commercial. The property in the 600 block on the west side of S. M. L King is zoned "F" Commercial as well, but for one parcel of land that is zoned "E-2" Local Shopping district. The applicant's proposal to rezone the subject property to "F" Commercial will, thus, make it consistent with the zoning pattern already established in the area.

The subject property is too small on its own to be developed for any type of commercial land use. Even under the current zoning, the site would only be able to accommodate a very small single family home. Given the street system in the area and the surrounding zoning and land use patterns, it is highly unlikely that the site would be deemed desirable for the construction of a new home. The proposed rezoning allows the owner to make use of the property by combining it with one of the adjoining properties for expansion of their existing facilities or to create a larger site for redevelopment.

COMPLIANCE WITH MASTER PLAN:

While the Design Lansing Comprehensive Plan designates the subject property for medium-density residential use-urban land use, it has the same designation for the adjacent properties to the north and south that are currently zoned "F" Residential. Therefore, despite the Comprehensive Plan designation, the proposed zoning will make the subject property consistent with the zoning pattern that already exists in the area. Consistent zoning patterns create consistent land use patterns which is a primary goal of the Comprehensive Plan and of proper planning and zoning principles in general.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

Given the small size of the site and the close proximity that a new driveway would be to the existing driveways to the north and south, it may be necessary to secure an easement from one of the adjoining property owners to allow a connection to one of the existing driveways.

IMPACT ON PUBLIC FACILITIES:

Any new construction on the property will have to be reviewed and approved through the City's administrative site plan review process. The site plan review process is intended, in part, to determine whether public utility systems in the area are adequate to support the proposed development. A primary component of the site plan review process is a storm water management plan to ensure that run-off from the site does not negatively impact the surrounding properties or place demands on the storm sewer system in excess of its capacity.

ENVIRONMENTAL IMPACT:

The site is currently vacant. As noted above, new construction will have to be reviewed and approved through the City's administrative site plan review process to ensure compliance with all applicable City codes and ordinances and to mitigate any negative impacts on the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Approval of the requested rezoning will not have any negative impacts on future patterns of development in the area. As evidenced by the attached zoning map, the properties to the north and south of the subject property are currently zoned "F" Commercial and thus, the proposed rezoning will merely create consistency in the zoning pattern that already exists in the area.

SUMMARY

This is a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd. from "C" Residential District to "F" Commercial District. The purpose of the request is to make the zoning of the subject property consistent with the zoning of the adjoining parcels to the north and south.

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

RECOMMENDATION

Pursuant to the findings described in this staff report, staff recommends approval of Z-9-2018, a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd. from "C" Residential District to "F" Commercial District.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

BOARD OF WATER AND LIGHT MEMO

January 9, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Rezoning- Z-9-2018_Comments

BWL Electric: Approved.

- No Comments. Contact person: Jerry Wheeler, Electric Utility Designer, LBWL, PH: 517-702-6644

BWL Street Lighting: Approved.

- No comments. Contact person: Karen Carter, phone: 517-702-7080

**BWL Water & Steam Distribution:
Approved**

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

- Site Specific Comments:
 - The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwil.com/Commercial/Water-Services/Water-Service-Installation/>.
- General Comments:
 - A BWL Service Agreement shall be established with payment prior to performing work. All services up to and including the meter are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. Service risers to the building will only be constructed by BWL forces or a BWL approved contractor. The plumbing contractor is not to stub services out of the building. Water services stubbed out of the building by a non-approved contractor, and without inspection by the BWL, will not be acceptable.
 - It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
 - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field.
 - Services, mains, and meter settings shall conform to BWL Rules & Regulations. <http://www.lbwil.com/Commercial/Rules-Regulations-for-Service/>.
 - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at: Jerrod.Wade@lbwl.com.

BWL Water Operations: Randall Roost-Approved
I have no concerns with the proposed rezoning.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality-Approved
I have no concerns.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

