



AGENDA
Committee on Development and Planning
Monday, August 12, 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

- July 8, 2019

4. Discussion/Action:

A.) ORDINANCE- Rezoning annexed properties; S. Waverly and Jolly Road

B.) ORDINANCE - Z-4-2019; 213 E. Malcom X Street; "C" Residential to "F" Commercial

C.) RESOLUTION – OPRA District; 700 May Street, Summit Street Development, LLC

D.) RESOLUTION – Set Public Hearing for the Intent to Create North Grand River Avenue Corridor Improvement Authority

E.) RESOLUTION - Set Public Hearing for the Intent to Create South Martin Luther King Jr. Blvd Corridor Improvement Authority

F.) RESOLUTION – Set Public Hearing; Brownfield Plan #76; Farnum Building Redevelopment Project; 123 West Allegan Street

G.) DISCUSSION - Brownfield Plan #70; 735 Hazel, LLC; "The Wing"; 735 Hazel Street, Transfer of Ownership

5. Other

6. Adjourn



PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE *Development and Planning*

DATE *Aug 12, 2019*

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Steve Purchase	700 May St Lansing	SSD OPRA	Steve@hincine.com	517-862-5418
John Hundo	124 W. Allegan, 21st Floor Lansing MI 48933	Farnum Building		
Terri Fitzpatrick	11 11	" "		
Jessica DeBane	3340 Ranger Rd Lansing, MI 48906	"	debane@proton.com	517-303-4107
WAYNE SIELOFF	4100 CAPITAL CITY LANSING, MI	N. GRAND RIVER CIA	WSIELOFF@CPAA.com	517.886.3711
Anum Mughal	1000 S. Kalamazoo suite #201	Intent to establish CIA	anumm@purebusinc.com	517 643 1564
Bob Van Acker	4520 N. Grand River Lansing MI	" "	Bluechip Investments LLC P@gmail	517-819-0078
Sue Stachura	316 W. Capital Lansing	Rezoning		4089
Bryan Beverly	3715 Ridgely Rd 48966	N. Grand River CIA	bryan.beverly@lansingschools.net	517.505.6411
Hannah Bryant		LEAP	hannah@purelansing.com	
Dianne Hartwell	3025 Cynwood St Lansing MI 48906	LEAP - Grand River	LittleBless@Comcast.net	517-388-8367
Steve Bohner	3524 Springdale Ln. Lansing, MI 48917	LEAP - Grand River	BohnerElectric@aol.com	517-490-5375

DRAFT



MINUTES
Committee on Development and Planning
Monday, July 8, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Council Legal Analyst
Joseph Abood, Chief Deputy City Attorney
Brett Kaschinske, Parks Director
Stephen Purchase, Summit Street Development
Michael Markey
Joe Vitale
Hannah Bryant
Kris Klein, LEAP

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM JUNE 24, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Act-16-2015; Acquisition of Boat Club Property

Mr. Kaschinske informed the Committee that this did begin in 2015, but acquisition grants to take time with applications, site visits, scoring, environmental testing, surveys, appraisals and communications with owners. The Parks Board approved and the plan is to leave it undeveloped. Council Member Garza asked if there are homes in the area of the property, and it was confirmed there are a few in Delta Township, but two parcels are parks; Anderson Park and Woldumar Nature Center, but this is in a remote section of river and in a flood plain. Council Member Washington asked if this was property that has been discussed in the past, and Mr. Kaschinske confirmed this was not the same property, this one was completely land locked.

Changes to the resolution were requested by Mr. Kaschinske to reflect the following in the 3rd WHEREAS on page 2 “purchase price shall be \$54,000.00 with a twenty-five percent (25%) match from the City in the amount of \$13,500.00”

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR ACT-16-2015 FOR THE SALE OF BOAT CLUB PROPERTY WITH THE CHANGES TO THE RESOLUTION. MOTION CARRIED 3-0.

RESOLUTION –Introduction, Set Public Hearing; Z-3-2019; 835 W. Genesee Street; Rezoning- C Residential to DM-1 Residential

RESOLUTION – Introduction, Set Public Hearing; SLU-2-2019; 835 W. Genesee St. Request for Neighborhood Community Center in DM Residential District

Mr. Markey stated their request for the rezoning is to allow to go from 2-family to the lowest density. There are currently duplexes across the street and their intent is to have 36 maximum efficiency units and have 15,000 sq. ft. of parking. They will not change the footprint of the building and will be just doing façade improvements on the outside and reopen the original entrance. Council Member Washington asked if a market study was done, and 36 people will live in efficiencies and if it was being requested so he could come back for a PILOT and Mr. Markey stated it would be 36 households and confirmed it will be market rate in that area, however did not have those figures at this time. Council Member Hussain pointed out to the Committee that the surrounding area is all single family or two family, master plan calls for low density and the Planning Department recommends approval, but are concerned with number of units in density. Mr. Markey stated with their conceptual plan, there would be 12 units per story and they do not want more than 36 units.

Mr. Markey then spoke on the reason for the SLU, which he stated was because in 1980 the Lansing School District sold to an institute and they used the gym for local residents to use but it is not a legal use, and with the DM-1 Residential use it would be under a SLU. At this time they have no plans for the gym, however have considered incorporating community use such as the recent relocated theatre group. Council Member Garza asked if they had communications with adjacent property owners and Mr. Markey stated they have however their public hearing at the Planning Board was the same night as the neighborhood meeting.

MOTION FOR COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 29, 2019 FOR THE REZONING AT 835 W. GENESEE STREET. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 29, 2019 FOR THE SLU FOR 835 W GENESEE STREET

Council Member Washington asked what the recommendation was for both applications from the Planning Board and was told it was approved 4-0.

MOTION CARREID 3-0.

RESOLUTION – Introduction, Set Public Hearing; Z-4-2019; 213 W. Malcom X St. Rezoning – C Residential to F Commercial

Mr. Vitale stated with their instigation of a purchase agreement it allowed them to go to the Planning Board and staff there recommended a rezoning to F Commercial. The use would require no additional parking. Currently they are discussing plans, timelines and offer classes in the future. The intent is to bring in local people and builders to teach on incorporating original wood,

staining, and the Michigan Preservation Network has funds available for day classes, so potential and collaboration. Council Member Garza asked if the building materials they will be recycling for sale in the business will only be from the Lansing area, and Mr. Vitale confirmed there are not a lot of places like this in the mid-Michigan area, so it will be a good feeder for Clinton, Eaton and Ingham County.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 29TH, 2019 FOR Z-4-2019 REZONING. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; OPRA; 700 May Street, Summit Street Development, LLC;

Mr. Klein first pointed out that the request at this time was for the OPRA District, and there will be another process with a Certificate when that comes in. In this case, the property has to quality, to be assessed and functionally obsolete such as missing key infrastructure. An OPRA can go up to 12 years and depends on the need for projects and desire. When it was initially envisioned the plan was to establish a District and then reapply for Certificates. What has been done recently locally is the Districts and then Certificates on single parcels and single projects. If they before a District in place it would disqualify. Mr. Purchase then provided historical information on the businesses currently there and noted this project currently has no utilities, no fire suppression, no heating or cooling, and 70% of the roof is the original and has leaks. With this OPRA District they can do immediate work to rectify storm sewer situations and partner with the City to do a storm sewer survey for the area. Mr. Purchase concluded by stating when the project is done this building will function as a research and development, not manufacturing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 22, 2019 FOR THE OPRA DISTRICT AT 700 MAY STREET. MOTION CARRIED 3-0.

Other

No other topics.

Adjourn

Adjourned at 4:46 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee

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 properties described as follows:

Parcel Number: 23-50-40-36-400-236
Address: 11907 Jolly Highway
Legal Descriptions: Commencing 433 Feet West of the Southeast Corner of Section 36; West 147.8 Feet; North 825 Feet; East 147.8 Feet; South 825 Feet to the point of beginning, Section 36, T4N, R3W to the "A" Residential District.

Parcel Number: 23-50-40-36-400-250
Address: 4820 S. Waverly Road
Legal Descriptions: Commencing 750 Feet North of the Southeast corner of Section 36; West 211.2 Feet; North 75 Feet; East 211.2 Feet; South 75 Feet to the point of beginning, Section 36, T4N, R3W from "F" Commercial district to "E-2" Local Shopping District.

Parcel Number: 23-50-40-36-400-260
Address: 4848 S. Waverly Road
Legal Descriptions: Commencing 625 Feet North of the Southeast corner of Section 36; West 211.2 Feet; North 125 Feet; East 211.2 Feet; South 125 Feet to the point of beginning, Section 36, T4N, R3W from "F" Commercial district to "E-2" Local Shopping District.

Parcel Number: 23-50-40-36-400-270
Address: 4880 S. Waverly Road
Legal Descriptions: Commencing 475 Feet North of the Southeast corner of Section 36; North 150 Feet, West 211.2 Feet; North 200 Feet, West 221.8 Feet, South 350 Feet, East 433 Feet to the point of beginning, Section 36, T4N, R3W from "F" Commercial district to "E-2" Local Shopping District.

Parcel Number: 23-50-40-36-400-297
Address: 4902 S. Waverly Road
Legal Descriptions: Commencing 300 Feet North of the Southeast corner of Section 36; North 175 Feet, West 433 Feet; South 175 Feet, East 433 Feet to the point of beginning, Section 36, T4N, R3W from "F" Commercial district to "E-2" Local Shopping District.

Parcel Number: 23-50-40-36-400-300
Address: 5030 S. Waverly Road
Legal Descriptions: Commencing on the East Section line 241.5 Feet North of the Southeast corner of Section 36; North 58.5 Feet, West 433 Feet; South 58.5 Feet, East 433 Feet to the point of beginning, Section 36, T4N, R3W from "F" Commercial district to "E-2" Local Shopping District.

Parcel Number: 23-50-40-36-400-310
Address: 5050 S. Waverly Road
Legal Descriptions: Commencing on the East Section line 183 Feet North of the Southeast corner of Section 36; North 58.5 Feet, West 433 Feet; South 58.5 Feet, East 433 Feet to the point of beginning, Section 36, T4N, R3W from "F" Commercial district to "E-2" Local Shopping District.

Parcel Number: 23-50-40-36-400-320
Address: 5058 S. Waverly Road
Legal Descriptions: Commencing at the Southeast corner of Section 36, West 433 Feet; North 183 Feet, East 433 Feet, South 183 Feet to the point of beginning, Section 36, T4N, R3W from "F" Commercial district to "E-2" Local Shopping 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.

**Department of Economic
Development and Planning**
Brian McGrain, Director



Andy Schor, Mayor

Planning and Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4060 – FAX: 517.483.6036
www.lansingmi.gov

May 17, 2019

The Planning Board voted unanimously to recommend “A” Residential zoning for the property at 11097 Jolly Highway and “E-2” Local Shopping District zoning for the properties at 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road.

Zoning of Annexed Properties

11097 Jolly Hwy. & 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road

Location & Use

On November 6, 2018, 8 contiguous parcels of land located at the northwest corner of S. Waverly Road & Jolly Highway were annexed into the City of Lansing from Delta Township. There is a single family residential dwelling on the property at 11907 Jolly Highway. The other 7 parcels, all of which have frontage on S. Waverly Road, are being used for various commercial purposes as follows:

4820 S. Waverly Road: Quicky convenience store
4848 S. Waverly Road: Vacant multi-tenant commercial building
4880 S. Waverly Road: Vacant commercial building
4902 S. Waverly Road: Vacant restaurant building
5030 S. Waverly Road: Savemore Meat & Dairy Market
5050 S. Waverly Road: Vacant commercial building
5058 S. Waverly Road: Family Dollar retail store

Zoning Ordinance Provisions

Section 1246.03 of the City of Lansing Zoning Ordinance describes the procedures for zoning land that has been annexed into the City:

- (a) All territory which is annexed to the City shall be given an interim zoning by the Planning Division with a district enumerated in Section 1246.01, which most closely resembles the zoning which the territory maintained prior to annexation. Such interim zoning shall only be in effect until the rezoning pursuant to subsection (b) hereof is completed.
- (b) The Planning Board shall, within 180 days after the territory is annexed, and pursuant to the procedures described in Section 1240.04, review and recommend to Council the appropriate zoning of the territory, with consideration being given to the existing land use and the land use policies of the Comprehensive Plan. This section shall not preclude a person from at any time seeking a boundary amendment pursuant to Section 1240.04.

All of the above-referenced properties were zoned commercial under the Delta Township Zoning Ordinance except for 11907 Jolly Highway which was zoned “Very Low Density Residential”. Pursuant to paragraph (a) above, the interim zoning for 11907 Jolly Highway is “A” Residential. The other 7 parcels have an interim zoning classification of “F” Commercial. These are the zoning designations in the City that most closely match the zoning that the subject properties had when they were located in Delta Township.

Master Plan Designation

The City of Lansing Master Plan designates the Jolly/Waverly intersection for “Neighborhood Mixed-Use Center” land use. The Plan describes the purpose of this designation as:

“To encourage the location of convenience retail and services within walking distance of neighborhoods.”

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

“Retail, personal services, office, live-work and residential. Automobile-oriented uses not permitted.”

The City’s Master Plan is not parcel specific and does not cover the entire area that was annexed into the City as it was in Delta Township at the time that the Plan was written. Based on the future land use map pattern for the area, however, it appears that the intent is to designate the commercial properties at or near the Jolly/Waverly intersection for Neighborhood Mixed-Use Center land use but not to extend this designation/future land use into the adjoining residential areas.

Zoning Designations

The interim zoning designation of “A” Residential for the single family residential property at 11907 Jolly Highway is appropriate and should be made permanent. The property contains a single family residential dwelling which is a use that is permitted by right in the “A” Residential zoning district.

The interim zoning of the commercial properties is “F” Commercial as that is the zoning designation that most closely matches the zoning of the properties when they were in Delta Township. As depicted on the attached zoning map, the properties at the southeast and southwest corners of the Jolly/Waverly intersection are zoned “F”

Commercial. The property at the northeast corner of the intersection is zoned “E-2” Local Shopping district. The Zoning Ordinance describes the intent of the 2 zoning districts as follows:

“E-2” Local Shopping District: “The intent of the E-2 Local Shopping District is to provide convenience retail stores.”

“F” Commercial District: “The intent of the F and F-1 Commercial Districts is to allow general retail commercial uses.”

The “E-2” zoning district permits “convenience” retail stores which are the type of stores that draw their customer base from a relatively small geographic area surrounding the business. The “F” Commercial district, by contrast, permits uses such as vehicles sales, theaters, medical marijuana dispensaries, motels/hotels and “comparison” retail stores that draw their customer base from a much larger geographic area. A Rite Aid pharmacy, for example, is a “convenience” retail store whereas, a Target store is a comparison retail store. It is unlikely that someone would travel from north Lansing to shop at a Rite Aid pharmacy on S. Waverly Road as there would be a more convenient pharmacy located much closer to the customer’s location of origin. It is likely, however, that someone would travel from north Lansing to visit the Target store on Edgewood Blvd. as one can obtain merchandise from Target that are not necessarily available from stores closer to their location of origin. All of the existing businesses located within the annexed area would be permitted by right in the “F” Commercial district and since they are all “convenience” type uses, they would also be permitted by right in the “E-2” Local Shopping district.

Based on the following findings, the “A” Residential zoning, which is the interim zoning designation, is the most appropriate zoning for the property at 11907 Jolly Highway:

- * The “A” Residential zoning is consistent with the “very low density residential” zoning designation that the property had while it was located in Delta Township.
- * The subject property contains a single family residential dwelling which is a use that is permitted by right in the “A” Residential zoning district and therefore, the use will conform to the zoning district in which it will be located.

The two zoning designations that merit consideration by the Planning Board for the zoning of the properties at 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road are the “E-2” Local Shopping district and the “F” Commercial district. The following findings are offered for the Board to take under advisement in making its recommendation to the City Council on the zoning of these properties:

- * The “F” Commercial district has been assigned as the interim zoning designation of the properties as it is the zoning that most closely matches the zoning that the properties had in Delta Township prior to annexation into the City.
- * The uses currently located on the subject properties are permitted by right in both the “F” Commercial & the “E-2” Local Shopping districts and thus, no nonconformities will be created under either zoning designation.
- * The parcel of land at the northeast corner of the Jolly/Waverly intersection is zoned “E-2” Local Shopping district and the properties at the southeast and southwest corners are zoned “F” Commercial. Neither zoning designation for the subject properties will therefore, create a “spot zoning” situation which is typically considered to be an unacceptable planning and zoning practice.
- * The “E-2” Local Shopping district is the most appropriate zoning designation to facilitate the future land use pattern being advanced in the Master Plan for the Jolly/Waverly intersection which is to: “encourage the location of *convenience* retail and services within walking distance of neighborhoods.” The primary distinction between the two zoning districts being offered for consideration is that, in contrast to the “F” Commercial district, the “E-2” Local Shopping is restricted to “convenience” type uses.

RIGHT**SPECIAL CONDITIONS****S.L.U.****E-2 Local Shopping District**

⌘ 'D-1' Uses

*Office (civ, prof, relig, charity)**Office (acct, arch, art, atty, doc, dent)**Accessory structure**Insurance agency**Real estate office**Trade association**Public park**Office (non-sales)**Bank/C. U./S&L*

- Convenience store, bar, tav

⌘ Post office

⌘ Public park

⌘ Accessory structure

⌘ Motor vehicle service station

⌘ On-premises sign

⌘ Off-street parking facility

⌘ Temporary structure or use

⌘ Temporary BB or sign

⌘ Planned development

⌘ Gov library/museum

⌘ Clinic

⌘ Non-accessory, free-standing sign

⌘ Church

⌘ Private club

⌘ Gov structure

⌘ Public utility

⌘ Research and development lab

F & F-1 Commercial Districts

⌘ 'D-1' & 'E-2' Uses

*Convenience store, bar, tav**Post office**Public park**Accessory structure**Motor vehicle service station**On-premises sign**Off-street parking facility**Office (civic, etc)**Office (accountant, etc)**Insurance agency**Real estate office**Trade association**Office (non-sales)**Bank/C. U./S&L*

⌘ Comparison retail store

⌘ Private club

⌘ Restaurant, bar, tavern

⌘ Theater/hall

⌘ Hotel/motel

⌘ Temporary structure or use

⌘ Temporary BB or sign

⌘ Planned development

⌘ Gov library/museum

⌘ Clinic

⌘ Non-accessory, free-standing sign

⌘ Hospital

⌘ Animal hospital

⌘ Kennel

⌘ Sales lot (car, equipment, etc)

⌘ DM-3 residential uses

⌘ Child Care Facility (13+)

⌘ Functional family

⌘ Church

⌘ Gov structure

⌘ Public utility

⌘ Drive-in theater

⌘ Trailer camp

⌘ Research and development lab

Land Uses By District Page 6

This list is not a substitute for the Zoning Code. These uses are abbreviated for reference only. Consult the Lansing Zoning Code for the complete text, including definitions and regulations at www.cityoflansingmi.com

RIGHT**SPECIAL CONDITIONS****S.L.U.****G-2 Wholesale District**

⌘ 'F' Uses

*Convenience store, bar, tav**Post office**Public park**Accessory structure**Motor vehicle service station**On-premises sign**Off-street parking facility**Office (civic, etc)**Office (accountant, etc)**Insurance agency**Real estate office**Trade association**Office (non-sales)**Bank/C.U./S&L**Comparison retail store**Private club**Restaurant, bar, tavern**Theater/hall**Hotel/motel*

⌘ Storage warehouse

⌘ Wholesale business

⌘ Public garage

⌘ Temporary structure or use

⌘ Temporary BB or sign

⌘ Planned development

⌘ Gov library/museum

⌘ Clinic

⌘ Non-accessory,
free-standing sign

⌘ Animal hospital

⌘ Kennel

⌘ Sales lot (car, equipment,
etc)

⌘ Motor vehicle repair shop

⌘ Educational facility

⌘ Child Care Facility (13+)

⌘ Church

⌘ Gov structure

⌘ Public utility

⌘ Drive-in theater

⌘ Trailer camp

RIGHT**SPECIAL CONDITIONS****S.L.U.****H Light Industrial District**

⌘ 'G-2' Uses

*Convenience store, bar, tav**Post office**Public park**Accessory structure**Motor vehicle service station**On-premises sign**Off-street parking facility**Office (civic, etc)**Office (accountant, etc)**Insurance agency**Real estate office**Trade association**Office (non-sales)**Bank/C. U./S&L**Comparison retail store**Private club**Restaurant, bar, tavern**Theater/hall**Storage warehouse**Wholesale business**Public garage*

• Manufacturing

⌘ Railroad/truck terminal

⌘ Public utility facilities

⌘ Oil or gas drilling

⌘ Non-accessory,
free-standing sign

⌘ Outdoor storage or sales

• Contractors' storage

⌘ Temporary structure or use

⌘ Educational facility

⌘ Child Care Facility (13+)
care facility

⌘ Animal Hospital

⌘ Kennel

⌘ Sales lot (car, equipment,
etc)

⌘ Motor vehicle repair station

⌘ Heliport

⌘ Temporary BB or sign

⌘ Gov library/museum

⌘ Planned development

⌘ Clinic

• Gov structure

⌘ Drive-in theater

⌘ Storage yard

⌘ Research and development
lab

⌘ Church

⌘ DM-4 residential uses

⌘ Residential care facility

PREPARED FOR:
Craig DeVoogd

DESCRIPTION DIAGRAM
A PART OF THE SOUTHEAST 1/4 OF
SECTION 36, T.4N, R.3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

NOTES

1) THIS DRAWING IS NOT A CERTIFIED SURVEY
BUT IS COMPILED FROM EXISTING FIELD SURVEY
DATA. THE DRAWING DOES NOT COMPLY WITH MCL
54.211-54.213.

2) THE DESCRIPTION IS BASED ON RECORD
DESCRIPTIONS AND FIELD OBSERVATIONS OF THE
SECTION CORNER MONUMENTS. NO
MONUMENTATION WAS SET FOR THIS DESCRIPTION.

3) SEE SHEET 2 OF 2 FOR THE DESCRIPTION

4) NOT ALL EASEMENTS OF PUBLIC RECORD MAY
BE SHOWN.

5) NOT ALL IMPROVEMENTS MAY BE SHOWN.

6) ALL DISTANCES ARE IN FEET AND DECIMALS
THEREOF.



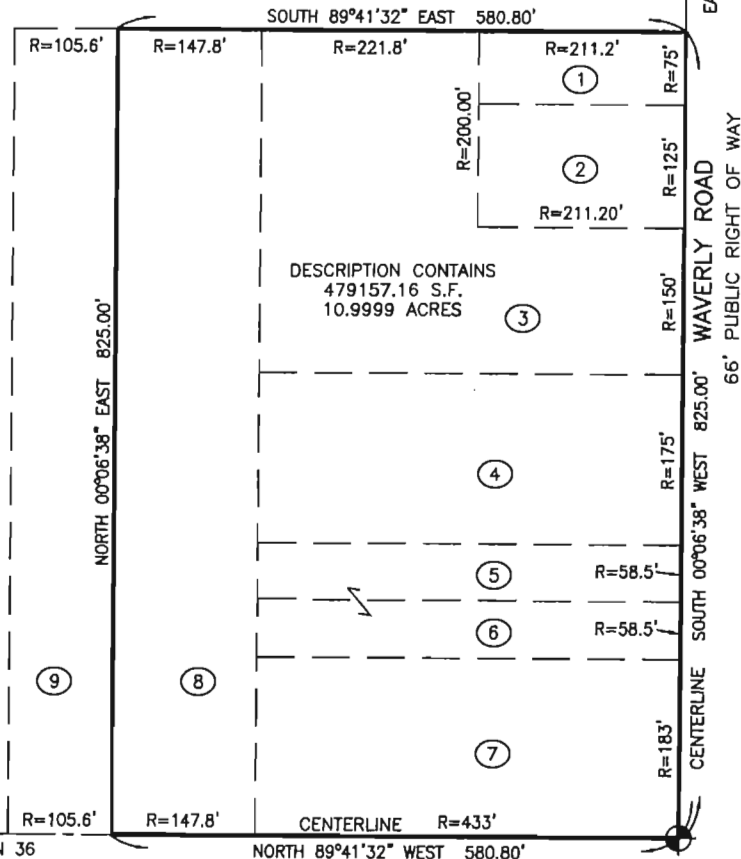
0' 75' 150'
SCALE: 1"=150'

WEST 1/4 CORNER
SECTION 31, T4N, R2W
LIBER 15, PAGE 333
5/8" STEEL BAR AND
CAP #47942

EAST 1/4 CORNER
SECTION 36, T4N, R3W
LIBER 2546, PAGE 1117
5/8" STEEL BAR AND
CAP #47942

23-50-40-36-476-001
ROCO WOODSIDE MEADOWS APARTMENTS
3901 BURNEWAY DR
LIBER 2400, PAGE 204

GLENBURN NO. 4
LIBER 7 OF PLATS, PAGE 4



SOUTH 1/4 CORNER
SECTION 36, T4N, R3W
LIBER 2546, PAGE 1102
5/8" STEEL BAR AND CAP #47942

JOLLY ROAD
66' PUBLIC RIGHT OF WAY

SOUTHEAST CORNER
SECTION 36, T4N, R3W
LIBER 1989, PAGE 165
POINT OF BEGINNING
5/8" STEEL BAR AND CAP #25837

LEGEND:

-  = SECTION CORNER
 = DISTANCE NOT TO SCALE
R = RECORDED

BEARING BASE

BEARINGS ARE BASED ON THE SOUTH LINE
OF SECTION 36 OBSERVED AS BEARING
NORTH 89°41'32" WEST.

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REVISION DATE: JUNE 4, 2018
FIELD: — DRAWN BY: RW
DATE: APRIL 12, 2018
FILE: S043-2018
SHEET 1 OF 2

PREPARED FOR:
Craig DeVoogd

DESCRIPTION DIAGRAM
A PART OF THE SOUTHEAST 1/4 OF
SECTION 36, T.4N, R.3W, DELTA
TOWNSHIP, EATON COUNTY, MICHIGAN.

DESCRIPTION

A parcel of land situated in the State of Michigan, County of Eaton, Township of Delta (Township 4 North, Range 3 West), Section 36, residing entirely within the Southeast one-quarter of said Section 36, further described as follows:

Beginning at the Southeast corner of Section 36, said point being a steel bar and cap #25837 as recorded in liber 1989, page 165 of corners, Eaton County records;

Thence North 89°41'32" West, 580.80 feet along the south line of Section 36 (said line being a straight line between the said Southeast corner and a steel bar and cap #47942 at the South 1/4 Corner of Section 36 as recorded in liber 2546, page 1102 of corners, Eaton County records);

Thence North 00°06'38" East, 825.00 feet parallel with the east line of said Section 36 (said east line being a straight line between the said Southeast corner of Section 36 and a steel bar and cap #47942 at the East 1/4 Corner of Section 36, as recorded in liber 2546, page 1117 of corners, Eaton County records);

Thence South 89°41'32" East, 580.80 feet parallel with the said south line of Section 36, to the east line of said Section 36;

Thence South 00°06'38" West, 825.00 feet along said east line to the point of beginning.

This description contains 479157.16 square feet, 10.9999 acres, more or less.

OWNER INFORMATION

- | | |
|---|--|
| ① PID: 040-036-400-250-00
4820 S WAVERLY RD
LIBER 1985, PAGE 662
MATHION INC | ⑥ PID: 040-036-400-310-00
SURJIT LLC
5050 S WAVERLY RD
LIBER 2029, PAGE 360 |
| ② PID: 040-036-400-260-00
SINGH, NIRMAL / KAUR, GURDEEP
4848 S WAVERLY RD
LIBER 2144, PAGE 515 | ⑦ PID: 040-036-400-320-00
JOLLY ROAD INVESEMENTS LLC
5058 S WAVERLY RD
LIBER 1934, PAGE 1009 |
| ③ PID: 040-036-400-270-00
DEVOOGD, CRAIG
4880 S WAVERLY RD
LIBER 2540, PAGE 450 | ⑧ PID: 040-036-400-236-00
MURRAY, DANIEL / SARAH
11907 JOLLY HWY
LIBER 2509, PAGE 26 |
| ④ PID: 040-036-400-297-00
DISCOVER GROUP LLC
4902 S WAVERLY RD
LIBER 2384, PAGE 1183 | ⑨ PID: 040-036-400-220-00
MCCOMB, TOM & VANANTWERP, JASON
V/L W JOLLY HWY
LIBER 1909, PAGE 0459 |
| ⑤ PID: 040-036-400-300-00
SURJIT LLC
5030 S WAVERLY RD
LIBER 2461, PAGE 841 | |



Gilbert M Barish

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com

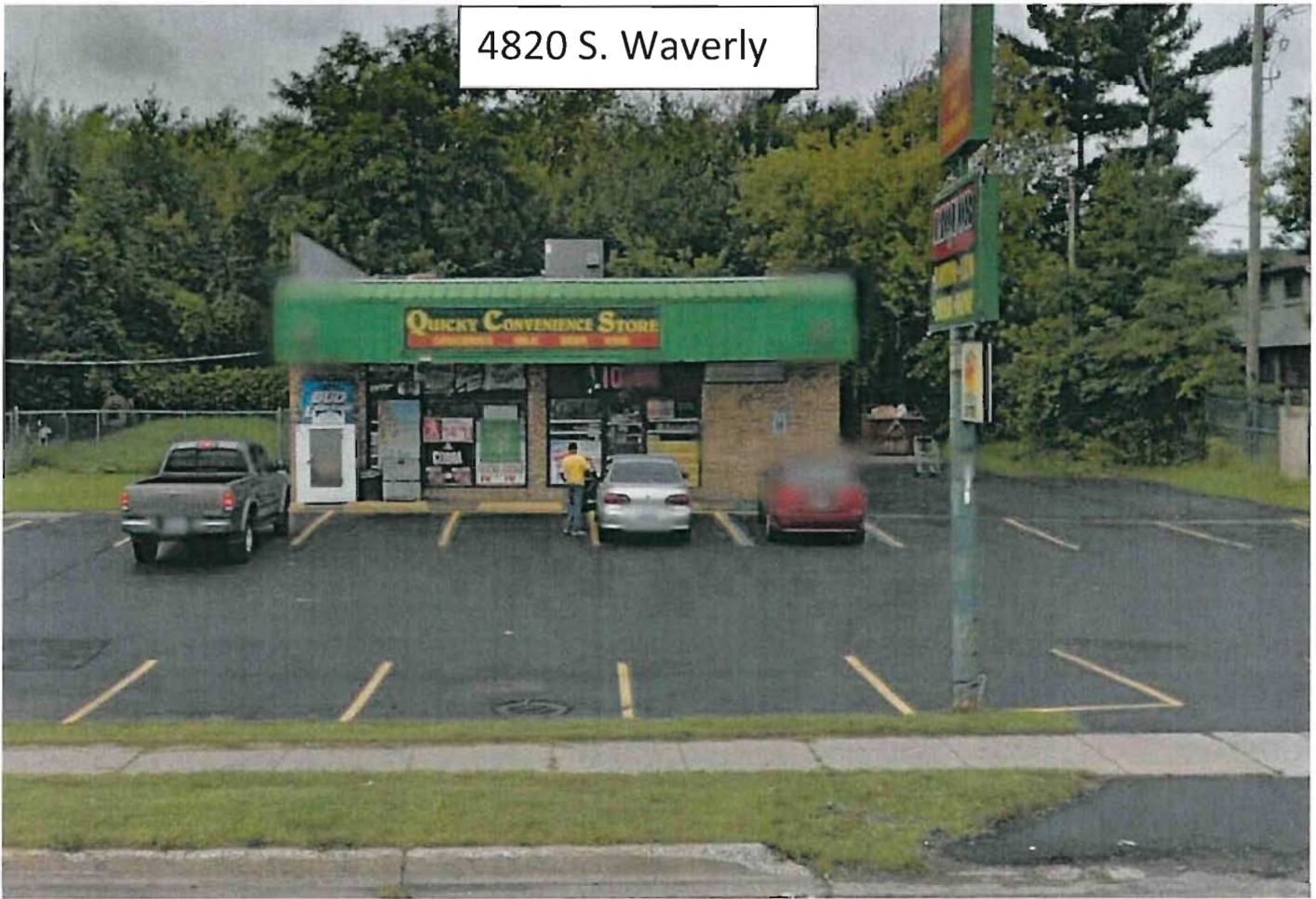


REVISION DATE:	JUNE 4, 2018
FIELD:	-
DRAWN BY:	RW
DATE:	APRIL 12, 2018
FILE:	S043-2018
SHEET	2 OF 2

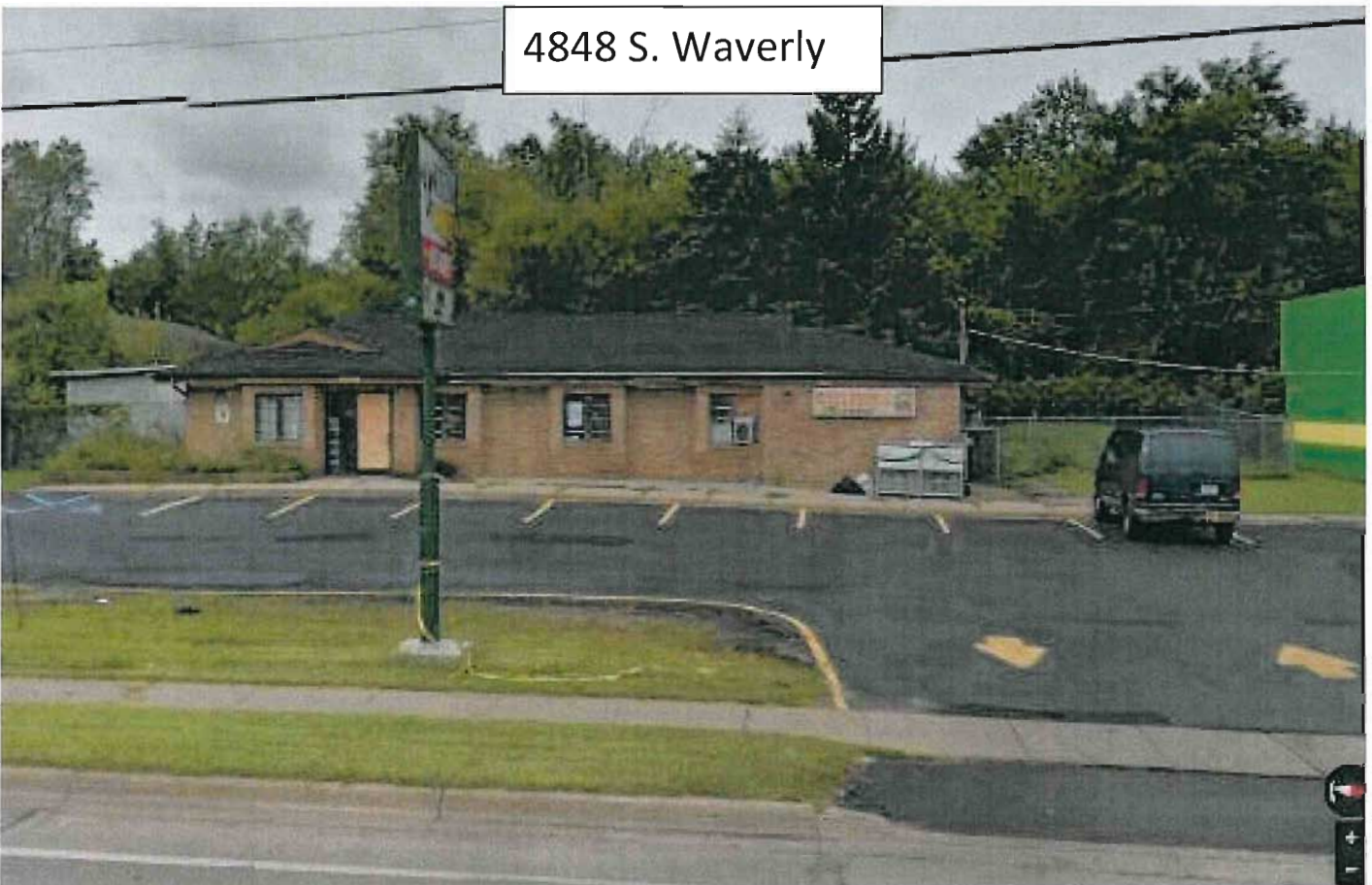
11907 Jolly Highway



4820 S. Waverly



4848 S. Waverly



4880 S. Waverly



4902 S. Waverly



5030/5050 S. Waverly

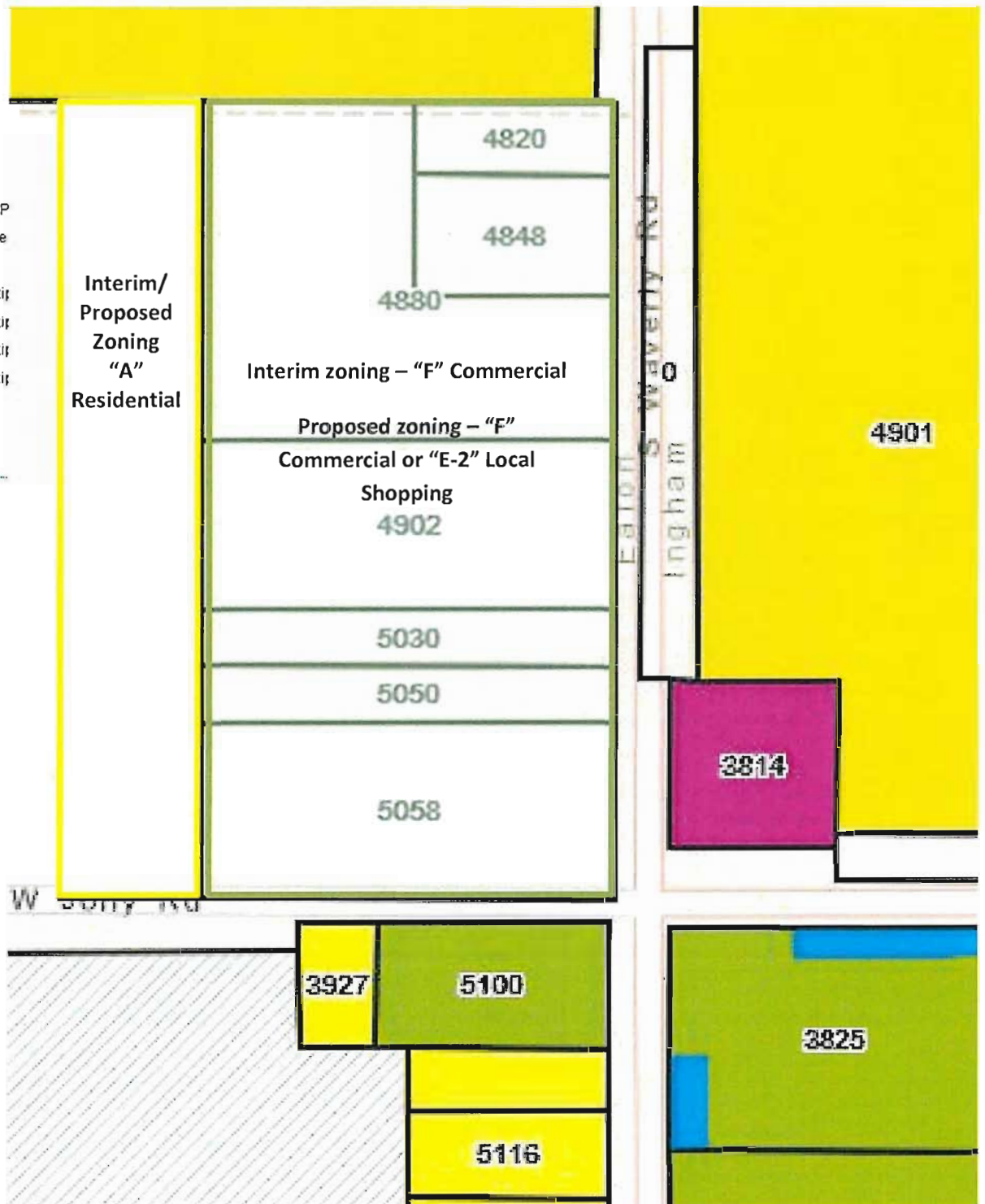


5058 S. Waverly

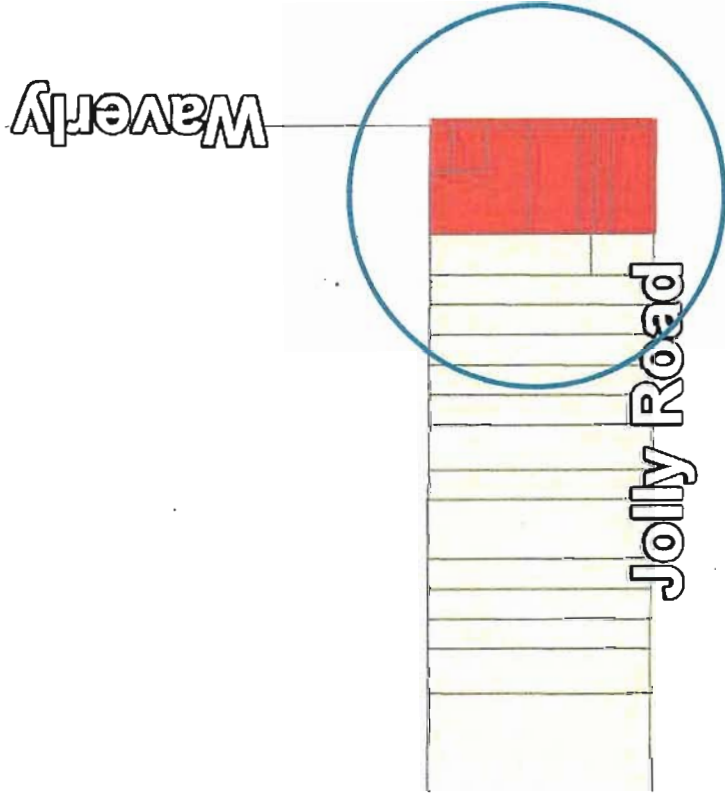


Legend

- all_roads_recov_City
- Tax Parcels
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit P
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multi
- DM-2 Residential-Multi
- DM-3 Residential-Multi
- DM-4 Residential-Multi
- 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



Delta Township Zoning



Zoning Districts

	NR - Natural Resources
	AG1 - Agricultural
	AG2 - Agricultural / Residential
	RA - Very Low Density Residential
	RB - Low Density Residential
	RC - Moderate Density Residential
	RM - Multiple Family Residential
	C - Commercial
	O - Office
	I - Industrial



Jolly Highway

Waverly Road

North

LANSING PLANNING BOARD PUBLIC HEARING

Owner : Craig DeVoogd
Property: 4880 S. Waverly Road, Lansing, Michigan 48911
Current Zoning: "F" Commercial

Background:

My property is a 2.5 acre lot and is the site of a 10,536 square foot building. The main building was constructed in 1972, and additions to the building were constructed in 1996 and 1997. The Property is currently zoned as "F" Commercial on an interim basis. I purchased the Property at auction in 2014 after the prior owner was placed into a court-ordered receivership. Before my purchase, a "Pay Day Advance" store and Pawn Shop was operated on the Property. Since purchasing the Property, I have renovated the building and unsuccessfully attempted to lease the Property for commercial uses. The Property has been vacant since 2012. It's current state is vacant and currently listed for sale or lease thru Remax commercial reality, (at below market rates.)

Prior to the annexation process, a potential business owner had expressed interest in the property and had discussions with the city planning dept. reference a business involved in the medical marijuana industry. Since that conversation, the "business plan" has been taken off the table. The business entity has cancelled all plans for purchasing the building and has explored other opportunities outside of the City of Lansing. Currently there is no interest whatsoever, by any entity purchasing or leasing the property.