CERTIFICATE OF SURVEY

For: Gilbert Hill
3044 Scarborough Drive
Lansing, MI 48910

S M L King Jr Blvd

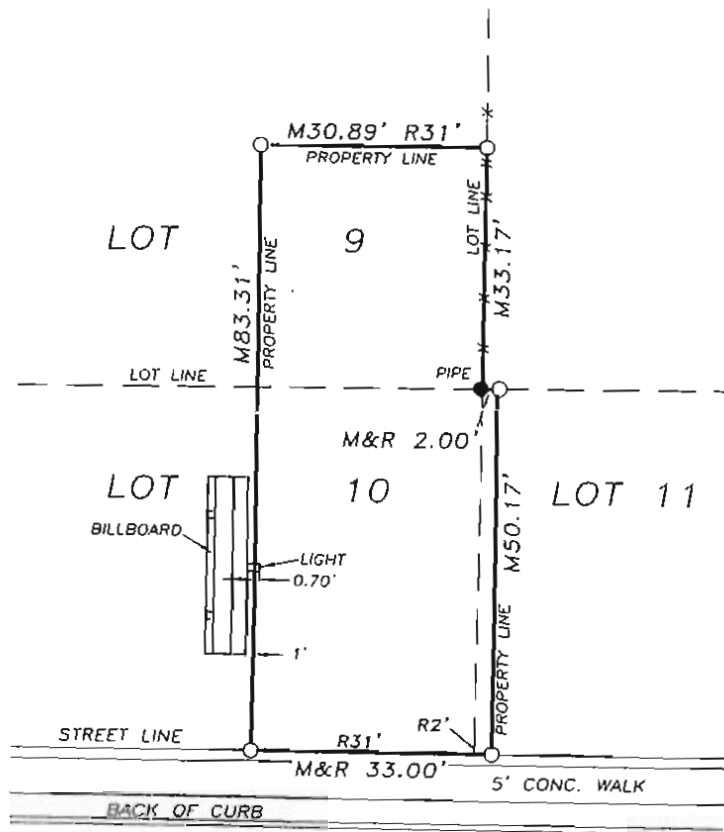
Parcel 33-01-01-17-480-021

Legal Description:

The South 31 feet of the West 1/2 of Lot 9, the South 31 feet of Lot 10, and the North 2 feet of Lot 11, Block 7, Bush, Butler and Sparrow's Addition to the City of Lansing, Ingham County, Michigan.



1"=20'



MARTIN LUTHER KING BLVD.

D = Deeded
M = Measured
P = Platted

● Found as noted
○ Set Iron & cap #12034

We hereby certify that we have surveyed the property herein describe; that the buildings and improvements as shown are entirely within the property lines; and that there are no visible encroachments upon the above described property, except as shown hereon.

FRED WHITE ENGINEERING COMPANY
2300 North Grand River Avenue
Lansing, Michigan 48906
Phone (517) 321-7111

Fred N. White
Fred N. White P.E. & P.S. No. 12034
Survey No. 030877-1
Date: 12 July 2004







City of Lansing Zoning Map

Legend

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

S Martin Luther King Jr Blvd

W Hillsdale St

"C"
Residential

W Saint Joseph St

N



ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-9-2018

Parcel Number's: 33-01-01-17-480-021

Address: Vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd.

Legal Descriptions: The South 31 feet of the West ½ of Lot 9, the South 31 feet of Lot 10, and the North 2 feet of Lot 11, Block 7, Bush, Butler & Sparrow's Addition to the City of Lansing, from "C" Residential District to "F" Commercial District.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

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

BACKGROUND In 2017, the City of Lansing purchased several parcels on Simken Drive for the future “Beacon Park”. These parcels are accessible from Simken Drive, but lack access from Pleasant Grove.

APPLICANT’S PROPOSAL: The Parks and Recreation Department proposes to acquire the SW corner of the property to the north at 3427 Pleasant Grove to provide access to the recently-acquired Simken parcels. The access would be approximately 20’ in width.

PROPERTY SIZE AND SHAPE: The subject property (to be purchased) is 0.03 acres in size, triangular in shape. Because the property descriptions go to the centerline of Pleasant Grove, most of the subject property lies within the right of way (ROW). The area outside the ROW, usable for Park access, is 20.86 wide by 27.49’ deep,

The parent parcel (#33-01-01-32-101-011) is 0.34 acres in size, and owned by Yanisleidys Carmenate Diaz, who resides on the property. At the ROW line, after the purchase of the subject property, the parent parcel have 61.75’ frontage on Pleasant Grove. It is located in the “E-2” Residential / Office District, which has no minimum lot size.

LOCATION: The subject property’s location offers the only opportunity for connecting Beacon Park with Pleasant Grove, and improve access to the park.

CHARACTER: The proposed acquisition will have a minimal effect on the parent property. The entrance to the park would likely involve some tree removal, however.

EXTENT: The proposed acquisition is limited to the minimum necessary to install a park entrance on Pleasant Grove.

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation

Finding: The purchase of the subject portion of 3427 Pleasant Grove would result in improved access to the parkland to the east, and have a negligible impact on the residential use of the parent property.

Recommendation: Approval as proposed.

W Holmes Rd

W Holmes Rd

W Holmes Rd

Pleasant Grove Rd

Sinken Dr

ve Rd





Lansing Parcel Viewer



Search Address or Parcel



2201

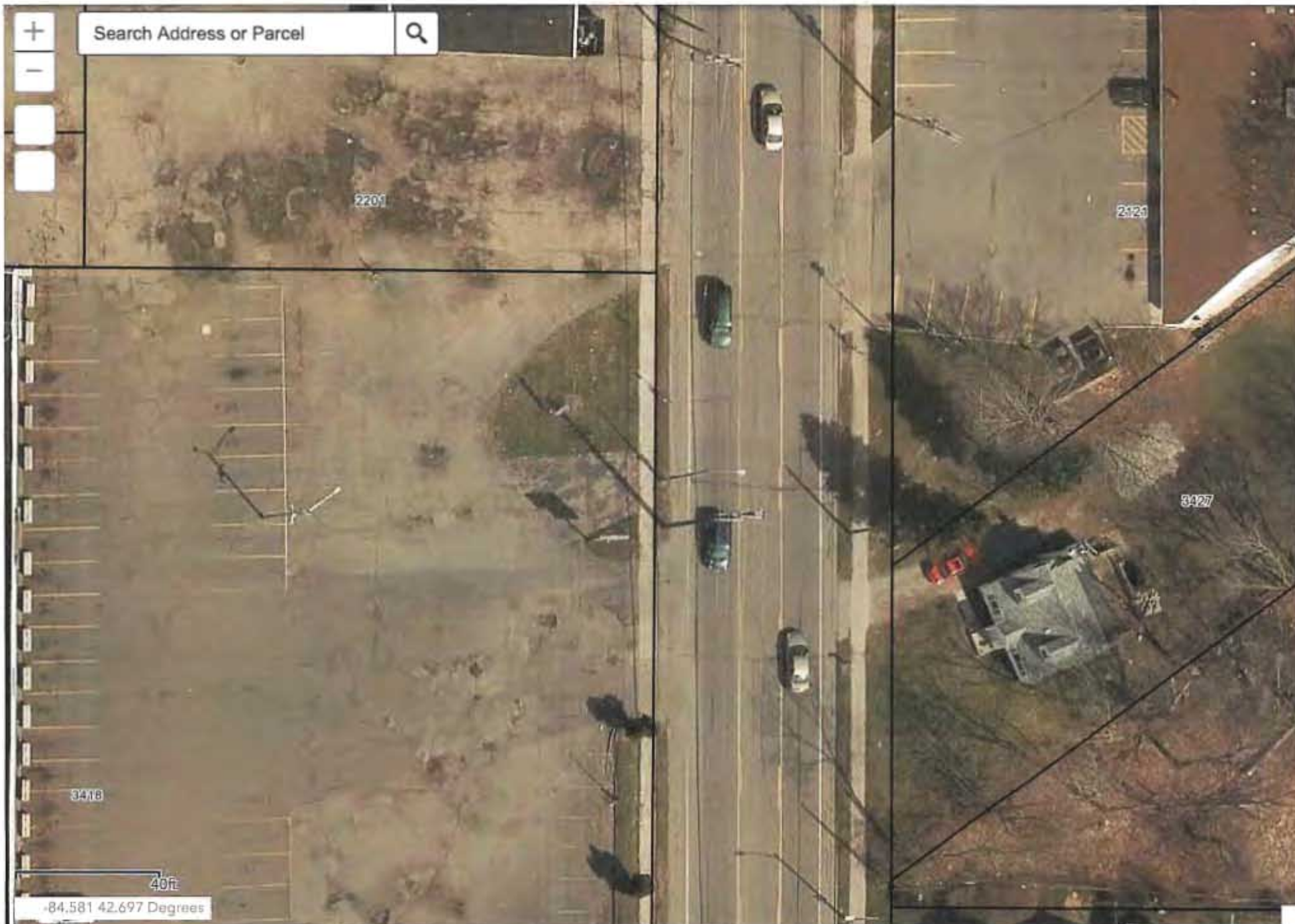
2124

3427

3418

40ft

-84.581 42.697 Degrees

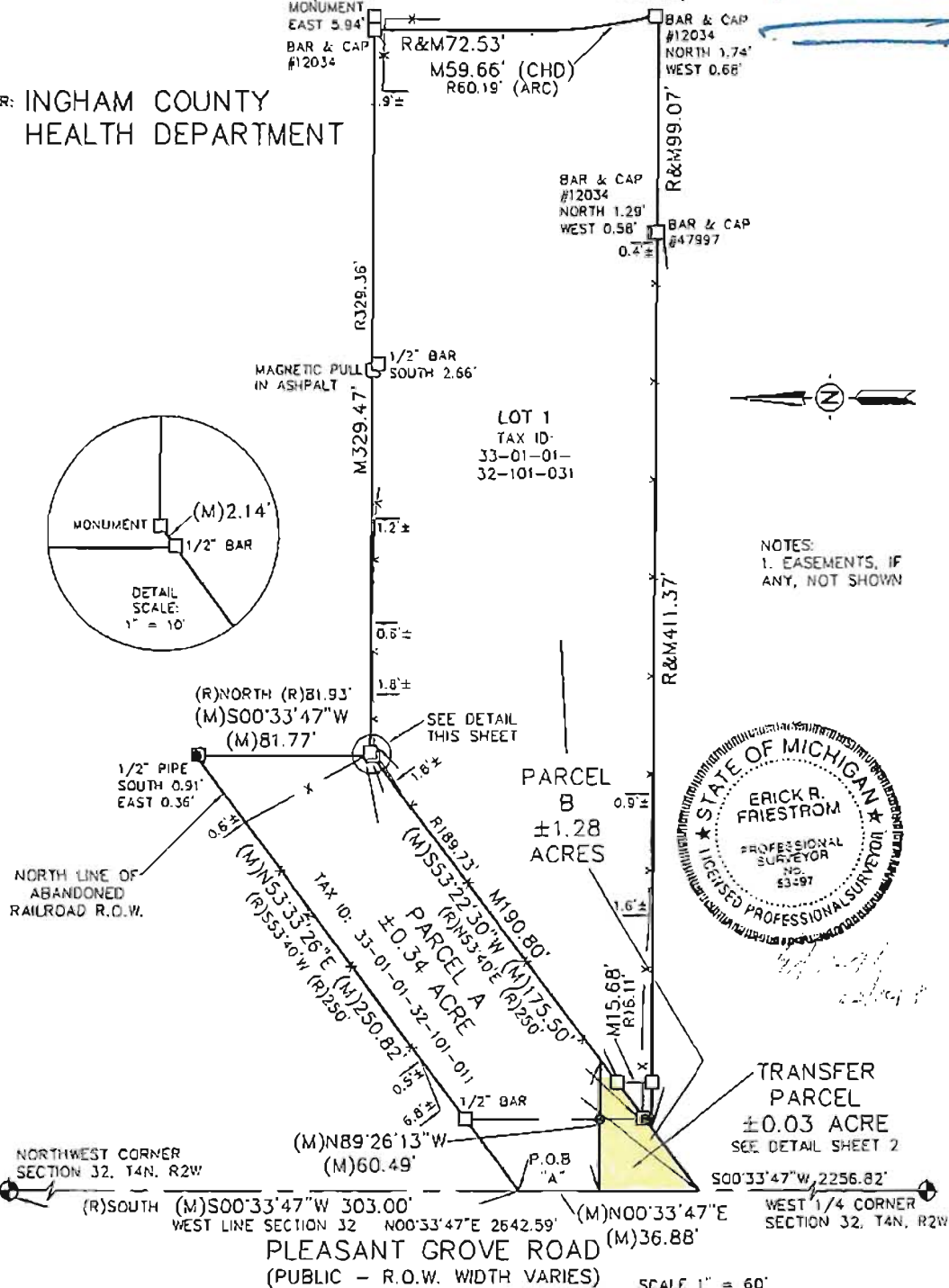


CERTIFIED BOUNDARY SURVEY SIMKEN DRIVE

ACT 33

FOR: INGHAM COUNTY
HEALTH DEPARTMENT

(PUBLIC - PLATTED 66' WIDE R.O.W.)



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN



LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x— = Fence
- 0.0' ± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.
All Improvements Not Shown.