Preliminary Statement Regarding Intensity of Uses

If a change is approved, the Property may be used for certain purposes as a matter of right, as set forth in the Zoning Ordinance. I submit that the uses permitted by right in the Wholesale District are relatively low-impact uses (such as clinic, child care facility and wholesale establishments). The city retains control over granting or denying any special land use permits for the Property.

Analysis

I. Review of Factors

1. *A change is consistent with the goals, policies, and uses proposed for the subject parcel in Lansing's, "Design Lansing's" Comprehensive Plan.*
 - a. The Comprehensive Plan observes that some retail properties are in decline and are prime candidates for redevelopment. Specifically, "Priority Issues" Pg. 50, emphasizes "Transforming strip commercial corridors." The plan describes typical strip commercial development that represent a negative image to the city and to neighborhoods. This same priority applies to the area in which my property is located, as evidenced by the ongoing vacancy of the building and surrounding properties. The comprehensive plan emphasizes a transformation to a "non-retail use".
 - b. Comprehensive plan (page 53) states that strip commercial retail along corridors are experiencing "increased vacancies". The plan states that Lansing is currently "over zoned" for this type of development and recommends a move towards non retail uses.
 - c. Comprehensive plan (page 79) states an objective of , "Improving Lansing's gateway streets to enhance first impressions, expand housing options and provide sites for job-oriented uses by encouraging the restructuring of strip commercial development." The plan specifically identifies gateways north of Jolly Road to "encourage a gradual transition to non-retail development".
2. *A change towards uses other than retail is justified by a change in conditions or by an error in the original ordinance.*

- a. The area in which the Property is located no longer supports primarily commercial uses. This is evidenced by the following:
 - i. Of the seven commercial properties in this corridor, Eaton County has issued 32 certificates of foreclosure for unpaid property taxes in the last 15 years.
 - ii. Currently, the two properties to the north and the property immediately to the south face a combined \$33,000 in unpaid property taxes – meaning that all three will face tax forfeiture in the next few months.
 - iii. The current vacancy rate in this commercial corridor is 57%, with three parcels having been vacant for many years. Recent public corporate announcements indicate the ‘Family Dollar’ store within this corridor is in jeopardy of also closing. This would further escalate the vacancy rate to an unbelievable 71%.
 - iv. In the last 10 years, nine commercial businesses have opened and failed.
 - b. It is clear from the trend of failing commercial businesses that this corridor can no longer sustain commercial uses. A change moving the Property away from a retail emphasis is therefore necessary to allow for productive use of the Property.
3. *The Property does not possess natural features or environmental characteristics that would be significantly adversely impacted by the uses other than retail.*
- a. There are no natural features or environmental characteristics that would be significantly adversely impacted by using the Property for wholesale/warehousing purposes, for example. To the contrary, the Property is well suited for wholesale/warehousing uses both in size (2.50 acres) and terrain (relatively flat).
 - b. A proposed change to G Wholesale for example would :
 - i. promote and protect the public health, safety, and general welfare by allowing for additional uses in a suitable area of the City.
 - ii. A change would protect the character and stability of the area and promote the orderly and beneficial development of such area by allowing for a beneficial use of a building that has sat vacant for years.

- iii. The use would provide adequate light, air, privacy, and convenience of access to property.
- iv. *A change* is consistent with the intensity of uses in the area and would not impede open spaces surrounding buildings and structures that are necessary to provide adequate light and air and to protect the public health.
- v. The use would not adversely impact congestion on public highways and streets.
- vi. The use would not adversely impact the Cities ability to provide for transportation systems, sewage disposal, water, energy, recreation, and other public service and facility requirements.
- vii. A change would allow the Property to be used in accordance with its character.
- viii. A change would not result in an improper use of land.
- ix. The use would comply with the Cities building standards.
- x. The use would not be incompatible with the character of development or the uses, buildings or structures permitted within specified zoning districts.
 - 1. As discussed above, the uses permitted by right in the Wholesale District are low impact, such that they will not adversely impact neighboring properties. As also discussed above, the character of the corridor has changed in recent years, with many commercial businesses having failed and commercial properties facing long-term vacancy and tax foreclosure.
- xi. The use would not present a risk of fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards.
- xii. The use would not result in overcrowding of the land or undue concentration of buildings or structures.
- xiii. The use would not present any hazards to life or property.

4. *The uses allowed under the wholesale district would be equally or better suited to the area than uses allowed under the current zoning.*

a. *A wholesale district use is equally suited to the area as uses allowed under the current zoning. The economy over the last several years has not supported commercial development of the Property, as discussed above and as further evidenced by (1) the failure of the prior commercial operation, which was placed into a court-ordered receivership; and (2) the owners' diligent but unsuccessful efforts to lease the Property for commercial purposes since 2014. I believe I can successfully lease or sell the Property for wholesale uses. The impact of an wholesale use permitted by right is comparable to the impact of a commercial use and, indeed, would likely generate less traffic than a commercial use.*

5. *The City is able to provide services, infrastructure, and facilities that may be required if a change were made.*

a. *The proposed use would not require new or different services, infrastructure, or facilities from the City, and thus would have no impact on the services provided by the City.*

For these reasons, I respectfully request that a zoning change be approved, in order to permit additional uses consistent with a wholesale district. Such additional uses could include a trade or vocational school, child care facility, clinic, or wholesale businesses.

Respectfully submitted,

Craig DeVoogd

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-4-2019

Parcel Number's: 33-01-01-21-131-009

Address: 213 E. Malcolm X Street

Legal Descriptions: Lot 20, Block 177, Original Plat 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:	Joseph Vitale 227 N. Sycamore Street Lansing, MI 48933
OWNER:	City of Lansing
REQUESTED ACTION:	Rezone 213 W. Malcolm X Street from "C" Residential district to "F" Commercial district
EXISTING LAND USE:	Vacant building
EXISTING ZONING:	"C" Residential District
PROPOSED ZONING:	"F" Commercial District
PROPERTY SIZE & SHAPE:	66' x 173.3' = 11,434.5 square feet
SURROUNDING LAND USE:	N: I-496 Freeway – Office Building S: City park property E: City park property W: City park property (Cooley Gardens)
SURROUNDING ZONING:	N: "DM-1" Professional Office District S: "A" Residential District E: "C" Residential District W: "A" Residential District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property as "Open Space-Dedicated Park". Malcolm X Street is designated as a minor arterial.

SPECIFIC INFORMATION

This is a request by Joseph Vitale to rezone the property at 213 W. Malcolm X Street, legally described as:

Lot 20, Block 177, Original Plat

from "C" Residential District to "F" Commercial District. The purpose of the rezoning is to permit the building at this location to be used for space to educate about and sell building materials harvested from historic buildings.

AGENCY RESPONSES:

Assessor:

Asst. Planning Mgr.: Recommend approval. The applicant is the only one who has been working with the Parks and Recreation Department on purchasing and reusing the building, and the rezoning is a requirement of the purchase agreement. The proposed use is a suitable one for that site.

BWL: See attached – no objections.

Building Safety: The Building Safety Office has no objections to the rezoning. This project is subject to site and building plan review.

Fire Marshal:

Parks & Rec.: Parks and Recreation is in full support of the changes for Cooley Haze and this proposal has been thru Park Board, Council and a vote of the electorate as far as sale of the property.

Public Service:

Transportation: No comments or requirements.

ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE**

On November 7, 2017, the voters of the City of Lansing approved the sale of the subject property which is the site of the Cooley-Haze House (formerly the Michigan Women's Historical Center). The building has been vacant for several years and is in need of significant repair/rehabilitation. The costs to rehabilitate and maintain the building exceed the funding the City has available. It is also not ADA accessible, and as such it is not well suited to be a public facility. The building is on the State Register of Historic Sites, and is eligible for designation on the National Register of Historic Places, thus making it eligible for historic preservation tax credits of up to 20% of qualified rehabilitation costs.

The applicant for this request has a purchase offer with the City that is contingent on the property being rezoned so that it can be used for educating about and selling salvaged materials from historic buildings. The "F" Commercial district is the most appropriate zoning classification for the property as it not only allows the proposed uses but would also allow secondary residential use in the building if the applicant or a future owner chose to utilize part of the building for that purpose. Under the current "C" Residential zoning, the

only allowable use for the building is 2 residential units. Given the size of the building, its location on a high traffic volume minor arterial and the amount of money it will take to renovate the building, limiting its use to 2 residential units is not reasonable or practical. Without a rezoning to allow reasonable use of the building, it will likely continue to sit vacant and eventually deteriorate to the point where it would have to be demolished which would be very undesirable given its architectural and historical significance.

The site is surrounded by the Cooley Gardens property and the relocated Sunken Garden. No negative impacts on the surrounding parks property are anticipated to result from the proposed uses of the building. A center for educating about and selling salvaged materials from historic buildings will not generate any noise, odors or other nuisances and traffic volumes will be minimal. Furthermore, the applicant intends to preserve the character of the building and does not intend to make any changes to the site. The applicant's proposal, thus, will be compatible with and will not change the character of the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as "Open Space- Dedicated Park". The Plan was adopted prior to the decision by the City and subsequent authorization by the voters to sell the subject property. Since it was dedicated parkland when the Plan was adopted, it could only be classified as such in the Plan. Since the property will now be under private ownership, the dedicated park designation is no longer appropriate. The Plan will need to be updated in accordance with the Michigan Municipal Planning Act within the next year and the land use designation for the subject property will be addressed at that time.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. W. Malcolm X is a minor arterial that is designed to carry a high volume of traffic. The traffic generated by utilizing the building at 213 W. Malcolm X Street for educating on the process and selling salvaged materials from historic buildings, however, will be negligible.

There are 10 parking spaces on the subject property which is more than adequate to support the proposed uses. The driveway in front of the building will be ideal for loading and unloading of materials related to the business.

ENVIRONMENTAL IMPACT

There are no physical changes proposed for the site and therefore, the rezoning will have no impact on the natural environment. Occupants and visitors to the site will utilize the existing parking behind the building or the circular drive in front of the building which is more than adequate to support the proposed uses.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property to the "F" Commercial district is not anticipated to have any negative impacts on future land use patterns in the area. Since the circumstances, as described in the previous sections of this report, that warrant a rezoning are unique to the subject property, approval of the request will not set a negative precedent for future rezoning requests in the area. Also, since no change are proposed for the site or the exterior of the building and the proposed uses are very low impact (no noise, minimal traffic, no odors, etc.), the change in zoning/land use will be virtually unnoticeable.

SUMMARY

This is a request by Joseph Vitale to rezone the property at 213 W. Malcolm X Street, legally described as:

Lot 20, Block 177, Original Plat

from "C" Residential District to "F" Commercial District. The purpose of the rezoning is to permit the building at this location to be used for space to educate about and sell building materials harvested from historic buildings.

The proposed rezoning is consistent with the goals of the Master Plan and the established land use pattern in the area. In addition, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of the rezoning.

RECOMMENDATION

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

Recommend that Z-4-2019 be approved to rezone the property at 213 W. Malcolm X Street from "C" Residential District to "F" Commercial District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



BOARD OF WATER AND LIGHT MEMO

May 30, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Z-4-2019_213 W. Malcolm X_Comments
BWL Electric: Approved.

- No Comments. Contact person: Jerry Wheeler of LBWL, phone: 517-702-6644.

BWL Street Lighting: Approved

- 480V STLT runs along Malcolm X on South side of street in 3"pvc
- This approval does not constitute an agreement for service, and is subject to the following conditions: BWL owns and operates street lighting facilities along the roadway (within the R.O.W). Should any part of the BWL street lighting system be in conflict with the proposed project, an engineered solution will be required to maintain lighting of the roadways. Advanced notice of conflicts will be required to effectively address. For Street Light Engineering contact Gary Simpson by email at Simpson.gary@LBWL.COM or by phone at: (517)702-6647.
Note: This site plan approval does not constitute an agreement for service. All customers must meet LBWL requirements and enter a service agreement prior to receiving service.

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.
 - BWL records indicates an existing 1-inch service serving the site. The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.
 - Should construction work be performed in the vicinity of existing BWL Water Facilities, then the customer is responsible for verifying the precise location and depths of the existing water mains or services prior to design/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. Any work on the site that exposes, disturbs, or otherwise carries the risk of damage to existing BWL Water Distribution facilities, is subject to review by the BWL. The owner is responsible for the costs of preparing a plan to protect these facilities, as well as the costs of inspection and/or repair, if deemed necessary by the BWL.

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

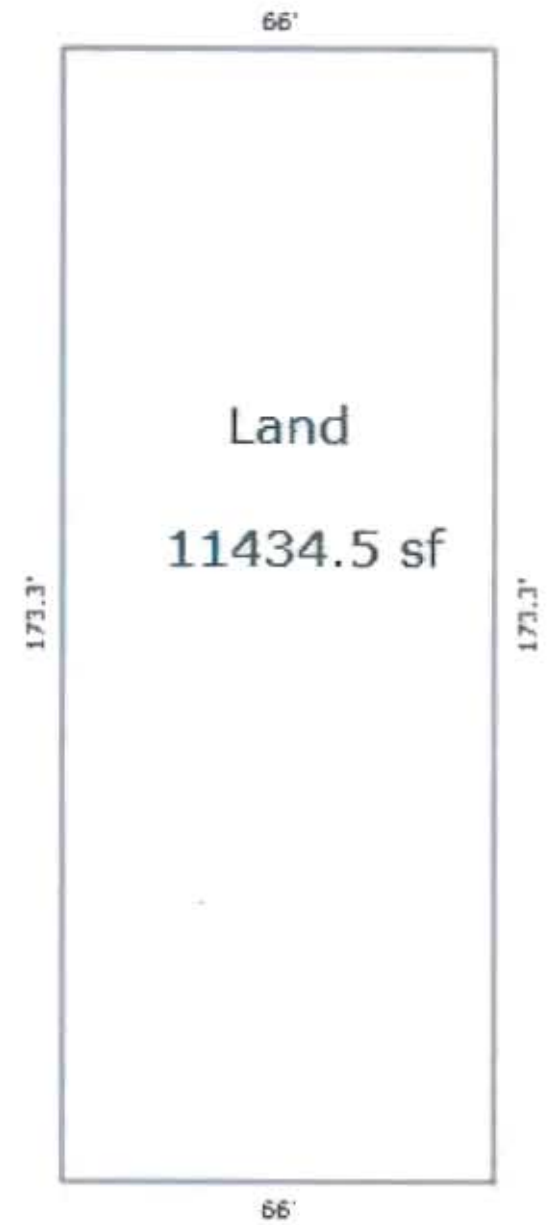
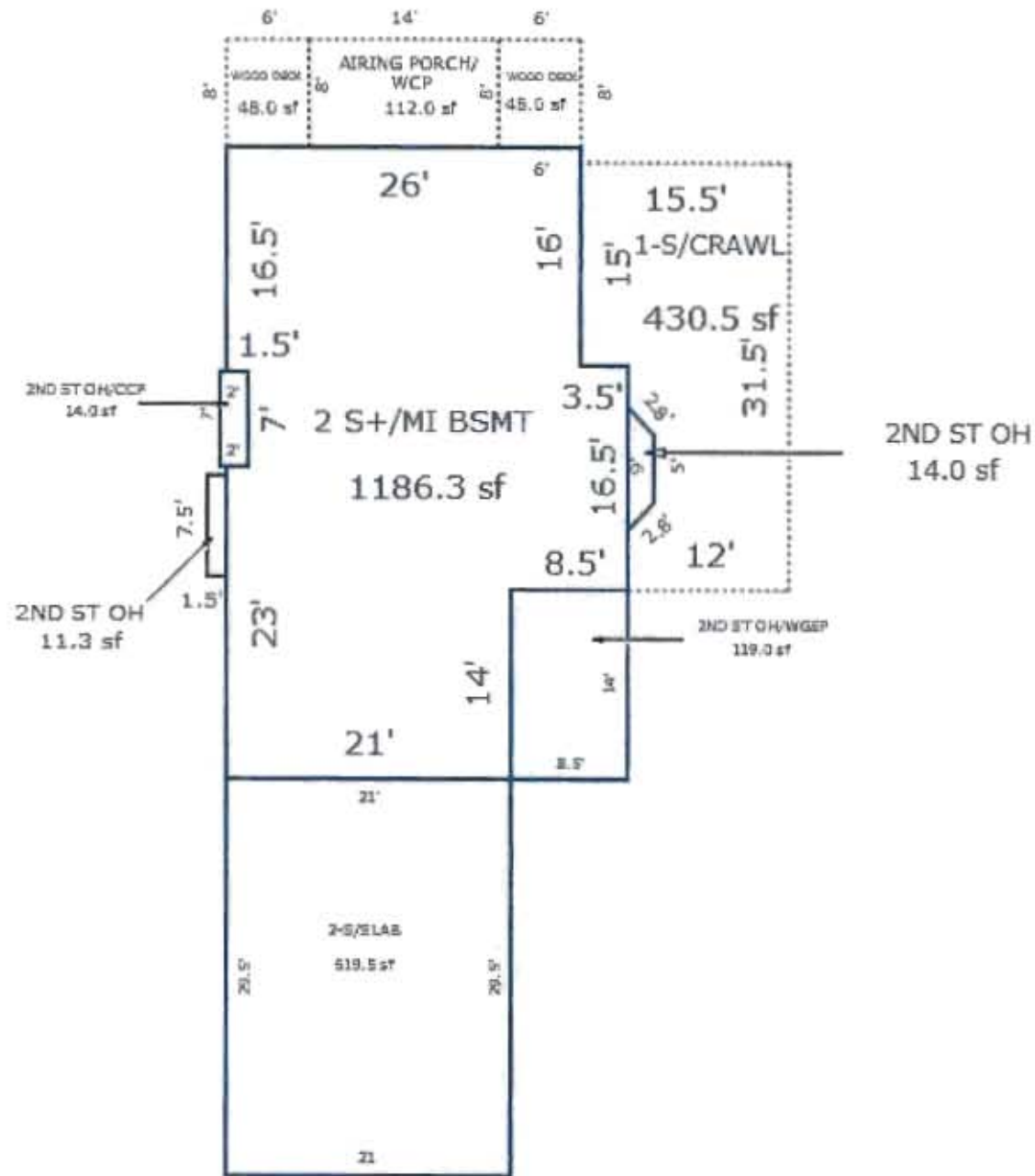
No comments or concerns with the proposed rezoning.

BWL Environmental Wellhead Protection: Angle 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.

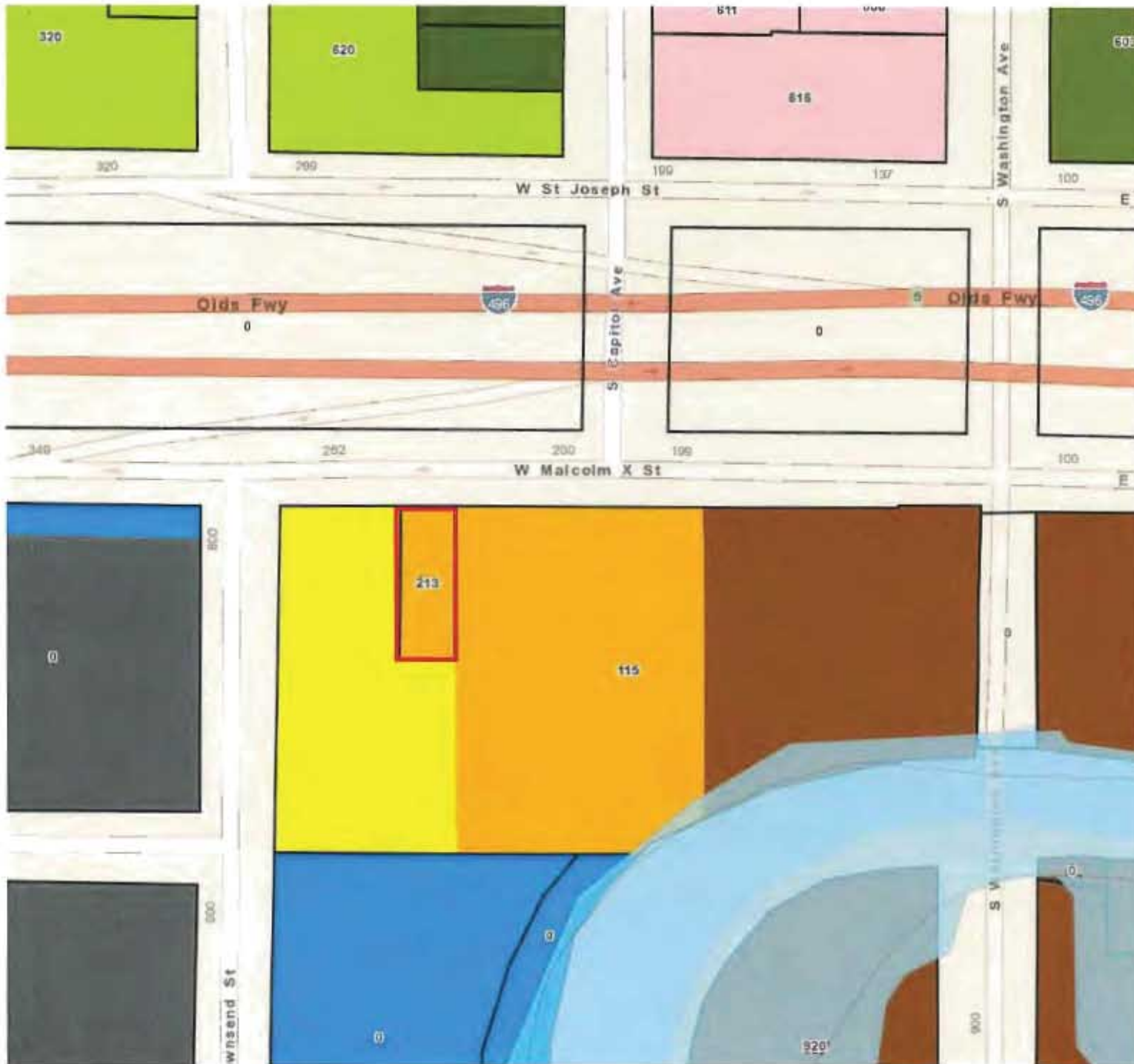
Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

W. MALCOLM X ST.









Zoning District

- 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



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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 700 May St.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Summit Street Development, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 700 May St. located in the City of Lansing hereinafter described, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on July 22, 2019;

NOW THEREFORE BE IT RESOLVED that the following property are hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

COM AT THE SW CORNER OF SECTION 10, TH N00D31'32"W 390.58 FT (RECORDED AS N00D35'41"W 392.72 FT) TO POB: TH N00D31'32"W 121.20 FT; TH N82D26'00"E 86.98 FT; NO 82D58'07"E 15.01 FT; S89D51'56"E 140.63 FT; S89D44'56"E 55.83 FT ; S00D28'26"W ALONG A BLDG WALL LINE 398.36 FT TO NORTH LINE OF MOTOR WHEEL LOFTS; TH N89D39'09"W 14.74 FT, S00D20'51"W 3.70 FT, N89D39'09"W 120.70 FT, N00D20'51"E 182.13 FT AND N89D39'09"W 50.84 FT; N00D20'51"E 84.23 FT; N89D39'09"W 108.50 FT TO POB, CONTAINING 1.83 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY. SPLIT/COMBINED ON 02/01/2018 FROM 33-01-01-10-353-006 – PARCEL NUMBER: 33-01-01-10-353-008, and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

Tuesday, June 18, 2019

Lansing City Clerk's Office
124 W Michigan Avenue, 9th Floor
Lansing, MI 48933

Re: Requesting an OPRA District for 700 May St. Lansing

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act - Act 146 of 2000 (OPRA), Summit Street Development LLC, as 100% owner of the property commonly known as 700 May St, Lansing 48906 (Property), legal description attached, is requesting an OPRA District be established by the City of Lansing on the Property. The Property has recently been determined to be obsolete by the City of Lansing Assessor (determination of obsolescence attached).