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

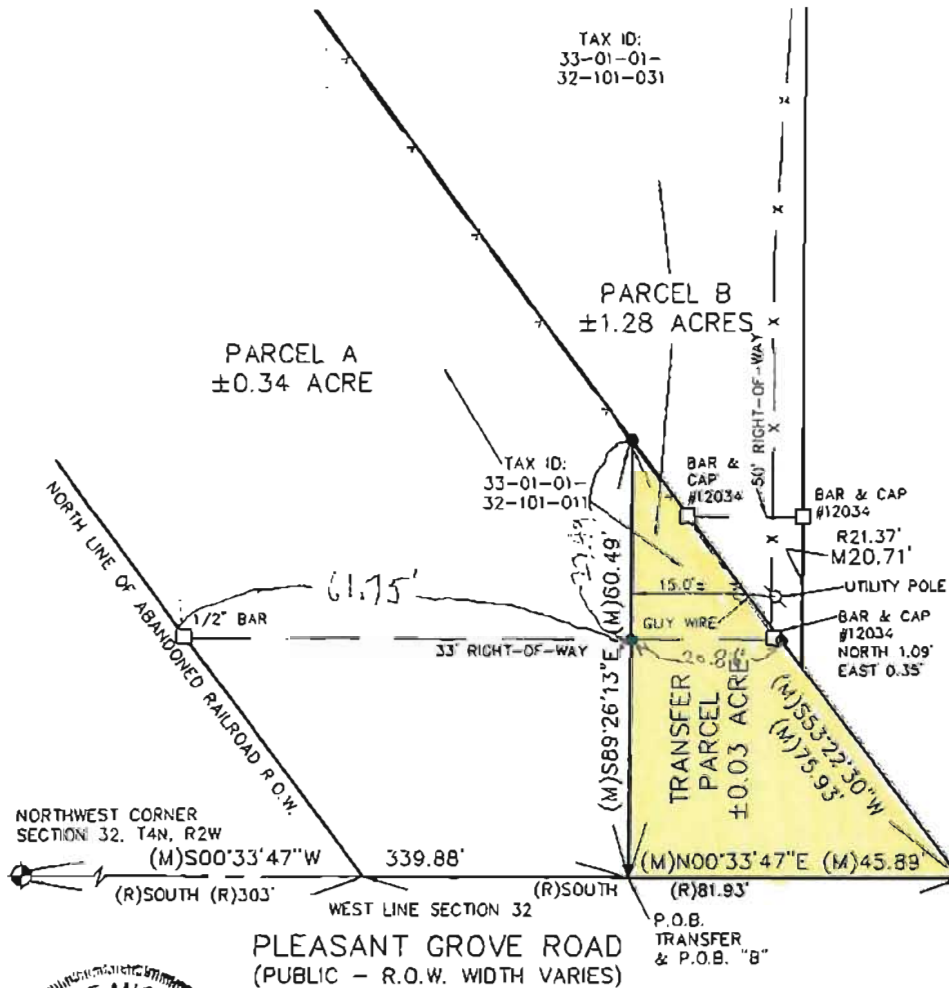
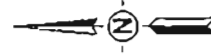
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

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

DRAWN BY	SSF	SECTION 32, T4N, R2W
FIELD WORK BY	SL	JOB NUMBER:
SHEET	1 OF 4	93529.BND

CERTIFIED BOUNDARY SURVEY

FOR: INGHAM COUNTY
HEALTH DEPARTMENT



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
SCALE 1" = 20'



LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- - - = Distance Not to Scale
- * * * = Fence
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All Improvements Not Shown.