Summit Street Development LLC is seeking to redevelop the Property, consisting of a 1950s era building that was originally used for manufacturing purposes but has sat substantially vacant for several decades. A portion of the 70,095 sq.ft. building was rehabilitated in the late 1990s, but the warehouse portion was never fully redeveloped, is disconnected from utilities, and lacks needed infrastructure (HVAC, plumbing, fire suppression and electrical). Furthermore, the building's storm water management and drainage systems are compromised and require immediate investment.

It is our vision to make the Property economically viable by rehabilitating the building and securing a tenant. However, due to the current condition and amount of investment required, we are seeking use of the OPRA program. Our initial focus is to repair the urgent issues with the drainage system within the building to prevent any further costly damage. Establishing an OPRA District will allow us to proceed with these repairs while refining overall project costs without jeopardizing a future OPRA Certificate application.

Once immediate repairs are made and a full determination of costs is available, we plan to submit an OPRA Certificate application for consideration by City Council. We understand that this is being done at our own risk as the establishment of an OPRA District does not ensure the approval of an OPRA Certificate. However, we do not believe the proper redevelopment and long-term economic viability of this property is possible without the OPRA program.

We appreciate the consideration of our request to establish an OPRA District by City Council and look forward to working with the City of Lansing to redevelop the Property.

If you have any questions, don't hesitate to contact me at



Stephen Purchase
Authorized Representative
Summit Street Development, LLC
(517) 862-5448

Attachments: Legal Description of Property and Letter of Obsolescence

LEGAL DESCRIPTION

The District will be for the property commonly known as 700 May St. and legally described as follows:

COM AT THE SW CORNER OF SECTION 10, TH N00D31'32"W 390.58 FT (RECORDED AS N00D35'41"W 392.72 FT) TO POB: TH N00D31'32"W 121.20 FT; TH N82D26'00"E 86.98 FT; NO 82D58'07"E 15.01 FT; S89D51'56"E 140.63 FT; S89D44'56"E 55.83 FT ; S00D28'26"W ALONG A BLDG WALL LINE 398.36 FT TO NORTH LINE OF MOTOR WHEEL LOFTS; TH N89D39'09"W 14.74 FT, S00D20'51"W 3.70 FT, N89D39'09"W 120.70 FT, N00D20'51"E 182.13 FT AND N89D39'09"W 50.84 FT; N00D20'51"E 84.23 FT; N89D39'09"W 108.50 FT TO POB, CONTAINING 1.83 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY. SPLIT/COMBINED ON 02/01/2018 FROM 33-01-01-10-353-006

PARCEL NUMBER: 33-01-01-10-353-008

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

WHEREAS, the City of Lansing has prepared and forwarded this resolution of intent to create the North Grand River Corridor Improvement Authority (the Authority) in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act); and

WHEREAS, the intended North Grand River Corridor Improvement Authority Development Area, as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along North Grand River bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet north and 500 feet south of the centerline of North Grand River, east on Franette Road to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard, and specifically identified in Exhibit A; and

WHEREAS; the District meets all of the requirements of section 605 of Public Act 57 of 2018, including:

- a. The Proposed Development Area is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures," and
- b. The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres, and
- c. More than half (1/2) of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under section 34c of the General Property Tax Act, 1893 PA 206, as amended (MCL 211.34c), and
- d. Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire Proposed Development Area, for the immediately preceding thirty (30) years, and
- e. The Proposed Development Area is presently served by municipal water or sewer, and
- f. The Proposed Development Area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS, in accordance with Act 57 the City would further agree to the following with respect to the Proposed Development Area:

- i. To expedite the local permitting and inspection process in the Proposed Development Area, and
- ii. To modify its Master Plan, if necessary, to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area; and

WHEREAS, at least one member of the intended Authority will reside within half (1/2) mile of the development district;

WHEREAS, the Act requires that before creation of the Authority, the Lansing City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the creation of the Authority.

NOW, THEREFORE, BE IT RESOLVED that Council determines that it is necessary for the best interests of the City and the public to redevelop its commercial corridors and to promote economic growth; and

BE IT FURTHER RESOLVED that the City Council hereby declares its intent to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 57; and

BE IT FURTHER RESOLVED that the Council hereby designates the boundaries of the intended Development Area as comprising parcels of real property identified in Exhibit B; and

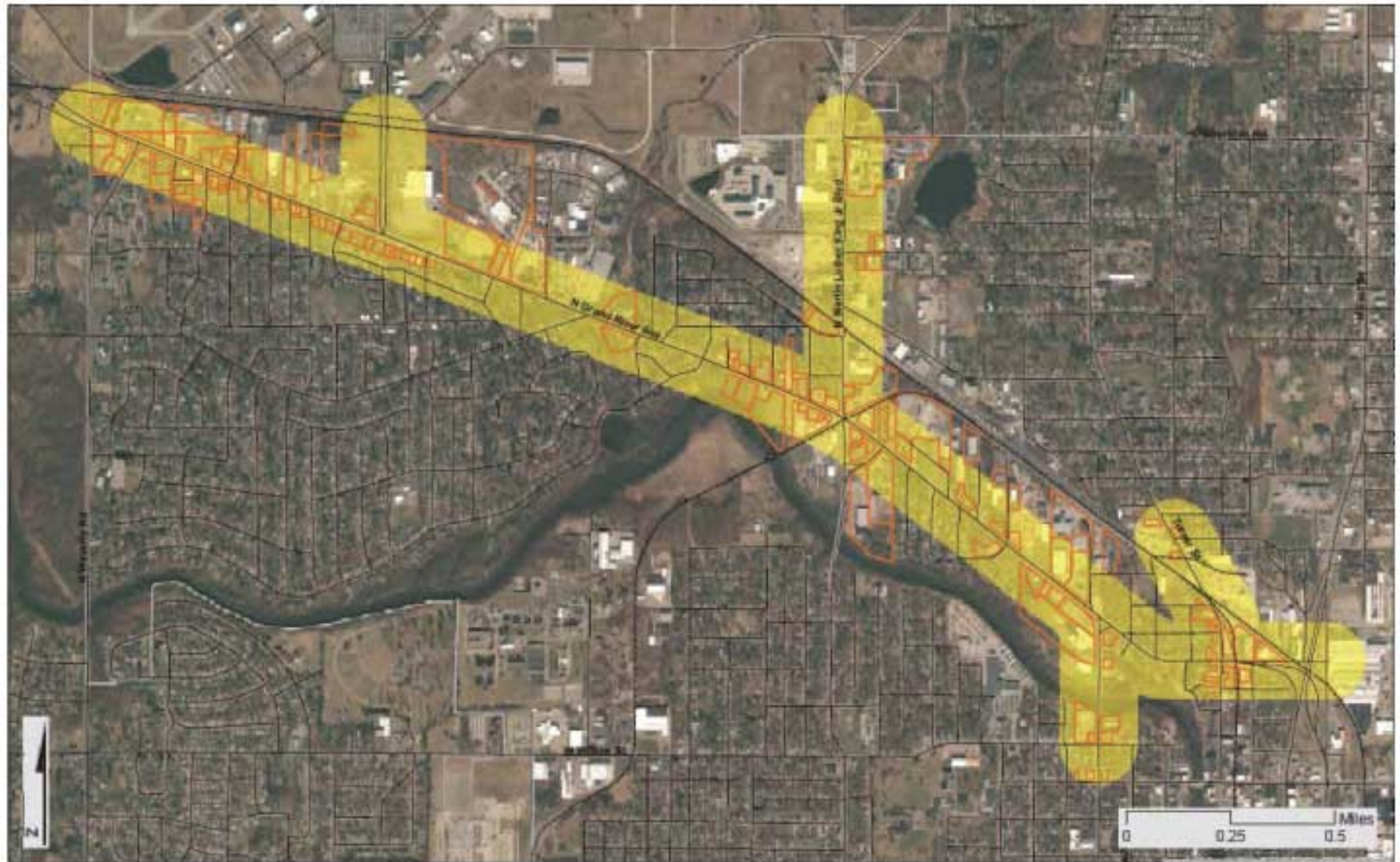
BE IT FURTHER RESOLVED that the intended authority will likely be known as the “North Grand River Corridor Improvement Authority”, subject to final resolution to create the Authority; and

BE IT FINALLY RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 23rd day of September, for the purpose of receiving comment on the establishment of the North Grand River Corridor Improvement Authority as set forth in Public Act 57 of 2018. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the Proposed Development Area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the Proposed Development Area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the Proposed Development Area. The governing body of the municipality shall not incorporate land into the Proposed Development Area not included in the

description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

EXHIBIT A

North Grand River Avenue Corridor Improvement Authority



Legend

- Corridor
- Property Parcel
- Major Street
- Collector Street
- City Limits
- North Grand River Avenue Corridor Improvement Authority
- North Grand River Avenue Corridor Improvement Authority

Map Date: 12/15/2011
 Map Scale: 1" = 100 Feet
 Map Author: [illegible]
 Map Project: [illegible]

EXHIBIT B

CLASSC D	CLASS DSCR	SITE ADDRESS	OWNER NME1	OWNER NME2	PSTL ADDRES	PSTL CITY	PSTL STATE	PSTL ZIP5	PARCEL NO	Location	STREET	CITY	STATE	ZIP CODE	ADD NUM	ST DIR	Lot Lbl
201		1421 TURNER ST	BUONO JAMES G		1421 TURNER ST	LANSING	MI	48906	33-01-01-09-252-161	1421 TURNER ST	TURNER ST	LANSING	MI	48906	1421		252-161 1421
201		226 RUSSELL ST	NORTHSIDE SERVICE INC		226 RUSSELL ST	LANSING	MI	48906	33-01-01-09-126-022	226 RUSSELL ST	RUSSELL ST	LANSING	MI	48906	226		126-022 226
201		2235 SPIKES LANE	BENJAMIN & SONS INC		2235 SPIKES LN	LANSING	MI	48906	33-01-01-04-351-202	2235 SPIKES LANE	SPIKES LANE	LANSING	MI	48906	2235		351-202 2235
201		1001 TERMINAL RD	KERRINS L L C		PO BOX 14073	LANSING	MI	48901	33-01-01-05-276-231	1001 TERMINA L RD	TERMINAL RD	LANSING	MI	48906	1001		276-231 1001
201		2725 HOLLYWOOD ST	GARDNER WILLIAM D & HATHAWAY VICKI		2583 AYRSHIRE DR	LANSING	MI	48911	33-01-01-05-402-161	2725 HOLLYWO OD ST	HOLLYWOOD ST	LANSING	MI	48906	2725		402-161 2725
201		3325 BARDAVILLE ST	BARDAVILLE APARTMENTS L L C		PO BOX 23162	LANSING	MI	48909	33-01-01-06-104-022	3325 BARDAVIL LE ST	BARDAVILLE ST	LANSING	MI	48906	3325		104-022 3325
201		2122 N M L KING JR BLVD	2122 MLK LLC	F PERFORMANC E RACING LLC	3400 WEST RD	EAST LANSING	MI	48823	33-01-01-05-476-063	2122 N M L KING JR BLVD	M L KING JR BLVD	LANSING	MI	48906	2122 N		476-062 2122
201		3711 PLAZA DR	CHAPMAN MICHAEL A		13765 WACOUSTA RD	GRAND LEDGE	MI	48837	33-01-01-06-104-063	3711 PLAZA DR	PLAZA DR	LANSING	MI	48906	3711		104-063 3711
202		N GRAND RIVER AVE	F PERFORMANCE RACING L L C		3400 WEST RD	EAST LANSING	MI	48823	33-01-01-05-476-123	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0 N		476-122
201		3345 BARDAVILLE ST	BARDAVILLE APARTMENTS L L C		PO BOX 23162	LANSING	MI	48909	33-01-01-06-104-011	3345 BARDAVIL LE ST	BARDAVILLE ST	LANSING	MI	48906	3345		104-011 3345
201		316 BEAVER ST	MALCANGI VINCENT		1244 S MASON RD	NASHVILLE	MI	49073	33-01-01-09-255-131	316 BEAVER ST	BEAVER ST	LANSING	MI	48906	316		255-131 316
201		2002 TURNER ST	SZEKERES ARPAD		2002 TURNER ST	LANSING	MI	48906	33-01-01-04-456-021	2002 TURNER ST	TURNER ST	LANSING	MI	48906	2002		456-021 2002
201		4000 N GRAND RIVER AVE	EYDE SAM X		2800 BRYON CIRCLE	LANSING	MI	48912	33-01-01-06-226-090	4000 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906	4000		226-090 4000
201		2715 N GRAND RIVER AVE	LIEBLER CONSTRUCTION		2715 N GRAND RIVER AVE	LANSING	MI		33-01-01-05-451-071	2715 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906	2715		451-071 2715

201		5122 N GRAND RIVER AVE	JLK INVESTMENTS, LLC		5122 N GRAND RIVER AVE	LANSING	MI	48906	19-05-31-30-040-051	5122 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906	5122		040-051 5122
202		CAPITAL CITY BLVD	AIRPORT REALTY CO		P O BOX 12030	LANSING	MI	48901	19-05-31-40-005-000	CAPITAL CITY BLVD	CAPITAL CITY BLVD	LANSING	MI	48906			005-000
202		N GRAND RIVER AVE	DAVIS REALTY HOLDING L L C		5236 DUMOND CT STE A	LANSING	MI		19-05-31-30-020-000	N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906			020-000
202		N GRAND RIVER AVE	DUCHARME, DONN R		PO BOX 7051	SANTA MONICA	CA	90406	19-05-31-30-035-000	N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906			035-000
201		5226 N GRAND RIVER AVE	DICE-PARSONS PROPERTIES INC		4083 DORT HWY	FLINT	MI	48506	19-05-31-30-025-060	5226 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906	5226		025-060 5226
201		5300 N GRAND RIVER AVE	LANSING COLUMBIAN ASSOC		5300 N GRAND RIVER AVE	LANSING	MI	48906	19-05-31-30-015-000	5300 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906	5300		015-000 5300
201		2611 N GRAND RIVER AVE	LIEBLER CONSTRUCTION		2715 N GRAND RIVER AVE	LANSING	MI		33-01-01-05-451-072	2611 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48906	2611		451-072 2611
201		5122 N GRAND RIVER AVE	RITTER DOUGLAS		11910 S FRANCIS RD	DEWITT	MI	48820	33-01-01-06-101-132	5122 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5122	N	101-132 5122
201		5131 N GRAND RIVER AVE	ASHU & K L L C		950 DURANGO	LANSING	MI	48917	33-01-01-06-104-005	5131 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5131	N	104-005 5131
201		5141 N GRAND RIVER AVE	KOVAC PROPERTIES LLC		5131 N GRAND RIVER AVE STE 4	LANSING	MI	48906	33-01-01-06-104-003	5141 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5141	N	104-003 5141
201		1301 N GRAND RIVER AVE	OSBORNE ALEXANDER D & LYNN A		1414 N CHESTNUT ST	LANSING	MI	48906	33-01-01-09-180-151	1301 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1301	N	180-151 1301
201		1521 TURNER ST	MOLZAN DALE E		13312 S STATE RD	PERRY	MI	48872	33-01-01-09-252-221	1521 TURNER ST	TURNER ST	LANSING	MI	48906	1521		252-221 1521
201		1509 TURNER ST	URBANBEAT EVENT CENTER INC		1213 TURNER ST	LANSING	MI	48906	33-01-01-09-252-201	1509 TURNER ST	TURNER ST	LANSING	MI	48906	1509		252-201 1509

201		1503 TURNER ST	URBANBEAT EVENT CENTER INC		1213 TURNER ST	LANSING	MI	48906	33-01-01-09-252-191	1503 TURNER ST	TURNER ST	LANSING	MI	48906	1503		252-191 1503
201		1515 CENTER ST	M & M HOLDINGS L L C		1275 CEDAR ST NE	GRAND RAPIDS	MI	49503	33-01-01-09-253-081	1515 CENTER ST	CENTER ST	LANSING	MI	48906	1515		253-081 1515
201		1625 TURNER ST	VICKNAIR VANESSA M		8237 E CUTLER RD	BATH	MI	48808	33-01-01-09-207-131	1625 TURNER ST	TURNER ST	LANSING	MI	48906	1625		207-131 1625
201		223 E NORTH ST	FATTAH ADEL		5735 WESTMINSTER WAY	EAST LANSING	MI	48823	33-01-01-09-207-071	223 E NORTH ST	NORTH ST	LANSING	MI	48906	223 E		207-071 223
201		319 E NORTH ST	VE INVESTMENT LLC		2070 RIVERWOOD	OKEMOS	MI	48864	33-01-01-09-203-021	319 E NORTH ST	NORTH ST	LANSING	MI	48906	319 E		203-021 319
201		2738 N GRAND RIVER AVE	DENNY'S AUTO DIAGNOSIS INC		2738 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-402-122	2738 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2738 N		402-122 2738
201		1522 TURNER ST	COOL CITY DEVELOPERS L L C		1217 TURNER ST	LANSING	MI	48906	33-01-01-09-253-002	1522 TURNER ST	TURNER ST	LANSING	MI	48912	1522		253-002 1522
202		TURNER ST	OLD TOWN PROPERTY 1 L L C		2547 W MAIN ST	LANSING	MI	48917	33-01-01-09-205-061	TURNER ST	TURNER ST	LANSING	MI	48906	0		205-061
201		401 E NORTH ST	S & D INVESTMENT L L C		401 E NORTH ST	LANSING	MI	48906	33-01-01-09-203-042	401 E NORTH ST	NORTH ST	LANSING	MI	48906	401 E		203-042 401
201		226 W CESAR E. CHAVEZ AVE	JUICE NATION L L C		111 S WASHINGTON SQ	LANSING	MI	48933	33-01-01-09-327-051	226 W GRAND RIVER AVE	CESAR E. CHAVEZ	LANSING	MI	48906	226 W		327-051 226
201		318 W CESAR E. CHAVEZ AVE	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823	33-01-01-09-326-081	318 W GRAND RIVER AVE	CESAR E. CHAVEZ	LANSING	MI	48906	318 W		326-081 318
201		300 W CESAR E. CHAVEZ AVE	NEW ROMARIO'S LANSING LLC		300 W CESAR E CHAVEZ AVE	LANSING	MI	48906	33-01-01-09-326-121	300 W GRAND RIVER AVE	CESAR E. CHAVEZ	LANSING	MI	48906	300 W		326-121 300
201		1632 N GRAND RIVER AVE	YUEN PROPERTIES L L C		303 S HOMER ST	LANSING	MI	48912	33-01-01-09-176-001	1632 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1632 N		176-001 1632
201		1701 TURNER ST	OLD TOWN PROPERTY 1 L L C		2547 W MAIN ST	LANSING	MI	48917	33-01-01-09-205-051	1701 TURNER ST	TURNER ST	LANSING	MI	48906	1701		205-051 1701

201		214 E REASONER ST	SETAS STANLEY & BESSIE		6362 PINE HOLLOW DR	EAST LANSING	MI	48823	33-01-01-09-205-002	214 E REASONER ST	REASONER ST	LANSING	MI	48906	214	E	205-002 214
201		1600 TURNER ST	THE DARLING BUILDING LLC		1120 KEYSTONE AVE	LANSING	MI	48911	33-01-01-09-203-011	1600 TURNER ST	TURNER ST	LANSING	MI	48906	1600		203-011 1600
201		1600 N GRAND RIVER AVE	WILCOX BRITTANY		10652 HOLT HWY	DIMONDALE	MI	48821	33-01-01-09-176-051	1600 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1600	N	176-051 1600
202		BEAVER ST	M & M HOLDING L L C		1275 CEDAR ST NE	GRAND RAPIDS	MI	49503	33-01-01-09-253-092	BEAVER ST	BEAVER ST	LANSING	MI	48906	0		253-092
201		1825 N GRAND RIVER AVE	FARHAT JAMES		800 E GENEVA DR	DEWITT	MI	48820	33-01-01-09-102-044	1825 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1825	N	102-044 1825
201		1611 N GRAND RIVER AVE	JAJ PROPERTY L L C		5562 HAMPSHIRE DR	WEST BLOOMFIELD	MI	48322	33-01-01-09-102-103	1611 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1611	N	102-103 1611
201		1801 N GRAND RIVER AVE	ARIF ENTERPRISES INC		15527 DUPAGE BLVD	TAYLOR	MI	48180	33-01-01-09-102-071	1801 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1801	N	102-071 1801
201		1811 N GRAND RIVER AVE	SUNNYSIDE CAR WASH CO L L C		4662 HARPER RD	HOLT	MI	48842	33-01-01-09-102-061	1811 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1811	N	102-061 1811
201		306 W WILLOW ST	WILLOW REALTY LLC		312 W WILLOW ST	LANSING	MI	48906	33-01-01-09-180-141	306 W WILLOW ST	WILLOW ST	LANSING	MI	48906	306	W	180-141 306
201		1300 N GRAND RIVER AVE	MDT PROPERTIES LLC		PO BOX 80675	LANSING	MI	48908	33-01-01-09-183-011	1300 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1300	N	183-011 1300
201		4125 N GRAND RIVER AVE	BUI PROPERTIES LLC		2240 OKEMOS RD	MASON	MI	48854	33-01-01-06-252-202	4125 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4125	N	252-202 4125
201		1320 N GRAND RIVER AVE	ALEXANDER MICHAEL & MARIA		PO BOX 80675	LANSING	MI	48908	33-01-01-09-183-001	1320 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1320	N	183-001 1320
201		4811 N GRAND RIVER AVE	OLD LONELY L L C		4811 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-129-002	4811 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4811	N	129-002 4811