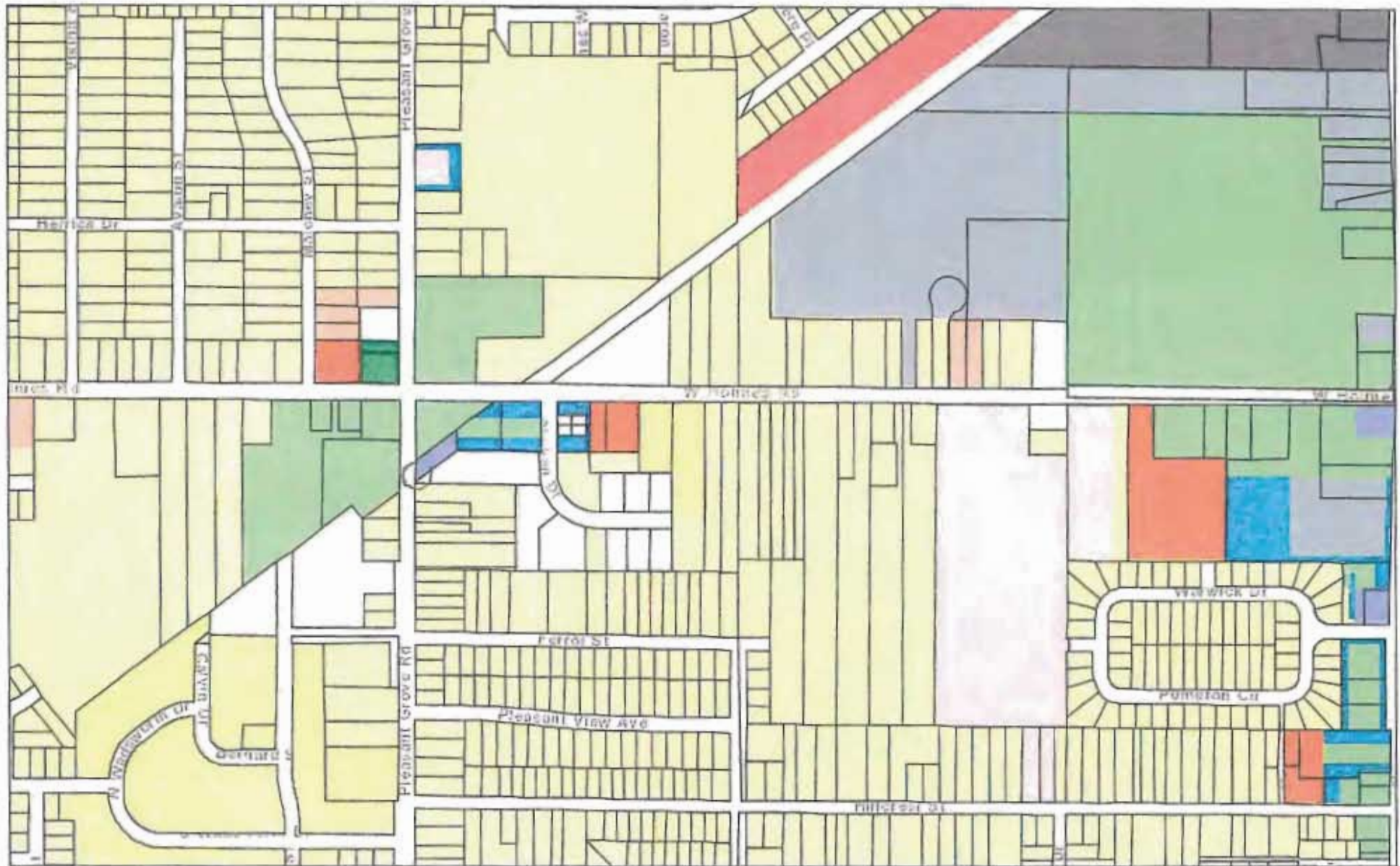


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DRAWN BY	SSF	SECTION 32, T4N, R2W
FIELD WORK BY	SL	JOB NUMBER:
SHEET	2 OF 4	93529.BND

City of Lansing Parcel Viewer



2/15/2019 4:38:39 PM

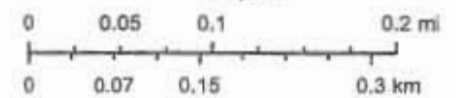
Lansing Tax Parcels

Lansing.GIS.ZoningDistrict_Dissolve

<Null>

A	CUP	DM-1	DM-4
B	D-1	DM-2	E-1
C	D-2	DM-3	E-2

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

City of Lansing
Michigan State University, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

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

Act-10-2019, Simken Triangle Acquisition

WHEREAS, The Parks and Recreation Department proposes to acquire the SW corner of the property to the north at 3427 Pleasant Grove to provide nonmotorized access to the recently-acquired Simken parcels; and

WHEREAS, the access would be approximately 20' in width; and

WHEREAS, the subject property (to be purchased) is 0.03 acres in size, triangular in shape; and

WHEREAS, on March 5, 2019, the Planning Board reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedures, and found that the purchase of the subject portion of 3427 Pleasant Grove would result in improved access to the parkland to the east, and have a negligible impact on the residential use of the parent property at 3427 Pleasant Grove; and