202		N GRAND RIVER AVE	RITTER DOUGLAS		11910 S FRANCIS RD	DEWITT	MI	48820	33-01-01-06-101-026	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906		0	N	101-026
201		4816 N GRAND RIVER AVE	PUBLIC STORAGE INC		PO BOX 25025	GLENDALE	CA	91221	33-01-01-06-101-101	4816 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4816		N	101-101 4816
201		4805 N GRAND RIVER AVE	TAYLOR MARK		1424 HESS AVE	LANSING	MI	48910	33-01-01-06-129-232	4805 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4805		N	129-232 4805
201		2918 N GRAND RIVER AVE	N GRAND RIVER DEVELOPMENT	COMPANY LLC	2918 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-330-121	2918 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2918		N	330-121 2918
201		2902 N GRAND RIVER AVE	NORTH GRAND RIVER PIZZA MGT LLC		1848 E BEARD RD	PERRY	MI	48872	33-01-01-05-330-131	2902 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2902		N	330-131 2902
202		ALFRED AVE	DOYLE GERALD J & KATHRYN A		4613 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-131-011	ALFRED AVE	ALFRED AVE	LANSING	MI	48906		0		131-011
201		4700 N GRAND RIVER AVE	FRATERNAL ORDER OF EAGLES		4700 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-126-021	4700 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4700		N	126-021 4700
201		4526 N GRAND RIVER AVE	AIRPORT REALTY CO L L C		1038 TROWBRIDGE RD	EAST LANSING	MI	48823	33-01-01-06-201-012	4526 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4526		N	201-012 4526
202		N GRAND RIVER AVE	DICE-PARSONS PROEPRTIES IN C		4083 N DORT HWY	FLINT	MI	48506	33-01-01-06-101-001	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906		0	N	101-001
201		5146 N GRAND RIVER AVE	REALTY INCOME PROPERTIES 18 LLC		11995 ELCAMINO REAL	SAN DIEGO	CA	92130	33-01-01-06-101-011	5138 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5146		N	101-011 5138
201		5014 N GRAND RIVER AVE	BROOKS JAMES W & MARGARET E		5026 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-101-044	5014 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5014		N	101-044 5014
202		N GRAND RIVER AVE	SINADINOS PETER O		1420 WOLF RUN DR	LANSING	MI	48917	33-01-01-06-101-111	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906		0	N	101-111

201		4119 N GRAND RIVER AVE	RIVERWOOD LAKE LLC		2240 OKEMOS RD	MASON	MI	48854	33-01-01-06-252-191	4119 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4119	N	252-191 4119
201		2230 N GRAND RIVER AVE	ANTHONY RICK & CAROLE		PO BOX 605	HOLT	MI	48842	33-01-01-04-351-022	2230 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2230	N	351-022 2230
201		2017 TURNER ST	WILKINS RICHARD L & NANCY M		309 N SYCAMORE ST	LANSING	MI	48933	33-01-01-04-379-065	2017 TURNER ST	TURNER ST	LANSING	MI	48906	2017		379-065 2017
201		3940 N GRAND RIVER AVE	JOHNSON ROY A		3940 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-226-015	3940 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	3940	N	226-015 3940
201		4437 N GRAND RIVER AVE	AARON APARTMENTS L L C		2230 RAYMOND DR	LANSING	MI	48906	33-01-01-06-251-423	4437 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4437	N	251-423 4437
201		4515 N GRAND RIVER AVE	AARON APARTMENTS L L C		2230 RAYMOND DR	LANSING	MI	48906	33-01-01-06-251-431	4515 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4515	N	251-431 4515
201		3950 N GRAND RIVER AVE	AIS CONSTRUCTION EQUIP CORP		600 44TH ST SW	GRAND RAPIDS	MI	49548	33-01-01-06-226-001	3950 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	3950	N	226-001 3950
201		4613 N GRAND RIVER AVE	ZOPF STEPHEN & PAMALA K		7212 CREEKSIDE DR	LANSING	MI	48917	33-01-01-06-131-141	4613 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4613	N	131-141 4613
202		N GRAND RIVER AVE	MAURER JOSEPH R		2050 GLENN ST	LANSING	MI	48906	33-01-01-06-130-001	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	130-001
201		3320 BARDAVILLE ST	LITTLE BLESSING CHILD	CARE CENTER L L C	3025 CYNWOOD ST	LANSING	MI	48906	33-01-01-06-104-065	3320 BARDAVILLE ST	BARDAVILLE ST	LANSING	MI	48906	3320		104-065 3320
201		5025 N GRAND RIVER AVE	ARVANITES ARTHUR		404 N VERLINDEN AVE	LANSING	MI	48915	33-01-01-06-104-082	5025 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5025	N	104-082 5025
202		2706 N GRAND RIVER AVE	DENISON BRIAN		2266 N EIFERT RD	HOLT	MI	48842	33-01-01-05-402-151	2706 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2706	N	402-151 2706

201		2515 N GRAND RIVER AVE	LANSING RELEAF LLC		4575 NORTHBRIDGE CT	WEST BLOOMFIELD	MI	48323	33-01-01-05-476-021	2515 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2515	N	476-021 2515
201		2510 N M L KING JR BLVD	A GREGORY EATON	NORTHSIDE PROPERTIES INC	121 W ALLEGAN	LANSING	MI	48933	33-01-01-05-476-041	2510 N M L KING JR BLVD	M L KING JR BLVD	LANSING	MI	48906	2510	N	476-041 2510
201		4215 N GRAND RIVER AVE	OLIVER BUILDING LLC		6414 DELTA RIVER DR	LANSING	MI	48906	33-01-01-06-252-231	4215 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4215	N	252-231 4215
201		4401 N GRAND RIVER AVE	HEATON INVESTMENTS L L C		PO BOX 4533	EAST LANSING	MI	48826	33-01-01-06-252-271	4401 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4401	N	252-271 4401
201		4415 N GRAND RIVER AVE	HUBBLE RICHARD W JR & JESSICA		3330 W LEHMAN RD	DEWITT	MI	48820	33-01-01-06-252-001	4415 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4415	N	252-001 4415
201		4601 N GRAND RIVER AVE	ATKINSON ROBERT J & ESTHER A-TRUSTE		4601 N GRAND RIVER AVE #A	LANSING	MI	48906	33-01-01-06-131-131	4601 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4601	N	131-131 4601
201		5161 N GRAND RIVER AVE	GSD PETROLEUM LLC		9653 N GRANVILLE RD	MEQUON	WI	53097	33-01-01-06-103-001	5161 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5161	N	103-001 5161
201		2526 N GRAND RIVER AVE	VASM PROPERTIES LLC		2526 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-427-091	2526 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2526	N	427-091 2526
201		2602 N GRAND RIVER AVE	TEMPEST VENTURES INC		120 E CLEVELAND ST	COOPERSVILLE	MI	49404	33-01-01-05-404-052	2602 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2602	N	404-052 2602
201		5019 N GRAND RIVER AVE	WELDON DUANE D & MARJORY J		5019 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-104-171	5019 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5019	N	104-171 5019
201		5245 N GRAND RIVER AVE	TEX INC		5245 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-102-001	5245 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5245	N	102-001 5245
202		N GRAND RIVER AVE	INGHAM COUNTY LAND BANK	FAST TRACK AUTHORITY	3024 TURNER ST	LANSING	MI	48906	33-01-01-05-451-031	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	451-031

201		2300 N GRAND RIVER AVE	2300 NORTH GRAND RIVER L L C		2300 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-427-222	2300 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2300	N	427-222 2300
201		2420 N GRAND RIVER AVE	GRAND RIVER DEVELOPMENT LLC		2420 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-427-131	2420 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2420	N	427-131 2420
201		2442 N GRAND RIVER AVE	GRAND RIVER DEVELOPMENT LLC		2420 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-427-111	2442 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2442	N	427-111 2442
202		N GRAND RIVER AVE	F PERFORMANCE RACING L L C		3400 WEST RD	EAST LANSING	MI	48823	33-01-01-05-476-071	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	476-071
201		2724 N GRAND RIVER AVE	MONROE REAL ESTATE MANAGEMENT L L C		5130 W STATE RD	LANSING	MI	48906	33-01-01-05-402-131	2724 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2724	N	402-131 2724
201		4233 N GRAND RIVER AVE	HAMRICK HOLDINGS L L C		1298 HILLWOOD CIR	EAST LANSING	MI	48823	33-01-01-06-252-251	4233 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4233	N	252-251 4233
201		4525 N GRAND RIVER AVE	AARON APARTMENTS L L C		2230 RAYMOND DR	LANSING	MI	48906	33-01-01-06-251-003	4525 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4525	N	251-003 4525
201		3515 SHEFFER AVE	DEVOOGD CRAIG & DIANE		1146 N STEINBACH RD	DEXTER	MI	48130	33-01-01-06-101-061	3515 SHEFFER AVE	SHEFFER AVE	LANSING	MI	48906	3515		101-061 3515
201		5000 N GRAND RIVER AVE	SINADINOS L L C		5000 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-101-051	5000 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5000	N	101-051 5000
201		4703 N GRAND RIVER AVE	MAURER JOSEPH R		PO BOX 318	EAST LANSING	MI	48826	33-01-01-06-130-201	4703 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4703	N	130-201 4703
201		3315 JONI'S CIRCLE	ROSE PROPERTY MANAGEMENT L L C		241 E SAGINAW ST	EAST LANSING	MI	48823	33-01-01-06-104-112	3315 JONI'S CIRCLE	JONI'S CIRCLE	LANSING	MI	48906	3315		104-112 3315
201		5225 N GRAND RIVER AVE	EMV3, INC		2800 WEST M-21	OWOSSO	MI	48867	33-01-01-06-102-004	5225 N GRAND RIVER AVE	GRAND RIVER AVE	LANNING	MI	48906	5225	N	102-004 5225

201		4917 N GRAND RIVER AVE	TARR TODD		4917 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-128-001	4917 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4917	N	128-001 4917
202		BARDAVILLE ST	LITTLE BLESSINGS CHILD CARE CENTERS		3025 CYNWOOD ST	LANSING	MI	48906	33-01-01-06-104-067	BARDAVILLE ST	BARDAVILLE ST	LANSING	MI	48906	0		104-067
201		3731 PLAZA DR	CHAPMAN SIDING INC		13765 WACOUSTA RD	GRAND LEDGE	MI	48837	33-01-01-06-104-061	3731 PLAZA DR	PLAZA DR	LANSING	MI	48906	3731		104-061 3731
201		924 TERMINAL RD	CARMICHAEL ROSE		924 TERMINAL	LANSING	MI	48906	33-01-01-05-276-042	924 TERMINAL RD	TERMINAL RD	LANSING	MI	48906	924		276-042 924
201		1603 TURNER ST	KNEADFUL THINGS LLC		221 ORCHARD ST	EAST LANSING	MI	48823	33-01-01-09-207-081	1603 TURNER ST	TURNER ST	LANSING	MI	48906	1603		207-081 1603
201		209 E REASONER ST	ANDERSON MARK		1224 BEMENT ST	LANSING	MI	48912	33-01-01-09-201-131	209 E REASONER ST	REASONER ST	LANSING	MI	48906	209 E		201-131 209
201		1721 N GRAND RIVER AVE	DENTAL ART LABORATORIES INC		1721 N GRAND RIVER AVE UNIT 1	LANSING	MI	48906	33-01-01-09-102-081	1721 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1721	N	102-081 1721
201		1300 MARQUETTE ST	2400 KZOO LLC		2417 E KALAMAZOO ST	LANSING	MI	48912	33-01-01-05-252-163	1300 MARQUETTE ST	MARQUETTE ST	LANSING	MI	48906	1300		252-163 1300
201		3436 FRANETTE RD	HAR-LANDS L L C		15243 DAGGOTT RD	LANSING	MI	48906	33-01-01-06-102-022	3436 FRANETTE RD	FRANETTE RD	LANSING	MI	48906	3436		102-022 3436
201		1200 MARQUETTE ST	QUONSET PROPERTY L L C		2822 N M L KING JR BLVD	LANSING	MI	48906	33-01-01-05-252-167	1200 MARQUETTE ST	MARQUETTE ST	LANSING	MI	48906	1200		252-167 1200
202		TERMINAL RD	KERRINS L L C		PO BOX 14073	LANSING	MI	48901	33-01-01-05-276-241	TERMINAL RD	TERMINAL RD	LANSING	MI	48906	0		276-241
202		TERMINAL RD	KERRINS L L C		PO BOX 14073	LANSING	MI	48901	33-01-01-05-276-030	TERMINAL RD	TERMINAL RD	LANSING	MI	48906	0		276-030
201		2222 SPIKES LANE	2222 PARTNERS LLC		1120 KEYSTONE AVE	LANSING	MI	48911	33-01-01-04-353-011	2222 SPIKES LANE	SPIKES LANE	LANSING	MI	48906	2222		353-011 2222
202		N GRAND RIVER AVE	SPIKE GROUP INC		1830 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-04-353-061	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	353-061
202		BELL ST	KALIYANAKIS ANDREAS A		114 BELL ST	LANSING	MI	48906	33-01-01-04-379-041	BELL ST	BELL ST	LANSING	MI	48906	0		379-041

201		1925 TURNER ST	COOK DOUG		1389 W TEMPLE	HARRISON	MI	48625	33-01-01-04-379-075	1925 TURNER ST	TURNER ST	LANSING	MI	48906	1925		379-075 1925
201		2301 RAYMOND DR	BEUERLE WILLIAM TRUST # 1	REVOCABLE LIVING TRUST	122 SPRING MEADOWS LN	DEWITT	MI	48820	33-01-01-04-351-232	2301 RAYMOND DR	RAYMOND DR	LANSING	MI	48906	2301		351-232 2301
202		N GRAND RIVER AVE	DICE-PARSONS PROPERTIES INC		4083 N DORT HWY	FLINT	MI	48506	33-01-01-06-101-002	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	101-002
201		1800 N GRAND RIVER AVE	SS VENTURES L L C		1362 SILVERWOOD DR	OKEMOS	MI	48864	33-01-01-04-380-002	1800 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1800	N	380-002 1800
201		2005 SEAGER ST	JACKSON NAT'L LIFE INS CO		1 CORPORATE WAY	LANSING	MI	48951	33-01-01-04-380-007	2005 SEAGER ST	SEAGER ST	LANSING	MI	48906	2005		380-007 2005
201		1700 N GRAND RIVER AVE	1700 N GRAND RIVER L L C		1700 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-04-380-010	1700 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	1700	N	380-010 1700
201		3010 GRANDELL AVE	NARNIA LAKE L L C		2240 OKEMOS RD	MASON	MI	48854	33-01-01-06-276-001	3010 GRANDELL AVE	GRANDELL AVE	LANSING	MI	48906	3010		276-001 3010
201		3600 N GRAND RIVER AVE	AIS CONSTRUCTION EQUIP CORP		600 44TH ST SW	GRAND RAPIDS	MI	49548	33-01-01-05-103-052	3600 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	3600	N	103-052 3600
201		2026 N GRAND RIVER AVE	TARR TODD HENRY		11245 STONEY BROOK DR	GRAND LEDGE	MI	48837	33-01-01-04-351-162	2026 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2026	N	351-162 2026
201		2626 N GRAND RIVER AVE	TEMPEST VENTURES INC		120 E CLEVELAND ST	COOPERSVILLE	MI	49404	33-01-01-05-404-021	2626 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2626	N	404-021 2626
201		4913 N GRAND RIVER AVE	A & D DEVELOPMENT		PO BOX 12275	LANSING	MI	48901	33-01-01-06-128-251	4913 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4913	N	128-251 4913
201		4131 N GRAND RIVER AVE	PECK LAKE LLC		2240 OKEMOS RD	MASON	MI	48854	33-01-01-06-252-212	4131 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4131	N	252-212 4131
201		4209 N GRAND RIVER AVE	SINGH KULDIP		4209 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-252-221	4209 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4209	N	252-221 4209

201		4221 N GRAND RIVER AVE	SKYLINE L L C		6414 DELTA RIVER DR	LANSING	MI	48906	33-01-01-06-252-241	4221 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4221	N	252-241 4221
201		4311 N GRAND RIVER AVE	HAMRICK HOLDINGS L L C		928 FULTON	GRAND RAPIDS	MI	49503	33-01-01-06-252-261	4311 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4311	N	252-261 4311
202		ANDREA DR	DIXON SUSAN D &	ATKINSON ROBERT J & ESTHER A-TRUST	4601 N GRAND RIVER AVE #A	LANSING	MI	48906	33-01-01-06-251-413	ANDREA DR	ANDREA DR	LANSING	MI	48906	0		251-413
202		SCHEFFER AVE	WMS INVESTMENTS LTD INC		4901 W GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-101-032	SCHEFFER AVE	SCHEFFER AVE	LANSING	MI	48906	0		101-032
201		4617 N GRAND RIVER AVE	TRENCO L L C		2140 THERESA AVE	DEWITT	MI	48820	33-01-01-06-131-001	4617 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4617	N	131-001 4617
201		5101 N GRAND RIVER AVE	COMERICA BANK		13155 NOEL RD STE 100	DALLAS	TX	75240	33-01-01-06-104-070	5101 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5101	N	104-070 5101
201		4905 N GRAND RIVER AVE	BOWMAN-ELLIS L L C		7680 ROYAL COVE DR	LANSING	MI	48917	33-01-01-06-128-241	4905 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4905	N	128-241 4905
201		GRAND RIVER ACC ST	STOWE GARY D		2758 PINETREE RD	LANSING	MI	48911	33-01-01-05-427-140	GRAND RIVER ACC ST	GRAND RIVER ACC ST	LANSING	MI	48906	0		427-140
201		2519 N GRAND RIVER AVE	LANSING RELEAF LLC		4547 NORTHRIDGE CT	WEST BLOOMFIEL D	MI	48323	33-01-01-05-476-031	2519 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2519	N	476-031 2519
202		N GRAND RIVER AVE	INGHAM COUNTY LAND BANK	FAST TRACK AUTHORITY	3024 TURNER ST	LANSING	MI	48906	33-01-01-05-451-021	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	451-021
201		3500 N M L KING JR BLVD	EMERGENT BIOSOLUTIONS INC		3500 N M L KING JR BLVD	LANSING	MI	48906	33-01-01-05-226-001	3500 N M L KING JR BLVD	M L KING JR BLVD	LANSING	MI	48906	3500	N	226-001 3500
201		3535 N WAVERLY RD	SKY WASH L L C		5585 W STOLL RD	LANSING	MI	48906	33-01-01-06-102-020	3535 N WAVERLY RD	WAVERLY RD	LANSING	MI	48906	3535	N	102-020 3535
201		2019 N GRAND RIVER AVE	PECKHAM HOUSING CORP		3510 CAPITOL CITY BLVD	LANSING	MI	48906	33-01-01-04-352-103	2019 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2019	N	352-103 2019

201		2930 N GRAND RIVER AVE	LITTLE BLESSINGS CHILD CARE CENTER		3025 CYNWOOD ST	LANSING	MI	48906	33-01-01-05-330-111	2930 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2930	N	330-111 2930
201		3350 N GRAND RIVER AVE	UAW LOCAL 6000 BUILDING CORP		3350 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-106-002	3350 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	3350	N	106-002 3350
201		2802 N GRAND RIVER AVE	GORMAN PATRICK & GORMAN JAMES		6820 BILLWOOD HWY	POTTERVILLE	MI	48876	33-01-01-05-401-132	2802 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2802	N	401-132 2802
201		2824 N GRAND RIVER AVE	SMITH EUGENE DAVID & TERRI		2824 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-401-091	2824 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2824	N	401-091 2824
201		4400 N GRAND RIVER AVE	V E F F PROPERTIES		11627 HIBISCUS LN	GRAND LEDGE	MI	48837	33-01-01-06-201-061	4400 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	4400	N	201-061 4400
201		3301 CAPITAL CITY BLVD	3301 CAPITOL CITY L L C		155 W CONGRESS SUITE #300	DETROIT	MI	48226	33-01-01-06-201-071	3301 CAPITAL CITY BLVD	CAPITAL CITY BLVD	LANSING	MI	48906	3301		201-071 3301
201		2621 N GRAND RIVER AVE	CORNERSTONE CONCRETE &	CONTRACTIN G L L C	11245 STONEY BROOK DR	GRAND LEDGE	MI	48837	33-01-01-05-451-085	2621 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2621	N	451-085 2621
201		2605 N GRAND RIVER AVE	DENISON GREGORY & DENISON BRIAN		2605 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-451-101	2605 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2605	N	451-101 2605
202		N GRAND RIVER AVE	T & D CONCRETE CONSTRUCTION L L C		5835 ELLENDAL E DR	LANSING	MI	48911	33-01-01-05-451-051	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	451-051
201		2709 N GRAND RIVER AVE	SCHUCHASKIE KENNETH M & HEATHER K		916 LAURELWOOD DR	LANSING	MI	48917	33-01-01-05-451-080	2709 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	2709	N	451-080 2709
201		2610 N M L KING JR BLVD	GELLER JAMES F & TARA		5554 N COCHRAN RD	CHARLOTTE	MI	48813	33-01-01-05-427-071	2610 N M L KING JR BLVD	M L KING JR BLVD	LANSING	MI	48906	2610	N	427-071 2610
201		2732 N M L KING JR BLVD	JEFFERSON RYAN		2925 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-05-427-031	2732 N M L KING JR BLVD	M L KING JR BLVD	LANSING	MI	48906	2732	N	427-031 2732