WHEREAS, the Planning Board voted unanimously (7-0) to recommend approval of the proposed acquisition; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-10-2019, the acquisition of a triangular portion of 3427 Pleasant Grove, legally described as:

Transfer Parcel: A parcel of land in the Northwest 1/4 of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 32; thence S00°33'47"W along the West line of said Section 32 a distance of 339.88 feet to the point of beginning of this description; thence S89°26'13"E perpendicular to said West line 60.49 feet to the Northwesterly line of Lot 1, Simken Village, City of Lansing, Ingham County, Michigan, as recorded in Liber 27 of Plats, Pages 42-43, Ingham County Records; thence S53°22'30"W along said Northwesterly line and its Southwesterly extension 75.93 feet to said West line; thence N00°33'47"E along said West line 45.89 feet to the point of beginning; said parcel containing 0.03 acre more or less; including 0.02 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any,

from Yanisleidys Carmenate-Diaz, 3427 Pleasant Grove, Lansing, MI, 48910, for the sum of One Thousand and 00/100 Dollars (\$1,000.00).

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.

*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:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
02 / 15 / 2019

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

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Exhibits

- A. Legal Description – Eligible Property and Eligible Property Map
- B. Basis of Eligibility – Supportive Environmental and Non-Environmental Information
- C. Table 4 – Tax Increment Financing Estimates
- D. Additional Project Information and Illustrations

**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.

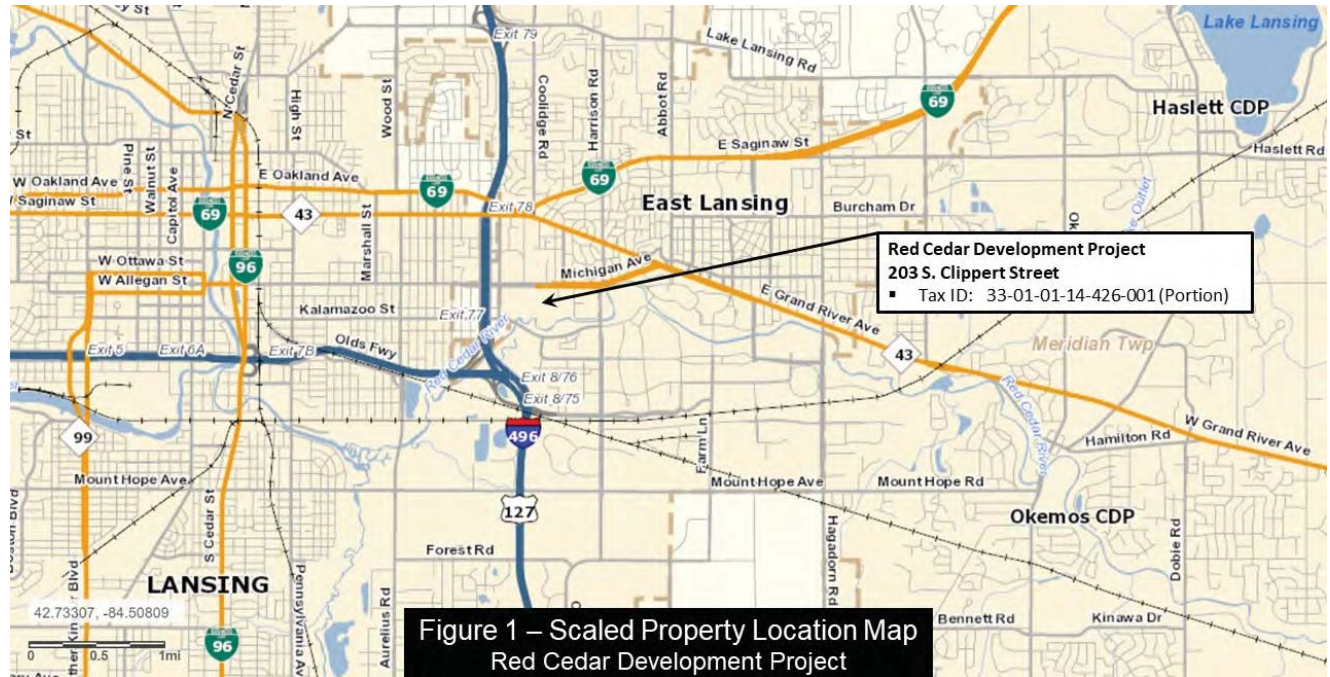


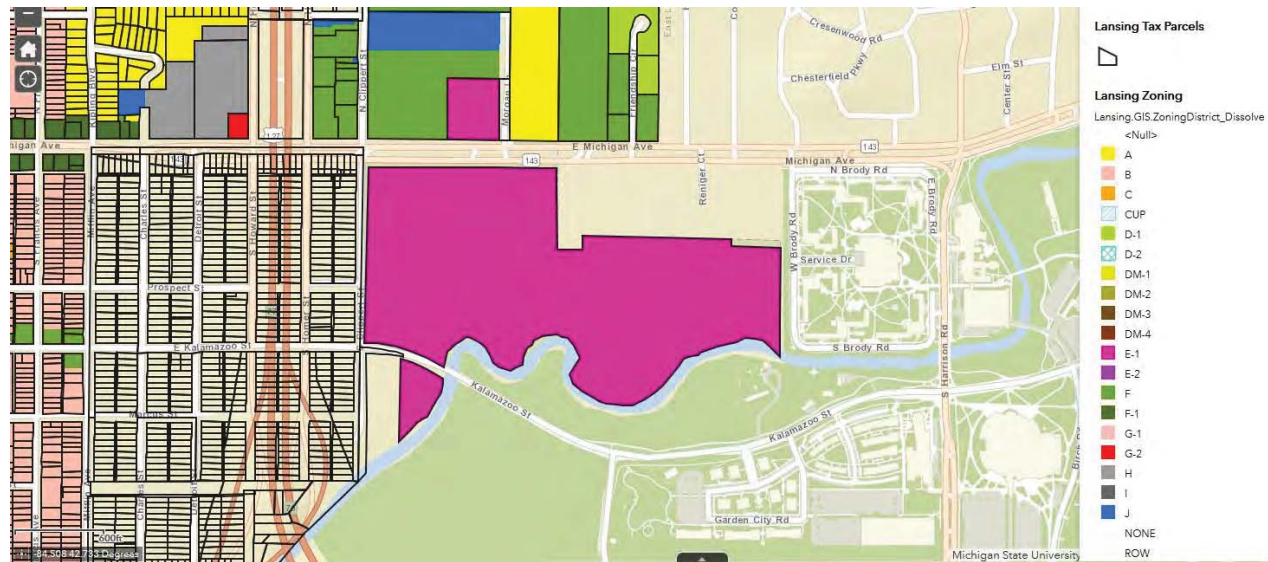
Figure 1 – Scaled Property Location Map
Red Cedar Development Project

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.



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.



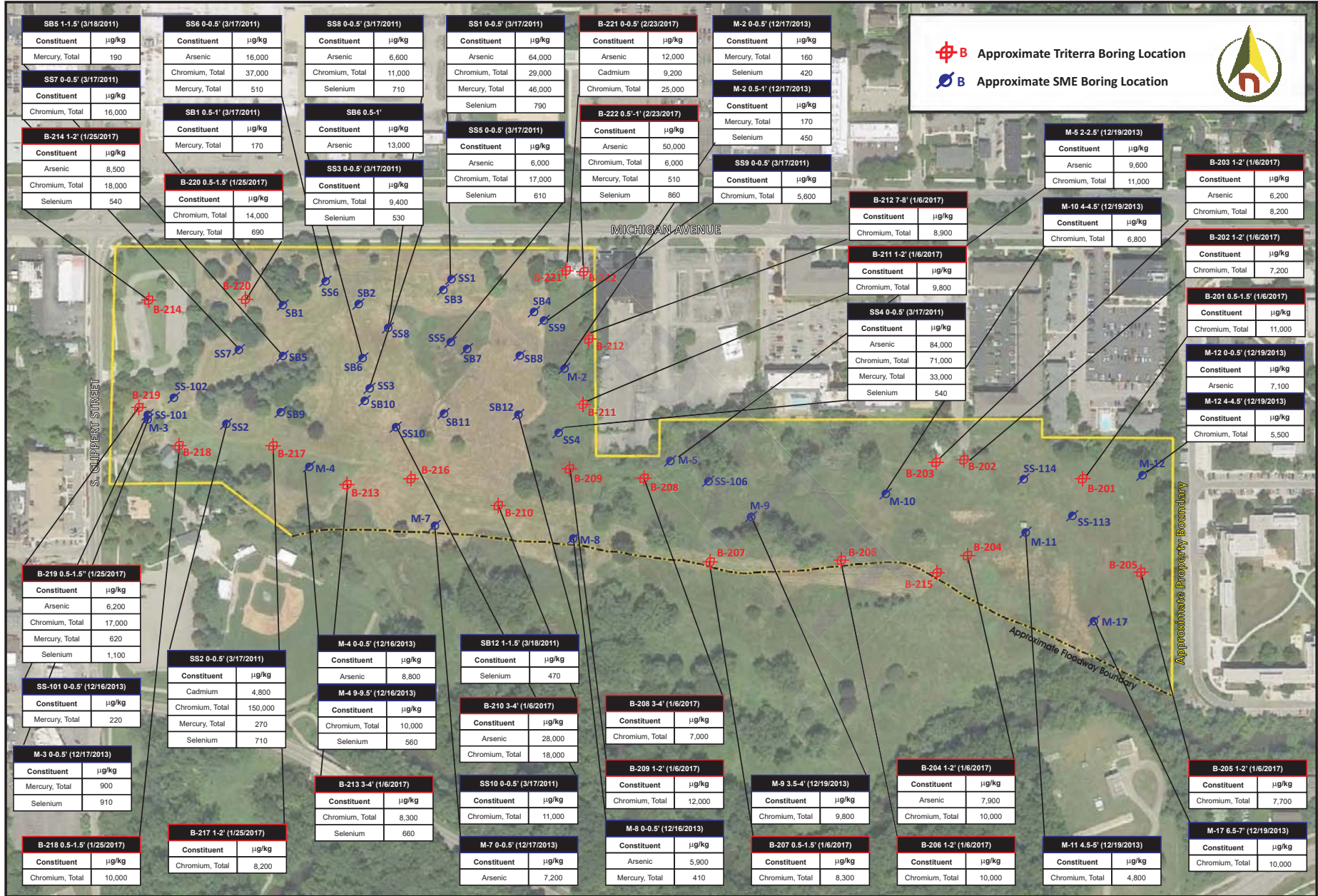


TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

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
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-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
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-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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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-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	14,000	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).
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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	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.
- 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-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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- 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	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:

- 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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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.
- Concentrations reported in ppb (parts per billion or ug/kg).
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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	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.
- 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	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:

- 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.
- <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 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'	5'-10'	3'-8'	6'-11'	3'-8'	3'-8'
				1/6/2017	1/6/2017	1/6/2017	1/6/2017	1/25/2017	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:

- 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 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:

- 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).
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- 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.
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- 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:

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- 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 Improvements	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.