202		N GRAND RIVER AVE	CONSUMERS ENERGY COMPANY		1 ENERGY PLAZA DR	JACKSON	MI	49201	33-01-01-05-301-303	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	0	N	301-303
202		SHEFFER AVE	WELDON DUANE D & MARJORY J		5001 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-127-021	SHEFFER AVE	SHEFFER AVE	LANSING	MI	48906	0		127-021
202		5001 N GRAND RIVER AVE	WELDON DUANE D & MARJORY J		5001 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-127-001	5001 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5001	N	127-001 5001
202		SHEFFER AVE	WELDON DUANE D & MARJORY J		5001 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-127-011	SHEFFER AVE	SHEFFER AVE	LANSING	MI	48906	0		127-011
201		5019 N GRAND RIVER AVE	WELDON DUANE D & MARJORY J		5019 N GRAND RIVER AVE	LANSING	MI	48906	33-01-01-06-104-171	5021 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48906	5019	N	104-171 5019

Resolution #2019-

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

WHEREAS, the City of Lansing has prepared and forwarded this resolution of intent to create the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (the Authority) in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act); and

WHEREAS, the intended South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development Area, as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along South Martin Luther King Jr. Boulevard bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet north and 500 feet south of the centerline of South Martin Luther King Jr. Boulevard, from the railroad tracks south of Victor Avenue to I-96, and specifically identified in Exhibit A;

WHEREAS; the District meets all of the requirements of section 605 of Public Act 57 of 2018, including:

- a) The Proposed Development Area is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures," and
- b) The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres, and
- c) More than half (1/2) of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under section 34c of the General Property Tax Act, 1893 PA 206, as amended (MCL 211.34c), and
- d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire Proposed Development Area, for the immediately preceding thirty (30) years, and
- e) The Proposed Development Area is presently served by municipal water or sewer, and
- f) The Proposed Development Area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS, in accordance with Act 57 the City would further agree to the following with respect to the Proposed Development Area:

- i. To expedite the local permitting and inspection process in the Proposed Development Area, and
- ii. To modify its Master Plan, if necessary, to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area; and

WHEREAS, at least one member of the intended Authority will reside within half (1/2) mile of the development district;

WHEREAS, the Act requires that before creation of the Authority, the Lansing City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the creation of the Authority;

NOW, THEREFORE, BE IT RESOLVED that Council determines that it is necessary for the best interests of the City and the public to redevelop its commercial corridors and to promote economic growth; and

BE IT FURTHER RESOLVED that the City Council hereby declares its intent to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 57; and

BE IT FURTHER RESOLVED that the Council hereby designates the boundaries of the intended Development Area as comprising parcels of real property identified in Exhibit B; and

BE IT FURTHER RESOLVED that the intended authority will likely be known as the “South Martin Luther King Corridor Improvement Authority” subject final resolution to create the Authority; and

BE IT FINALLY RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 23rd day of September, 2019, for the purpose of receiving comment on the establishment of the South Martin Luther King Corridor Improvement Authority as set forth in Public Act 57 of 2018. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the Proposed Development Area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the Proposed Development Area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the Proposed Development Area. The governing body of the municipality shall not incorporate land into the Proposed Development Area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

EXHIBIT A

South Martin Luther King Jr Corridor Improvement Authority



Roads

- Primary
- Primary Road
- Major Street
- Collector Street
- South Martin Luther King Jr Corridor Improvement Authority Boundary
- South Martin Luther King Jr Corridor Improvement Buffer
- City Limits

Map Data

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EXHIBIT B

Corridor	Parcel #	Property Address	Property Class	2019 Taxable Value	Legal Description
S MLK CORR	33-01-05-05-226-131	5223 S M L KING JR BLVD	201	\$ 98,909.00	LOT 19 SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-01-29-259-192	S M L KING JR BLVD	202	\$ 6,321.00	LOTS 4 & 5 ALSO LOT 1 EXC THAT PART LYING E'LY OF A LINE DESC AS COM 75 FT E OF NW COR LOT 1, TH SE'LY TO PT 90 FT E OF SW COR LOT 3 BLOCK 29 ELMHURST SUB
S MLK CORR	33-01-01-29-259-202	S M L KING JR BLVD	202	\$ 4,093.00	LOTS 2 & 3 EXC PARTS USED AS M-99 R/W; BLOCK 29 ELMHURST SUB
S MLK CORR	33-01-01-29-280-262	NO STREET FRONTAGE	202	\$ 2,500.00	COM AT INTERSECTION E&W 1/4 LINE SEC 29 & SE'LY R/W LINE NYC RR, TH E 180 FT, N 135 FT TO SE'LY R/W LINE NYC RR, SW'LY 225 FT +/- TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29-280-264	2701 S M L KING JR BLVD	703	\$ -	THE PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING DESCRIBED AS; BEGINNING AT THE SOUTHERLY CORNER OF LOT 71, BLOCK 4, PLAT OF THE RESUBDIVISION OF BLOCKS 17, 21 AND 22 AND LOTS 35 TO 72 INCLUSIVE IN BLOCK 30, ELMHURST SUBDIVISION; THENCE N00DEG38'53"W, 173.20 FEET ALONG WEST LINE OF SAID LOT 71 TO THE SOUTH LINE OF RUNDLE AVE.; THENCE N53DEG05'45"E, 619.64 FEET (PLATTED AS 619.50 FEET) TO THE NORTHEAST CORNER OF LOT 56; THENCE S36DEG51'57"E, 139.67 FEET (PLATTE AS 140.00 FEET) ALONG THE EASTERLY LINE OF SAID LOT 56 TO THE SOUTHEAST CORNER OF LOT 56; THENCE N53DEG05'45"E, 40.48 FEET (PLATTED AS 40.00 FEET) ALONG THE SOUTH LINE OF SAID LOT 55; THENCE S3DEG51'57"E, 100.11 FEET (RECORDED AS S39'31'58"E, 100.11 FEET) TO THE NORTHERLY LINE OF THE PENNSYLVANIA LINES RAILROAD LLC (FORMERLY KNOWN AS NEW YORK CENTRAL RAILROAD) (BEING 66 FEET WIDE); THENCE S53DEG05'34"W, 771.61 FEET (RECORDED AS S5DEG'30'00"W, 771.58 FEET); THENCE S85DEG10'11"W, 46.43 FEET (RECORDED AS N88DEG08'00"W 46.59 FEET) TO THE EAST LINE OF A PARCEL TAKEN FOR MDOT RIGHT OF WAY (RECORDED IN LIBER 1125, PAGE 876); THENCE N05DEG54'17"W 59.85 FEET (RECORDED AS N05DEG51'14", 60.43 FEET); THENCE N00DEG38'53W, 30.00 FEET (RECORDED AS N00DEG38'53W, 30 FEET IN LIBER 1125, PAGE 786) TO THE POINT OF BEGINNING. SPLIT ON 01/23/2017 WITH 33-01-01-29-282-003 INTO 33-01-01-29-280-264;
S MLK CORR	33-01-01-29-401-008	S M L KING JR BLVD	202	\$ 119,374.00	PARTS S 1/2 SEC 29 COM CENTER POST SAID SEC, TH E ALONG S LINE BLOCK 29 ELMHURST SUB 635.2 FT, S 510 FT, N 52DEG 53MIN 43SCD E 776.71 FT TO W'LY LINE M-99, SE'LY ON R/W 51.93 FT TO S LINE FORMER NYCRR R/W, SW'LY ON SAID LINE 4241.77 FT TO S LINE SEC 29, W 110.31 FT TO W'LY LINE SAID RR R/W, N 53DEG 04MIN 36SCD E 1148.64 FT TO W 1/8 LINE SAID SEC, N 248.88 FT, N 53DEG 01MIN 58SCD E & ALONG S LINE HOLLY PARK NO 1 1414.79 FT TO SE COR LOT 118 THEREOF, N ALONG SAID PLAT 860.5 FT TO E-W LINE SEC 29, E 200 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29-401-033	2830 S M L KING JR BLVD	301	\$ 450,716.00	PARTS OF NE 1/4 OF SW 1/4 AND NW 1/4 OF SE 1/4 LYING S OF S LINE FORMER NYCRR R/W, EXC COM SE COR OF NW 1/4 OF SE 1/4, TH W 748.35 FT, N 500.51 FT, E 751.89 FT, S 500.49 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29-401-044	S M L KING JR BLVD	202	\$ 2,291.00	COM 500.49 FT N OF SE COR OF NW 1/4 OF SE 1/4 SEC 29, TH W 751.67 FT, N 33 FT, E 751.89 FT, S'LY 33 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29-401-062	2808 S KELLYBROOK LN	201	\$ 208,100.00	COM 635.2 FT E OF CEN SEC 29, TH E ON S LINE BLOCK 29 ELMHURST SUB 617.7 FT TO W'LY LINE M-99 R/W, S 04DEG 13MIN 06SCD E 39.57 FT ON SAID R/W, S 52DEG 53MIN 46SCD W PARLL S LINE FORMER NYCRR R/W 776.71 FT, N 510 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29-401-092	3030 S M L KING JR BLVD	301	\$ 153,592.00	COM 500.49 FT N & 251.67 FT W OF SE COR OF NW 1/4 OF SE 1/4, TH S 01DEG 46MIN 44SCD E 368.61 FT, S 88DEG 24MIN 43SCD W 85.06 FT, S 04DEG 04MIN 59SCD E 130.11 FT TO S LINE SAID NW 1/4 OF SE 1/4, W 430.4 FT, N 500.51 FT, E 500 FT TO BEG; SEC 29 T4N R2W

S MLK CORR	33-01-01-29- 401-102	3110 S M L KING JR BLVD	201	\$ 92,057.00	COM SE COR OF NW 1/4 OF SE 1/4, TH N 120 FT, W 241.34 FT, N 01DEG 46MIN 44SCD W 12.05 FT, S 88DEG 24MIN 43SCD W 85.06 FT, S 04DEG 59SCD E 130.11 FT TO S LINE SAID NW 1/4 OF SE 1/4, E 317.95 FT TO BEG; 29 T4N R2W
S MLK CORR	33-01-01-29- 401-112	3022 S M L KING JR BLVD	201	\$ 252,900.00	COM 295 FT N OF SE COR OF NW 1/4 OF SE 1/4, TH W 246.09 FT, S 01DEG 46MIN 44SCD E 175.08 FT, E 241.34 FT, N 175 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 401-122	3010 S M L KING JR BLVD	201	\$ 134,000.00	COM 295 FT N OF SE COR OF NW 1/4 OF SE 1/4, TH W 246.09 FT, N 01DEG 46MIN 44SCD W 127.55 FT, E 249.55 FT, S 127.49 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 426-001	2829 S M L KING JR BLVD	301	\$ 192,300.00	COM 369.65 FT N OF NW COR LOT 43 LOGANCREST, TH E 280 FT, N 290 FT TO E&W 1/4 LINE SEC 29, W TO NYC RR R/W, SW'LY ALONG RR R/W TO E LINE S LOGAN ST. S TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 426-011	2833 S M L KING JR BLVD	201	\$ 173,465.00	COM 239.65 FT N OF NW COR LOT 43 LOGANCREST, TH N 130 FT, E 280 FT, S 130 FT, W TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 426-021	2909 S M L KING JR BLVD	301	\$ 32,665.00	COM 186.49 FT N OF NW COR LOT 43 LOGANCREST, TH N 53.16 FT, E 280 FT, S 53.16 FT, W TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 426-030	2915 S M L KING JR BLVD	201	\$ 73,100.00	N 53.16 FT OF S 186.49 FT OF W 330 FT OF N 1/2 OF NE 1/4 OF SE 1/4 EXC E 80 FT THEREOF; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 426-039	2915.5 S M L KING JR BLVD	201	\$ 22,279.00	E 80 FT OF N 53.16 FT OF S 186.49 FT OF W 330 FT OF N 1/2 OF NE 1/4 OF SE 1/4; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 426-041	2919 S M L KING JR BLVD	201	\$ 154,019.00	COM NW COR LOT 43 LOGANCREST, TH N 133.33 FT, E 280 FT, S 133.33 FT, W TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 426-051	2937 S M L KING JR BLVD	201	\$ 49,500.00	LOTS 43, 44 & 45 LOGANCREST
S MLK CORR	33-01-01-29- 426-091	DUNLAP ST	302	\$ 1,664.00	LOT 39 LOGANCREST
S MLK CORR	33-01-01-29- 426-101	DUNLAP ST	302	\$ 3,658.00	LOTS 37 & 38 LOGANCREST
S MLK CORR	33-01-01-29- 426-151	2807 S M L KING JR BLVD	301	\$ 466,441.00	N 1/2 OF NE 1/4 OF SE 1/4 EXC W 330 FT SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 427-002	3015 S M L KING JR BLVD	708	\$ -	LOTS 46 THRU 53 INCL ALSO LOTS 99 THRU 105 INCL ALSO W 19 FT LOT 98 LOGANCREST
S MLK CORR	33-01-01-29- 451-001	S M L KING JR BLVD	202	\$ 27,635.00	COM ON W LINE S LOGAN ST 153.5 FT S OF E&W 1/8 LINE OF SE 1/4 SEC 29, TH W 565 FT, N 153.5 FT, W 724.6 FT, S 181.5 FT, E 1294.58 FT TO W LINE OF LOGAN ST, N 28.02 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-013	3222 S M L KING JR BLVD	201	\$ 1,468,400.00	COM 50 FT N OF S 1/4 POST SEC 29, TH E 1162.1 FT, N 300 FT, E 207.54 FT TO C/L LOGAN ST, NW'LY ON C/L 222 FT +/-, W 263 FT, N 126 FT, E 258.27 FT TO C/L SAID ST, NW'LY ON C/L 69.9 FT, W 336.76 FT, N 250 FT, E 322.06 FT TO ABOVE C/L, N'LY ON C/L 31.72 FT, W 322.06 FT, N 90 FT, W 1022.52 FT TO N & S LINE SAID SEC, S 1090 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-022	3330 S M L KING JR BLVD	201	\$ 83,700.00	COM 1162.1 FT E OF S 1/4 POST SEC 29, TH N 200 FT, E 206.7 FT TO C/L S LOGAN ST, SW'LY ALONG C/L ON ARC OF 00DEG 46MIN CURVE TO RT 200.29 FT TO S LINE SEC 29, W 200 FT TO BEG, EXC S 50 FT & E 55 FT & ALSO EXC COM 50 FT N & 50 FT W OF INT'N ABOVE C/L & S SEC LINES, TH N 20 FT, SW'LY TO PT 20 FT W OF BEG, E 20 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-032	3316 S M L KING JR BLVD	201	\$ 80,493.00	COM 1162.1 FT E & 200 FT N OF S 1/4 POST SEC 29, TH N'LY AT RT ANGLES TO S SEC LINE 150 FT, E PAR'L TO S SEC LINE 207.54 FT TO C/L S LOGAN ST, SW'LY ALONG C/L ON ARC OODEG 46MIN CURVE TO RIGHT 150.01 FT, W PAR'L TO S SEC LINE 206.70 FT TO BEG, EXC E'LY 55 FT; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-037	3218 S M L KING JR BLVD	201	\$ 221,900.00	COM 1104.54 FT E & 569.47 FT N OF S 1/4 COR SEC 29, TH N 126 FT, E 208.27 FT TO W'LY LINE M-99, S'LY ON R/W 126.09 FT, W 213 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-041	3216 S M L KING JR BLVD	201	\$ 81,800.00	COM ON W LINE S LOGAN ST 473.5 FT S OF E&W 1/8 LINE OF SE 1/4 SEC 29, TH S 80.1 FT, W 231.78 FT, N 34 FT, NE'LY TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-051	3212 S M L KING JR BLVD	201	\$ 59,849.00	COM ON W LINE S LOGAN ST 453.5 FT S OF E&W 1/8 LINE OF SE 1/4 SEC 29, TH W 280.9 FT, S 100 FT, E 55 FT, N 34 FT, NE'LY TO PT 20 FT S OF PT OF BEG, N 20 FT TO BEG; SEC 29 T4N R2W

S MLK CORR	33-01-01-29- 451-061	3140 S M L KING JR BLVD	201	\$ 66,252.00	N 60 FT OF COM ON W LINE S LOGAN ST 303.35 FT S OF E&W 1/8 LINE OF SE 1/4 SEC 29, TH W 272.06 FT, S'LY 150 FT, E 280.9 FT, N 150.15 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-062	3208 S M L KING JR BLVD	201	\$ 219,238.00	COM ON W LINE S LOGAN ST 303.35 FT S OF E & W 1/8 LINE OF SE 1/4 SEC 29, TH W 272.06 FT, S'LY 150 FT, E 280.9 FT, N 150.15 FT TO BEG, EXC N 60 FT; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-067	3128 S M L KING JR BLVD	201	\$ 160,264.00	COM AT A POINT ON W R/W LINE OF S LOGAN ST 181.52 FT S OF E & W 1/8 LINE, TH S 89DEG 54MIN 04SCD W 280 FT, S 00DEG 05MIN 20SCD E 90 FT, N 89DEG 54MIN 04SCD E 283.22 FT, N'LY ON W R/W LINE TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 451-069	3122 S M L KING JR BLVD	201	\$ 86,179.00	UNIT 1, BEC LAND COMPANY CONDO, SUBDIVISION PLAN NO. 288, CITY OF LANSING, INGHAM COUNTY, MICHIGAN
S MLK CORR	33-01-01-29- 451-072	3124 S M L KING JR BLVD	201	\$ 105,800.00	UNIT 2 BEC LAND COMPANY CONDOMINIUM, SUBDIVISION PLAN NO. 288, CITY OF LANSING, INGHAM COUNTY, MICHIGAN
S MLK CORR	33-01-01-29- 476-002	3101 S M L KING JR BLVD	201	\$ 139,471.00	LOTS 106, 107 & 108 LOGANCREST
S MLK CORR	33-01-01-29- 476-041	3127 S M L KING JR BLVD	201	\$ 329,000.00	COM 50.01 FT S OF INTERSECTION OF E LINE S LOGAN ST & E&W 1/8 LINE OF SE 1/4 SEC 29, TH E 270.1 FT, S 100 FT, E 150 FT, S 100 FT, W 420.1 FT TO E LINE S LOGAN ST, N 200 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 476-062	3135 S M L KING JR BLVD	201	\$ 351,250.00	LOTS 1, 2 & 3 SOUTHLAND PLAZA
S MLK CORR	33-01-01-29- 476-091	900 SOUTHLAND AVE	201	\$ 131,863.00	LOTS 4, 5 & 6 SOUTHLAND PLAZA
S MLK CORR	33-01-01-29- 476-111	808 SOUTHLAND AVE	201	\$ 153,600.00	LOTS 7, 8 & 9 ALSO E 1/2 OUTLOT A SOUTHLAND PLAZA
S MLK CORR	33-01-01-29- 477-006	3215 S M L KING JR BLVD	201	\$ 193,500.00	LOT 16, ALSO COM NW COR LOT 15, TH E 51.13 FT, S 01DEG 10MIN 44SCD E 190.04 FT, W 55.04 FT TO SW COR LOT 15, N TO BEG; SOUTHLAND PLAZA
S MLK CORR	33-01-01-29- 477-012	3229 S M L KING JR BLVD	201	\$ 175,400.00	COM 55 FT S OF NW COR LOT 17, TH S 195 FT ALONG W LOT LINE, E 200 FT, N 194.95 FT, W 203.73 FT TO BEG; SOUTHLAND PLAZA
S MLK CORR	33-01-01-29- 477-014	3311 S M L KING JR BLVD	201	\$ 209,305.00	COM AT POINT ON W LINE LOT 17 308.58 FT S'LY OF NW LOT COR, TH E 224 FT, S 290 FT TO N LINE W HOLMES RD, W 74 FT, N 150.03 FT, W 150 FT TO W LOT LINE & E LINE M-99, N 140 FT TO BEG; SOUTHLAND PLAZA
S MLK CORR	33-01-01-29- 477-021	3325 S M L KING JR BLVD	201	\$ 244,324.00	COM ON E'LY LINE S LOGAN ST 60 FT N OF S LINE SEC 29, TH N 150.13 FT, E 150 FT, S 150.03 FT, W 150 FT TO BEG; SEC 29 T4N R2W
S MLK CORR	33-01-01-29- 477-042	905 SOUTHLAND AVE	201	\$ 245,760.00	LOTS 10, 11, 12 & 13 SOUTHLAND PLAZA
S MLK CORR	33-01-01-29- 477-072	1011 SOUTHLAND AVE	201	\$ 71,206.00	LOT 14 ALSO COM AT NW COR LOT 14, TH W 48.87 FT ON N LINE LOT 15, S 01DEG 10MIN 44SCD E 190.04 FT, E 44.96 FT ON S LINE LOT 15, N 190 FT TO BEG; SOUTHLAND PLAZA