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

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

RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN BROWNFIELD PLAN #72 Table 4b - Estimated Future Taxable Value (FTV) Information												BASE YEAR BP	FIRST YEAR CAPTURE BP											
												Tax Year	Calendar/ Tax Year	2019	2020	2021								
													FYE	2020	2021	2022								
												BP Year Number	0	0	1									
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (but not Personal Property)												0.00%	0.00%	0.00%										
												Tax Year	2019	2020	2021	2022	2023	2024						
Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion												Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes	% Completed by 12/31/18	% Completed by 12/31/19	% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22	% Completed by 12/31/23			
Student Housing: Phase 1 (Bldgs A & B)												\$ 16,386,617	\$ 32,773,234	-	-	0%	0%	50%	100%	100%	100%			
Student Housing: Phase 2 (Bldg C)												\$ 13,655,514	\$ 27,311,028	-	-	0%	0%	0%	5%	75%	100%			
Senior Village - Assisted Living / Memory Care Facility												\$ 3,324,988	\$ 6,649,975	-	-	0%	0%	10%	80%	100%	100%			
Subtotal												\$38,207,498	\$ 76,414,996	-	-	-	-	-	-	-	-			
Hotel #1: Full Service Hotel with Restaurant and Ballrooms												\$ 4,900,754	\$ 9,801,509	-	-	0%	0%	30%	75%	100%	100%			
Hotel #2: Select Service Extended Stay Hotel												\$ 4,126,951	\$ 8,253,902	-	-	0%	0%	30%	75%	100%	100%			
Subtotal												\$ 9,027,705	\$ 18,055,411	-	-	-	-	-	-	-	-			
Restaurants and In-Line Retail 1 - Streetside (Bldg B)												\$ 1,338,843	\$ 2,677,686	-	-	0%	0%	50%	100%	100%	100%			
Restaurants and In-Line Retail 2 - Restaurant Building												\$ 479,381	\$ 958,762	-	-	0%	0%	50%	100%	100%	100%			
Restaurants and In-Line Retail 3 - In Hotel (does not include Supportive Space to Hotel)												\$ 410,898	\$ 821,796	-	-	0%	0%	50%	100%	100%	100%			
Restaurants and In-Line Retail 4 - Corner												\$ 684,830	\$ 1,369,660	-	-	0%	0%	50%	100%	100%	100%			
Subtotal												\$ 2,913,952	\$ 5,827,905	-	-	-	-	-	-	-	-			
Subtotal												\$50,149,156	\$ 100,298,312											
Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land												-	-	17,047,437										
Future Taxable Value (FTV) of Land												Estimated FTV	Notes											
Address												-	-	-										
203 S CLIPPERT ST (Former Red Cedar Golf Course)												\$ -	The FTV of the Land is included above in the FTV for each type of development and phase.											
Subtotal Future Taxable Value (FTV) of Land												\$ -												
Future Assessed Value (FAV)/FTV of New Personal Property												Estimated FAV/FTV	Notes		Depreciation Factor = DF									
Personal Property Value												-	Assumes replacement every 8 Years at same value, starting in BP Year 10		DF									
Hotel #1: Furniture and Fixtures												\$483,324	Assumed FAV/FTV per Key/ Room = \$ 194		DF									
															Depreciation Factor = DF									
Personal Property Value												-	Assumes replacement every 8 Years at same value, starting in BP Year 10		DF									
Hotel #2: Furniture and Fixtures												\$314,698	Assumed FAV/FTV per Key/ Room = \$ 150		DF									
															Depreciation Factor = DF									
Personal Property Value												-	-		DF									
Restaurants and In-Line Retail (1-2-3-4) & Senior Village - Assisted Living/Memory Care Facility: Furniture & Fixtures and Machinery & Equipment												\$990,001	Rough Estimate Only: Uses DF % for Furn. & Fixtures; Assumes replacement every 8 years at the same value, starting in BP Year 10		DF									
Total Estimated Future Assessed Value (FAV)/FTV of New Personal Property												\$ - \$ - \$ -												
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property												\$ - \$ - \$ 17,047,437												
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)												\$ - \$ - \$17,047,437												

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
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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

-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 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	2019	2020	
Notes					BP Year Number	0	0	
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - 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	
			Year that Expenses Identified in the Eligible Activities Table Will Be Recognized ²					
Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	2018	2019	2020	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**











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'.

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;
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- 11) N57°44'47"W, 53.83 feet;
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- 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;
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- 23) N81°25'50"W, 29.98 feet to the West line of Section 13;
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- 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