S MLK CORR	33-01-01-29- 477-082	930 W HOLMES RD	201	\$ 783,300.00	SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING, AS RECORDED IN LIBER 23, PAGE 13 & 14, INGHAM COUNTY RECORDS. COMMENCING AT 1/2 " BAR IN CONCRETE AT THE NORTHEAST CORNER OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING; THENCE S31DEG05'54"W, 224.52 FEET ALONG THE NORTHWESTERLY LINE OF WASHINGTON AVENUE TO A 5/8 "X30" STEEL BAR & CAP #51489 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S31DEG 05'54"W, 441.89 FEET ALONG SAID RIGHT OF WAY LINE TO O FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE N89DEG 56 '21 "W, 251.16 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO. A FOUND BAR; THENCE S00DEG '23 ' 11 "E, 133.06 FEET (RECORDED AS 133,78 FEET) ALONG THE EAST LINE OF SAID LOT 17 TO A 5/8"X30" STEEL BAR & COP #51489 ON THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD; THENCE N89DEG 56'21 "W, 313.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N01DEG 14 '22 "E, 290.00 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE S89DEG 53'57 "W, 224.00 FEET TO A FOUND BAR & COP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY. M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 58.70 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129,89 FEET, WITH A CENTRAL ANGLE OF 00DEG 28'18 ' AND A LONG CHORD OF 58.70 FEET BEARING N00DEG 05 '51 "W TO O FOUND BAR & CAP #16053; THENCE N 89DEG 59 ' 13 "E, 199.80 FEET TO A FOUND BAR & CAP #16053; THENCE N 00DEG 00 '36"E, 194.93 FEET TO A FOUND BAR & COP #16053; THENCE N 89DEG 59 '39 "W, 203.63 FEET TO A FOUND BAR & CAP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE
S MLK CORR	33-01-01-32- 201-201	3612 S M L KING JR BLVD	201	\$ 83,700.00	E 144 FT OF COM SE COR LOT 1 PLAT OF MONTCLAIR, TH N 0DEG 02MIN 30SCD E 142 FT, S 89DEG 57MIN 30SCD E 233 FT TO CL S LOGAN ST, S'LY ALONG CL S LOGAN ST 142 FT, N 89DEG 57MIN 30SCD W 230.6 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 201-211	3600 S M L KING JR BLVD	201	\$ 139,580.00	COM SE COR LOT 1 PLAT OF MONTCLAIR, TH N 0DEG 02MIN 30SCD E 242.47 FT, S 89DEG 55MIN E 236 FT TO CL S LOGAN ST, S'LY ALONG CL S LOGAN ST 242.6 FT, N 89DEG 57MIN 30SCD W 230.6 FT TO BEG EXC S 142 FT OF E 144 FT; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 201-223	3512 S M L KING JR BLVD	201	\$ 378,700.00	COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S89DEG 48MIN 18SEC E 881.10 FEET ALONG THE NORTH LINE OF SAID SECTION 32 FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89DEG 48MIN 18SEC E 200.00 FEET; THENCE S00DEG 20MIN 42SEC W 33.00 FEET; THENCE N89DEG 48MIN 18SEC W 74.76 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF HOLMES ROAD (33 FEET 1/2 WIDTH); THENCE S00DEG 11MIN 42SEC W 365.67 FEET; THENCE S89DEG 48MIN 18SEC E 284.73 FEET; THENCE N03DEG 16MIN 38SEC E 236.01 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD (100 FEET WIDE); THENCE S89DEG 48MIN 18SEC E 22.70 FEET; THENCE S00DEG 20MIN 42SEC W 496.76 FEET; THENCE N89DEG 56MIN 45SEC W 695.71 FEET ALONG THE NORTH LINE OF THE PLAT OF MONTCLAIR NO. 1, AS RECORDED IN LIBER 16 OF PLATS, PAGE 46 OF THE INGHAM COUNTY RECORDS; THENCE N00DEG 20MIN 42SEC E 418.47 FEET; THENCE S89DEG 48MIN 18SEC E 250.00 FEET; THENCE N00DEG 20MIN 42SEC E 243.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.44- ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTH 33.00 FEET, AS OCCUPIED BY HOLMES ROAD AND ON THE EAST BY MARTIN LUTHER KING JUNIOR BOULEVARD THEREOF, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

S MLK CORR	33-01-01-32- 201-232	3500 S M L KING JR BLVD	201	\$ 199,800.00	COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S89DEG 48MIN 18SEC E 1081.10 FEET ALONG THE NORTH LINE OF SAID SECTION 32; THENCE S00DEG 20MIN 42SEC W 33.00 FEET; THENCE N89DEG 48MIN 18SEC W 74.76 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF HOLMES ROAD (33 FEET 1/2 WIDTH); THENCE S00DEG 11MIN 42SEC W 230.67 FEET FOR A PLACE OF BEGINNING; THENCE S89DEG 48MIN 18SEC E 292.00 FEET; THENCE S03DEG 16MIN 38SEC W 135.20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD (100 FEET WIDE); THENCE N89DEG 48MIN 18SEC W 284.73 FEET; THENCE N00DEG 11MIN 42SEC E 135.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.89 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
S MLK CORR	33-01-01-32- 201-242	3404 S M L KING JR BLVD	201	\$ 711,760.00	COM 1006.25 FT E OF N 1/4 COR, TH S 263.67 FT, E 320 FT +/- TO E 1/8 LINE SEC 32, N 263 FT +/- TO N SEC LINE, W 320 FT +/- TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 201-256	1211 W HOLMES RD	201	\$ 69,400.00	COM 1771.7 FT W OF NE COR, TH S 243 FT, W 150 FT, N 243 FT, E 150 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 203-202	HILLCREST ST	202	\$ 6,077.00	W 100 FT LOT 3, ALSO S 1/2 OF E 55 FT LOT 45 SUPERVISORS PLAT OF HILLCREST FARMS
S MLK CORR	33-01-01-32- 203-234	3826 S M L KING JR BLVD	201	\$ 33,636.00	E 121 FT OF S 72 FT LOT 3 SUPERVISORS PLAT OF HILLCREST FARMS
S MLK CORR	33-01-01-32- 203-244	3822 S M L KING JR BLVD	201	\$ 45,324.00	S 25 FT OF E 121 FT LOT 2 & N 30 FT OF E 121 FT LOT 3 SUPERVISORS PLAT OF HILLCREST FARMS
S MLK CORR	33-01-01-32- 203-252	3812 S M L KING JR BLVD	201	\$ 145,152.00	LOT 1, ALSO LOT 2 EXC S 25 FT OF E 121 FT; SUPERVISORS PLAT OF HILLCREST FARMS
S MLK CORR	33-01-01-32- 203-261	3800 S M L KING JR BLVD	201	\$ 188,807.00	S 100 FT OF COM AT CENTER OF NE 1/4 SEC 32, TH W 227.74 FT, N 358.46 FT, E TO N&S 1/8 LINE OF NE 1/4, S TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 203-271	3718 S M L KING JR BLVD	201	\$ 43,800.00	COM S 0DEG 02MIN 30SCD W 158.46 FT FROM NE COR LOT 3 PLAT OF MONTCLAIR, TH E TO W R/W LINE S LOGAN ST, S ALONG W R/W LINE S LOGAN ST 100 FT, W TO E LINE PLAT OF MONTCLAIR, N 0DEG 02MIN 30SCD E TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 203-281	3706 S M L KING JR BLVD	201	\$ 100,249.00	COM NE COR LOT 3 PLAT OF MONTCLAIR, TH S 0DEG 02MIN 30SCD W 158.46 FT, E TO W R/W LINE S LOGAN ST, N TO INTERSECTION W R/W LINE S LOGAN ST & S R/W LINE WARWICK DR, W ALONG S R/W LINE WARWICK DR TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 226-004	3425 S M L KING JR BLVD	201	\$ 140,828.00	COM 1027.86 FT W OF NE COR SEC 32, TH S 02DEG 56MIN E 299.06 FT, S 86DEG 47MIN 12SCD W 300 FT +/- TO C/L M-99, N'LY ALONG C/L 320 FT +/- TO N LINE SEC 32, E 263 FT +/- TO BEG, EXC PARTS USED FOR W HOLMES RD & M-99 R/W'S; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 226-016	3525 S M L KING JR BLVD	201	\$ 634,846.00	COM 881 FT W & 50 FT S OF NE COR SEC 32, TH S 490.86 FT, S 30DEG 40 MIN 02SCD W 55.98 FT, S 156.19 FT, W 242.96 FT, N 10 FT, W 120 FT TO E LINE HWY M-99 R/W, NE'LY 373.36 FT ALONG 12227.67 FT RADIUS CURVE TO RT CHORD BEARING N 01DEG 58MIN 31SCD E 373.54 FT, N 02 DEG 51 MIN 00 SEC E 50.78 FT, N 86DEG 43MIN 58SCD E 244.16 FT, N 02DEG 56MIN W 249 FT TO S LINE HOLMES RD R/W, E ON SAID LINE 144.38 FT TO BEG; SEC 32 T4N R2WN
S MLK CORR	33-01-01-32- 226-022	3621 S M L KING JR BLVD	201	\$ 294,300.00	COM S 89DEG 49MIN W 1272.73 FT & S 00DEG 07MIN 40SCD W 849.03 FT FROM NE COR SEC 32, TH N 89DEG 49MIN E 199.5 FT, S 00DEG 07MIN 40SCD W 213 FT, S 89DEG 49MIN W 200 FT, N 00DEG 07MIN 40SCD E 102.64 FT, NE'LY 110.36 FT ALONG A 12227.67 FT RADIUS CURVE TO RIGHT CHORD BEARING N 00DEG 23MIN 11SCD E 110.36 FT TO POB; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 226-025	3615 S M L KING JR BLVD	201	\$ 84,480.00	COM S 89DEG 49MIN W 1272.73 FT AND S 00DEG 07MIN 40SCD W 774.03 FT OF NE COR SEC 32, TH N 89DEG 49MIN E 198.5 FT, S 00DEG 07MIN 49SCD W 75 FT, S 89DEG 49MIN W 198.5 FT, N 00DEG 07MIN 49SCD E TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 226-041	1016 LEGRAND DR	201	\$ 152,359.00	LOT 17 EXC E 8 FT MEADOW WOOD SUB

S MLK CORR	33-01-01-32- 226-552	921 W HOLMES RD	201	\$ 1,454,354.00	COM 681 FT W & 50 FT S OF NE COR SEC 32, TH S 333 FT, E 45 FT, S 35 DEG 42MIN 11SCD E 210.81 FT, E 2.24 FT, S 238.42 FT, E 220 FT TO W LINE SUPERVISORS PLAT OF BURCHFIELD SUB, S ON SAID LINE 269.21 FT TO N LINE MEADOW WOOD SUB, W ON SAID LINE 784.7 FT, N 288 FT, W 198.59 FT TO E LINE M-99 R/W, NE'LY 40.01 FT ALONG SAID LINE, E 120 FT, S 10 FT, E 242.96 FT, N 156.19 FT, N 30DEG 40MIN 02SCD E 55.98 FT, N 490.86 FT TO POINT ON S LINE HOLMES RD R/W, E 200 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 251-205	1120 MARY AVE	201	\$ 211,012.00	W 195 FT OF S 204 FT LOT 1 SUPERVISORS PLAT NO 5
S MLK CORR	33-01-01-32- 251-212	4100 S M L KING JR BLVD	201	\$ 90,978.00	E 151 FT OF S 204 FT LOT 1 SUPERVISORS PLAT NO 5
S MLK CORR	33-01-01-32- 251-221	S M L KING JR BLVD	202	\$ 19,947.00	E 88 FT OF N 102 FT LOT 1 SUPERVISORS PLAT NO 5
S MLK CORR	33-01-01-32- 251-251	4000 S M L KING JR BLVD	201	\$ 41,169.00	E 97 FT LOT 7 EXC N 17 FT SUPERVISORS PLAT OF HILLCREST FARMS
S MLK CORR	33-01-01-32- 251-382	3916 S M L KING JR BLVD	201	\$ 27,300.00	SPLIT/COMBINED ON 10/19/2018 FROM 33-01-01-32-251-371, 33-01-01-32-251-381, 33-01-01-32-251-390; THE E 136 FT LOT 4; N 34 FT OF S 51 FT OF E 121 FT LOT 5; AND LOT 6 SUPERVISORS PLAT OF HILLCREST FARMS, CITY OF LANSING, INGHAM COUNTY, STATE OF MICHIGAN.
S MLK CORR	33-01-01-32- 252-070	1301 MARY AVE	201	\$ 648,769.00	LOTS 8 THRU 14 & W 66 FT LOT 15; BRIERLEY HILL
S MLK CORR	33-01-01-32- 252-112	4230 S M L KING JR BLVD	201	\$ 91,900.00	LOT 15 EXC N 153.5 FT, ALSO EXC W 151 FT BRIERLEY HILL
S MLK CORR	33-01-01-32- 252-122	4220 S M L KING JR BLVD	201	\$ 277,197.00	N 153.5 FT LOT 15 EXC W 66 FT, AND E 85 FT OF W 151 FT LOT 15 EXC N 153.5 FT BRIERLEY HILL
S MLK CORR	33-01-01-32- 276-001	1017 LEGRAND DR	201	\$ 134,230.00	LOT 18 MEADOW WOOD SUB
S MLK CORR	33-01-01-32- 276-011	3821 S M L KING JR BLVD	201	\$ 208,384.00	COM ON E LINE S LOGAN ST 1056 FT N OF INTERSECTION WITH E&W 1/4 LINE, TH E 250 FT, N 198 FT, W 250 FT, S 198 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 276-030	4019 S M L KING JR BLVD	201	\$ 392,200.00	COM INTN C/L M-99 & N LINE CAVANAUGH RD EXTD W, TH N 320 FT +/-, E 351.45 FT, S 350 FT TO N LINE CAVANAUGH RD, NW'LY 121.36 FT ALONG 240 FT RAD CURVE TO RT CHORD BEARING N 76DEG 09MIN 22SCD W 120.07 FT, W 235 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 276-040	3901 S M L KING JR BLVD	201	\$ 1,326,886.00	COM 320 FT +/- N OF INTN C/L M-99 & N LINE CAVANAUGH RD EXTD W, TH N 376 FT, E 710.24 FT, S 726 FT, W 359.08 FT, N 350 FT, W 351.45 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 276-057	4211 S M L KING JR BLVD	201	\$ 159,232.00	COM ON E LINE S LOGAN ST 143 FT +/- N OF INT'N E & W 1/4 LINE, TH N 157 FT, E 185 FT, S 157 FT, W 185 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 276-063	4221 S M L KING JR BLVD	201	\$ 76,233.00	COM INT'N E LINE S LOGAN ST & E & W 1/4 LINE TH N 143 FT +/-, E 185 FT, S 143 FT +/-, W 185 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 276-068	914 W CAVANAUGH RD	201	\$ 308,632.00	LOT 4 CAVANAUGH HEIGHTS
S MLK CORR	33-01-01-32- 276-074	1001 W CAVANAUGH RD	201	\$ 284,271.00	LOT 1 CAVANAUGH HEIGHTS
S MLK CORR	33-01-01-32- 276-076	929 W CAVANAUGH RD	201	\$ 306,750.00	LOT 2 CAVANAUGH HEIGHTS
S MLK CORR	33-01-01-32- 401-131	4314 S M L KING JR BLVD	201	\$ 91,955.00	LOTS 2 & 3 EXC W 80 FT SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 401-141	4300 S M L KING JR BLVD	201	\$ 16,691.00	LOT 1 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-142	4526 S M L KING JR BLVD	201	\$ 48,710.00	E 132.4 FT LOT 49 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-161	4516 S M L KING JR BLVD	201	\$ 64,200.00	LOT 48 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-171	4508 S M L KING JR BLVD	201	\$ 84,534.00	LOT 47 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-181	4504 S M L KING JR BLVD	201	\$ 83,337.00	S 52 FT LOT 46 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1

S MLK CORR	33-01-01-32- 402-191	S M L KING JR BLVD	202	\$ 18,500.00	N 59 FT OF S 111 FT LOT 46 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-211	4410 S M L KING JR BLVD	201	\$ 33,090.00	N 45 FT OF E 250 FT LOT 46 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-231	4400 S M L KING JR BLVD	201	\$ 27,923.00	E 85 FT LOT 45 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-241	1113 PIERCE RD	201	\$ 74,400.00	LOT 45 EXC E 85 FT SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 402-251	1205 PIERCE RD	201	\$ 334,500.00	LOT 44 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 426-002	4303 S M L KING JR BLVD	708	\$ -	LOTS 1 THRU 5 INCL SONNENBERGS HALF ACRE SUB
S MLK CORR	33-01-01-32- 427-001	4405 S M L KING JR BLVD	201	\$ 100,510.00	LOT 22 SONNENBERGS HALF ACRE SUB
S MLK CORR	33-01-01-32- 427-011	4415 S M L KING JR BLVD	202	\$ 19,500.00	LOT 23 SONNENBERGS HALF ACRE SUB
S MLK CORR	33-01-01-32- 427-042	4519 S M L KING JR BLVD	201	\$ 69,529.00	LOT 27 & S 76 FT LOT 26 ALSO S 176 FT OF W 3 FT LOT 28 SONNENBERGS HALF ACRE SUB
S MLK CORR	33-01-01-32- 451-171	1212 W JOLLY RD	202	\$ -	LOT 22 EXC S 7 FT SUPERVISORS PLAT NO 4
S MLK CORR	33-01-01-32- 451-182	5016 S M L KING JR BLVD	201	\$ 614,400.00	LOT 4 BRIARFIELD KNOLLS ALSO LOTS 23, 24 & 25 EXC S 7 FT ALSO ALL LOTS 26, 27, 28 & 29 SUPERVISORS PLAT NO 4
S MLK CORR	33-01-01-32- 451-242	4924 S M L KING JR BLVD	201	\$ 114,132.00	LOT 30 SUPERVISORS PLAT NO 4 ALSO LOTS 1, 2 & 3 BRIARFIELD KNOLLS SUB
S MLK CORR	33-01-01-32- 451-531	S M L KING JR BLVD	202	\$ 26,597.00	COM NE COR LOT 32, TH N 89DEG 54MIN W 391.5 FT, S 0DEG 37MIN W 180 FT, S 89DEG 53MIN E ALONG N LINE BRIARFIELD DR, 389.3 FT TO W LINE S LOGAN ST, N'LY ALONG W LINE S LOGAN ST TO BEG EXC E'LY 10 FT THEREOF; SUPERVISORS PLAT NO 4
S MLK CORR	33-01-01-32- 451-551	1141 DORCHESTER CIRCLE	201	\$ 263,571.00	LOT 3 DORCHESTER CIRCLE SUB
S MLK CORR	33-01-01-32- 451-561	1115 DORCHESTER CIRCLE	201	\$ 109,777.00	LOT 2 DORCHESTER CIRCLE SUB
S MLK CORR	33-01-01-32- 451-571	1151 DORCHESTER CIRCLE	201	\$ 196,763.00	LOT 4 DORCHESTER CIRCLE SUB
S MLK CORR	33-01-01-32- 451-581	1156 DORCHESTER CIRCLE	201	\$ 142,083.00	LOT 5 DORCHESTER CIRCLE SUB
S MLK CORR	33-01-01-32- 451-591	1140 DORCHESTER CIRCLE	201	\$ 142,083.00	LOT 6 DORCHESTER CIRCLE SUB
S MLK CORR	33-01-01-32- 451-601	1130 DORCHESTER CIRCLE	201	\$ 142,083.00	LOT 7 DORCHESTER CIRCLE SUB
S MLK CORR	33-01-01-32- 451-611	1100 DORCHESTER CIRCLE	201	\$ 241,929.00	LOT 1 DORCHESTER CIRCLE SUB
S MLK CORR	33-01-01-32- 451-631	4620 S M L KING JR BLVD	201	\$ 313,100.00	LOTS 102 & 103 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 451-641	4610 S M L KING JR BLVD	201	\$ 54,827.00	LOT 101 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1
S MLK CORR	33-01-01-32- 476-003	4601 S M L KING JR BLVD	201	\$ 69,460.00	LOTS 46, 47 & W 6 FT OF N 127 FT LOT 45 SONNENBERGS HALF ACRE SUB
S MLK CORR	33-01-01-32- 476-031	946 VINCENT CT	201	\$ 140,673.00	LOT 44 ALSO LOT 45 EXC W 6 FT OF N 127 FT SONNENBERGS HALF ACRE SUB
S MLK CORR	33-01-01-32- 477-031	4711 S M L KING JR BLVD	201	\$ 115,879.00	COM ON E LINE S LOGAN ST 1014 FT N & 50 FT E OF S 1/8 POST OF SE 1/4 SEC 32, TH E TO INTERSECTION NW LINE OF DELRAY PARK NO 1, N 50DEG 10MIN E TO NW'LY COR LOT 61 OF SAID PLAT, W 565 FT TO INTERSECTION OF E LINE OF LOGAN ST, S ALONG SAID LINE 165 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 477-041	4801 S M L KING JR BLVD	201	\$ 72,955.00	COM ON E LINE S LOGAN ST 390.5 FT N OF ITS INTERSECTION WITH N LINE LOT 75 DELRAY PARK NO 1 EXTD, TH E TO NW LINE OF SAID PLAT, SW'LY ALONG SAID PLAT LINE TO NW'LY COR LOT 68 OF SAID PLAT, W 203.5 FT TO E LINE OF S LOGAN ST, N 100 FT TO BEG; SEC 32 T4N R2W

S MLK CORR	33-01-01-32- 477-051	4909 S M L KING JR BLVD	201	\$ 68,500.00	COM ON E LINE S LOGAN ST 100 FT N OF ITS INTERSECTION WITH N LINE LOT 75 DELRAY PARK NO 1 EXT D TH E 203.5 FT, N 190.4 FT, W TO E LINE S LOGAN ST, S 190.5 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 477-055	4915 S M L KING JR BLVD	201	\$ 51,100.00	COM AT INTERSECTION OF N LINE LOT 75 DELRAY PARK NO 1 EXT D WITH E R/W LINE S LOGAN ST, TH E 203.5 FT ALONG SAID LOT LINE TO W LINE SAID SUB, N'LY ALONG W LINE SAID SUB 100 FT, W TO E R/W LINE S LOGAN ST, S ALONG SAID R/W LINE 100 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 479-021	1000 W JOLLY RD	201	\$ 310,839.00	COM 235 FT E OF INTERSECTION CL JOLLY RD & E R/W LINE S LOGAN ST, TH W 84.69 FT, N 0DEG 16MIN 47SCD W 177.68 FT, S 89DEG 39MIN 30SCD W 32.73 FT, N 0DEG 25MIN 20SCD W 15.35 FT, S 89DEG 43MIN 13SCD W 103.5 FT TO E'LY R/W LINE S LOGAN ST, N'LY ALONG SAID R/W LINE TO S LINE DELRAY MANOR SUB, E ALONG S LINE SAID SUB TO PT N OF BEG, S TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 479-032	5035 S M L KING JR BLVD	201	\$ 114,399.00	COM 1142.84 FT W & 50 FT N OF SE COR SEC 32, TH N 0DEG 16MIN 47SCD W 127.68 FT, S 89DEG 39MIN 30SCD W 32.73 FT, N 0DEG 25MIN 20SCD W 15.35 FT, S 89DEG 43MIN 13SCD W 103.5 FT TO E'LY R/W LINE S LOGAN ST, S'LY ALONG R/W LINE 144 FT, E & PARL TO SEC LINE 150.31 FT TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-01-32- 479-041	W JOLLY RD	202	\$ 64,250.00	COM 235 FT E OF INTERSECTION CL JOLLY RD & E R/W LINE S LOGAN ST, TH N 365 FT TO S LINE DELRAY MANOR SUB, E'LY & S'LY ALONG S & W'LY LINE SAID SUB TO CL JOLLY RD, W TO BEG; SEC 32 T4N R2W
S MLK CORR	33-01-05-05- 126-031	5428 S M L KING JR BLVD	302	\$ 44,334.00	NW'LY 250 FT LOTS 1, 2, 3, 4 & 5 ALSO COM W COR LOT 6, TH SE'LY 325 FT ON SW'LY LINE LOT 6, NE'LY TO PT ON NE'LY LINE LOT 6 438 FT SE'LY OF N'LY COR LOT 6, NW'LY TO N'LY COR LOT 6, SW'LY TO BEG ALSO S 3 A LOT 9; CREYTS SUB
S MLK CORR	33-01-05-05- 126-043	S M L KING JR BLVD	202	\$ 41,451.00	LOT 1 & S 1.5 A LOT 2 EXC W'LY 250 FT THEREOF, ALSO EXC PARTS LYING N'LY OF A LINE COM ON N'LY LINE M-99 R/W 36.3 FT S'LY FROM INTN N LINE LOT 1, TH N 46DEG 52MIN 42SCD W 300 FT, NE'LY 134 FT PARLL M-99 R/W TO POE; CREYTS SUB
S MLK CORR	33-01-05-05- 126-053	5640 S M L KING JR BLVD	201	\$ 248,900.00	PARTS LOTS 1 & 2 COM INTN LINE COMMON TO SAID LOTS & N'LY R/W M-99, TH NE'LY ON R/W 97.7 FT TO N'LY LINE OF S 1.5 A LOT 2, N 46DEG 52MIN 42SCD W 300 FT, SW'LY 134 FT PARLL M-99, S 46DEG 52MIN 42SCD E 300 FT TO R/W, NE'LY 36.3 FT TO BEG CREYTS SUB
S MLK CORR	33-01-05-05- 126-061	S M L KING JR BLVD	202	\$ 21,490.00	N 1 A LOT 2 EXC NW'LY 250 FT ALSO LOT 3 EXC NW'LY 250 FT ALSO EXC NE'LY 100 FT OF SE'LY 200 FT; CREYTS SUB
S MLK CORR	33-01-05-05- 126-071	5614 S M L KING JR BLVD	201	\$ 85,408.00	COM AT E'LY COR LOT 3, TH NW'LY ALONG N LOT LINE 200 FT, SW'LY 100 FT, SE'LY 200 FT, NE'LY TO BEG; CREYTS SUB
S MLK CORR	33-01-05-05- 126-081	5606 S M L KING JR BLVD	708	\$ -	LOT 4 EXC NW'LY 250 FT CREYTS SUB
S MLK CORR	33-01-05-05- 126-091	5542 S M L KING JR BLVD	201	\$ 137,943.00	LOT 5 EXC NW'LY 250 FT CREYTS SUB
S MLK CORR	33-01-05-05- 126-101	5528 S M L KING JR BLVD	201	\$ 74,700.00	COM S'LY COR LOT 6 ON W'LY LINE M-99, TH NW'LY ALONG S'LY LOT LINE 650 FT, NE TO PT ON NE'LY LOT LINE 550 FT NW'LY FROM E'LY COR, SE'LY 550 FT TO E'LY COR, SW'LY TO BEG; CREYTS SUB
S MLK CORR	33-01-05-05- 126-111	5510 S M L KING JR BLVD	201	\$ 23,500.00	S 1/2 LOT 7 CREYTS SUB
S MLK CORR	33-01-05-05- 126-121	5508 S M L KING JR BLVD	201	\$ 35,800.00	N 1/2 LOT 7 CREYTS SUB
S MLK CORR	33-01-05-05- 126-131	5468 S M L KING JR BLVD	201	\$ 34,838.00	SW'LY 70 FT LOT 8 CREYTS SUB
S MLK CORR	33-01-05-05- 126-161	S M L KING JR BLVD	302	\$ 2,907.00	COM E'LY COR LOT 8, TH SW'LY ALONG M-99 100 FT, N 66DEG W 201.3 FT TO N'LY LOT LINE, N 89DEG 30MIN E 240 FT TO BEG; CREYTS SUB

S MLK CORR	33-01-05-05- 126-173	5404 S M L KING JR BLVD	708	\$ -	THOSE PARTS OF LOTS 9 THRU 14 COM NE COR LOT 11, TH S 17 FT, W 147 FT, S 103 FT, E 70 FT, S 27 FT, E 77 FT, S TO SE COR LOT 11, E TO W LINE HWY M-99, SW'LY ON R/W 207.5 FT, W 198 FT +/-, S 65.3 FT TO N LINE CP CO R/W, W 100 FT, N 114 FT, W 90 FT, S 114 FT, W ON CP CO R/W TO W LINE LOT 9, N'LY ON W'LY LINES LOTS 9, 10 & 14 TO POINT 330 FT S OF NW COR LOT 14, E TO E LINE SAID LOT, N 130 FT, E TO E LINE LOT 13, N 93 FT, E 100.69 FT, N'LY 16.05 FT ALONG 186 FT RADIUS CURVE TO RT CENT ANG OF 04DEG 56MIN 40SCD, N 90.97 FT TO S LINE W JOLLY RD, E TO BEG; CREYTS SUB
S MLK CORR	33-01-05-05- 201-161	5334 S M L KING JR BLVD	201	\$ 78,019.00	LOT 10 SUPERVISORS PLAT OF BALZER SUB
S MLK CORR	33-01-05-05- 202-082	5208 S M L KING JR BLVD	201	\$ 393,846.00	LOTS 13, 14 & E 125 FT OF LOTS 17 & 18 SUPERVISORS PLAT OF BALZER SUB, ALSO LOTS 45 & 46 SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 202-092	5200 S M L KING JR BLVD	201	\$ 224,010.00	LOTS 47 & 48 SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 202-111	5140 S M L KING JR BLVD	201	\$ 58,539.00	LOT 49 SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 202-121	5134 S M L KING JR BLVD	201	\$ 48,272.00	LOT 50 SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 202-132	5124 S M L KING JR BLVD	201	\$ 87,449.00	S 111 FT LOTS 52, 53 & 54; SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 202-153	5118 S M L KING JR BLVD	201	\$ 342,846.00	LOTS 55 & 56, ALSO LOTS 53 & 54 EXC S 111 FT, ALSO LOT 52 EXC S 111 FT & EXC N 100 FT OF W 1/2; AND EXC ANY PARTS ABOVE LOTS USED FOR STREET PURPOSES; SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 202-181	1217 W JOLLY RD	301	\$ 3,900.00	W 50 FT OF N 100 FT LOT 52 SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 226-003	5103 S M L KING JR BLVD	201	\$ 134,120.00	LOT 8 EXC N 7 FT, ALSO LOTS 9 & 10 EXC M-99 R/W SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 226-062	5133 S M L KING JR BLVD	201	\$ 57,446.00	LOTS 11 & 12 EXC SE'LY 50 FT AND ALSO EXC THOSE PARTS LYING NW'LY OF A LINE 60 FT E OF & PARLL TO M-99 CONSTRUCTION C/L OF 1971 SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 226-090	5141 S M L KING JR BLVD	201	\$ 183,903.00	SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXC E 108.6 FT, ALSO W 130 FT LOTS 41, 42 & 43, AND ALSO LOT 44 ; SUPERVISOR'S PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 276-001	5303 S M L KING JR BLVD	201	\$ 36,556.00	COM NE COR LOT 20, TH S ON E LOT LINE 175.8 FT, N 54DEG 45MIN W 127.7 FT TO E'LY R/W LINE M-99, N 33DEG 30MIN E 132.2 FT TO NW COR LOT 20, E 35.5 FT TO BEG; SUPERVISORS PLAT OF PROSPERITY FARMS
S MLK CORR	33-01-05-05- 277-221	5405 S M L KING JR BLVD	201	\$ 321,214.00	COM 825 FT N & 1181.4 FT W OF SE COR SEC 5, TH W ALONG N LINE OF S 50 R OF NE 1/4 1150 FT +/- TO C/L M-99, NE'LY ON C/L 280 FT +/- TO S LINE SUPERVISORS PLAT OF PROSPERITY FARMS AS EXTD W, E ON SAID S LINE 1000 FT +/- TO POINT DUE N OF BEG, S TO BEG; SEC 5 T3N R2W
S MLK CORR	33-01-05-05- 277-231	S M L KING JR BLVD	202	\$ 75,870.00	N 165 FT OF S 825 FT OF NE 1/4 LY NG E OF C/L M-99 SEC 5 T3N R2W
S MLK CORR	33-01-05-05- 301-112	5856 S M L KING JR BLVD	201	\$ 96,329.00	S'LY 400 FT LOT 13; SUPERVISORS PLAT OF VALLEAUS SUB
S MLK CORR	33-01-05-05- 302-063	5721 VALENCIA BLVD	201	\$ 43,520.00	NW'LY 48.5 FT LOT 12, ALSO NW'LY 93.5 FT OF SE'LY 210 FT LOT 11 SUPERVISORS PLAT OF VALLEAUS SUB
S MLK CORR	33-01-05-05- 302-078	5824 S M L KING JR BLVD	201	\$ 94,400.00	SE'LY 311 FT LOT 10; SUPERVISOR'S PLAT OF VALLEAU'S SUB
S MLK CORR	33-01-05-05- 306-091	5950 S M L KING JR BLVD	201	\$ 32,200.00	LOTS 10 & 11 WEBSTER FARM SUB NO 1
S MLK CORR	33-01-05-05- 306-141	5920 S M L KING JR BLVD	201	\$ 31,126.00	LOTS 4 & 5 WEBSTER FARM SUB NO 1
S MLK CORR	33-01-05-05- 326-031	5641 HUGHES RD	201	\$ 20,658.00	SE'LY 150 FT LOT 2 SUPERVISORS PLAT OF VALLEAUS SUB
S MLK CORR	33-01-05-05- 326-041	5724 S M L KING JR BLVD	201	\$ 183,590.00	LOT 1 SUPERVISORS PLAT OF VALLEAUS SUB

S MLK CORR	33-01-05-05- 327-003	5505 S M L KING JR BLVD	705	\$ -	LANDS IN NW & SW 1/4'S SEC 5 T3N R2W & LOTS IN YORKSHIRE PARK SUB NO 2 BOUNDED BY: M-99, HUGHES RD, TAFFY PARKWAY & HAAG RD; EXC PARTS N OF LINE COM NE COR LOT 89 SAID PLAT, TH N 40DEG 49MIN 02SCD W 239 FT +/- TO SE R/W M-99 & POE; SEC 5 T3N R2W
S MLK CORR	33-01-05-05- 327-062	5525 S M L KING JR BLVD	705	\$ -	COM CENTER POST SEC 5, TH N 00DEG 11MIN 12SCD W 191.73 FT, N 49DEG 38MIN 02SCD W 112.98 FT, SW'LY 215.01 FT ON A 3183.1 FT RAD CURVE LT CHORD BEARING S 42DEG 11MIN 12SCD W 214.97 FT, S 40DEG 40MIN 46SCD E 217.76 FT, S 40DEG 49MIN 08SCD E 137.44 FT, N 00DEG 14MIN 57SCD W 163.19 FT TO BEG; SEC 5 T3N R2W
S MLK CORR	33-01-05-05- 351-071	S M L KING JR BLVD	202	\$ 12,100.00	LOT 20 & SW'LY 17 FT LOT 19 WEBSTER FARM SUB NO 1
S MLK CORR	33-01-05-05- 351-081	6040 S M L KING JR BLVD	201	\$ 52,428.00	LOT 18 ALSO LOT 19 EXC SW'LY 17 FT WEBSTER FARM SUB NO 1
S MLK CORR	33-01-05-05- 351-095	6030 S M L KING JR BLVD	201	\$ 39,300.00	LOT 17 WEBSTER FARM SUB NO 1
S MLK CORR	33-01-05-05- 351-110	6026 S M L KING JR BLVD	201	\$ 34,510.00	LOT 16 WEBSTER FARM SUB NO 1
S MLK CORR	33-01-05-05- 352-002	5937 S M L KING JR BLVD	708	\$ -	LOT 3 & SW'LY 74 FT LOT 4 DEKAU HEIGHTS
S MLK CORR	33-01-05-05- 352-103	5903 S M L KING JR BLVD	708	\$ -	LOTS 1 & 2, ALSO LOT 4 EXC SW'LY 74 FT DEKAU HEIGHTS, ALSO LOTS 1, 2, 3, & 4 VALLEAU CITY
S MLK CORR	33-01-05-05- 353-012	6070 S M L KING JR BLVD	201	\$ 210,465.00	LOTS 21 & 22, ALSO PART SW 1/4 SEC 5 T3N R2W COM SW COR LOT 22, TH E 227 FT +/- TO W'LY LINE M-99, S 44 DEG 19MIN 43SCD W 232.5 FT +/- ON R/W TO POINT 394.1 FT N & N 44DEG 19MIN 43SCD E OF SE COR SAID SEC 5, S 77DEG 11MIN 44.5SCD W 64.9 FT TO E LINE PIPER RD, N 50 FT, N 68 DEG 02MIN 09.5SCD W 35 FT +/- TO W LINE SEC 5, N TO POINT 33 FT W OF BEG, E TO BEG; WEBSTER FARM SUB NO 1
S MLK CORR	33-01-05-05- 356-002	6081 S M L KING JR BLVD	201	\$ 140,236.00	LOT 37, 38 & SW'LY 1/2 LOT 36 DEKAU HEIGHTS
S MLK CORR	33-01-05-05- 356-162	6031 S M L KING JR BLVD	708	\$ -	COM NE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID R/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN E 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS
S MLK CORR	33-01-05-05- 356-192	6071 S M L KING JR BLVD	201	\$ 84,206.00	LOTS 34, 35 & N 30 FT LOT 36 DEKAU HEIGHTS
S MLK CORR	33-01-05-05- 376-173	5843 S M L KING JR BLVD	201	\$ 81,700.00	W 113 FT LOTS 9 & 10 VALLEAU CITY
S MLK CORR	33-01-05-05- 376-182	S M L KING JR BLVD	202	\$ 16,200.00	LOT 8 VALLEAU CITY
S MLK CORR	33-01-05-06- 479-102	S M L KING JR BLVD	202	\$ 32,248.00	LOTS 11, 12, 13, 14 & 23 BLIESNER SUB
S MLK CORR	33-01-05-06- 482-001	6099 S M L KING JR BLVD	201	\$ 98,387.00	THAT PART OF E 1/2 OF SE 1/4 LYING SE OF M-99 SEC 6 T3N R2W
S MLK CORR	33-01-05-07- 201-016	W MILLER RD	201	\$ 47,700.00	COMM S 89 DEG 56' 12" W 1326.75 FT OF NE COR OF SEC 7; S 89 DEG 56' 12" W 348.10 FT TO POB; S 01 DEG 47' 41" W 732.25 FT; S 88 DEG 53' 11" E 94.51 FT; S 01' 06" 49 W 90 FT; N 88 DEG 53' 11" W 95.58 FT; S 01 DEG 46' 37" W 77.20 FT; S 89 DEG 46' 52" W 223.43 FT; N 01 DEG 24' 49" E 899.89 FT; N 89 DEG 56' 12" E 229.40 FT TO POB. T3N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-05-07-225-032, 33-01-05-07-201-015;
S MLK CORR	33-01-05-07- 201-052	W MILLER RD	202	\$ 61,903.00	COM INT'N N LINE SEC 7 & W LINE PLEASANT GROVE RD EXT'D N, TH S ON SAID W'LY LINE 64.04 FT, SE'LY 324.3 FT ALONG A 612.96 FT RAD CURVE TO LT ON FOLLOWING TWO CHORDS] S 05DEG 07MIN 15SCD E 109.69 FT & S 20DEG 16MIN 39SCD E 213.37 FT; N 49DEG 28MIN 52SCD W 102.15 FT TO 1/8 LINE, S 53.33 FT, W 364 FT, N 01DEG 47MIN 41SCD E 356.98 FT, E 348.1 FT TO BEG; SEC 7 T3N R2W

S MLK CORR	33-01-05-07- 225-012	6272 S M L KING JR BLVD	201	\$ 41,743.00	COM AT A POINT ON N'LY R/W LINE S LOGAN ST 218.36 FT NE'LY FROM INT'N N'LY LINE SAID ST & N LINE RAMP B OF I-96, TH N 46DEG 01MIN 21SCD W 189 FT, N 44DEG 19MIN 43SCD E 178.6 FT TO SW'LY R/W LINE PLEASANT GROVE RD, SE'LY 26.67 FT ALONG ARC OF NON-TANGENT CURVE TO LT RAD 612.96 FT CHORD BEARING S 44DEG 55MIN 59SCD E 26.67 FT, S 46DEG 01MIN 21SCD E 162.33 FT TO N'LY R/W LINE S LOGAN ST, SW'LY ON SAID LINE 178.1 FT TO BEG; SEC 7 T3N R2W
S MLK CORR	33-01-05-07- 225-022	S M L KING JR BLVD	202	\$ 13,047.00	COM INT'N N'LY LINE S LOGAN ST & N LINE RAMP B OF I-96, TH S 89DEG 24MIN 10SCD W 32.41 FT TO E 1/8 LINE, N 01DEG 09MIN 50SCD E 328.67 FT ALONG 1/8 LINE, S 46DEG 01MIN 21SCD E 247.8 FT TO N'LY LINE S LOGAN ST, SW'LY 218.36 FT ALONG R/W LINE TO BEG; SEC 7 T3N R2W
S MLK CORR	33-01-05-07- 225-033	6140 PLEASANT GROVE RD	201	\$ 581,000.00	COMM NE COR OF SEC 7; S 89 DEG 53' 26" W 1674.85 FT; S 01 DEG 58' 03" W 356.98 FT TO POB; S 89 DEG 27' 35" E 363.20 FT; N 01 DEG 42' 54" E 53.33 FT; S 49 DEG 21' 24 E 102.49 FT; THN 138.57 FT ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 612.96 FT AND A CHORD BEARING AND DISTANCE OF S 37 DEG 02' 13" E 138.28 FT: S 44 DEG 52' 47" W 178.63 FT; N 45 DEG 28' 17 W 58.80 FT; S 01 DEG 42' 54" W 328.67 FT; S 89 DEG 57' 14" W 365.69 FT; N 01 DEG 58' 03" E 77.20 FT; S 88 DEG 42' 49" E 95.82 FT; N 01 DEG 17' 11" E 90 FT; N 88 DEG 42' 49" W 94.75 FT; N 01 DEG 58' 03" E 375.27 FT TO POB. T3N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-05-07-225-032, 33-01-05-07-201-015;
S MLK CORR	33-01-05-07- 226-031	6137 PLEASANT GROVE RD	202	\$ 22,100.00	COM 1246.75 FT W, S 00DEG 00MIN 45SCD W 64.14 FT, SE'LY 155 FT ALONG 532.96 FT RAD CURVE TO LEFT CHORD BEARING S 08DEG 19MIN 09SCD E 154.46 FT TO BEG, TH S 86DEG 31MIN 38SCD E 257.95 FT, S 03DEG 28MIN 22SCD W 97.24 FT, S 44DEG 18MIN 04SCD W 162.11 FT, NW'LY 270.2 FT ALONG 532.96 FT RAD CURVE TO RIGHT CHORD BEARING N 31DEG 10MIN 31SCD W 267.31 FT TO BEG; SEC 7 T3N R2W
S MLK CORR	33-01-05-07- 226-041	PLEASANT GROVE RD	202	\$ 34,358.00	COM 1246.75 FT W OF NE COR SEC 7, S 64.14 FT, SE'LY 425.2 FT ALONG 532.96 FT RAD CURVE TO LEFT CHORD BEARING S 22DEG 50MIN 35SCD E 414.01 FT TO PT OF BEG, TH N 44DEG 18MIN 04SCD E 162.11 FT, N 03DEG 28MIN 22SCD E 97.24 FT, S 57DEG 47MIN 36SCD W 249.78 FT TO W R/W OF S LOGAN ST, S 44DEG 46MIN 34 SCD W 288.03 FT, N 45DEG 41MIN 56 SCD W 178.27 FT TO POB SEC 7 T3N R2W
S MLK CORR	33-01-05-07- 226-052	S M L KING JR BLVD	202	\$ 21,321.00	COM 916 FT W & 183 FT S OF NE COR POST, TH S 45DEG 10MIN 30SCD W 71.71 FT, S 58DEG 15MIN 05SCD E 301.01 FT TO C/L M-99, NE'LY ON C/L 185 FT, N 58DEG 15MIN 30SCD W 298.19 FT, S 45DEG 10MIN 30SCD W 113.2 FT TO BEG; SEC 7 T3N R2W
S MLK CORR	33-01-05-07- 226-061	6200 S M L KING JR BLVD	201	\$ 100,622.00	COMMENCING AT THE NE CORNER OF SECTION 7, T3N R2W, THENCE SOUTH 89 DEGREES, 29 MINUTES, 00 SECONDS W, 321.28 FEET ON THE N LINE OF SAID SECTION 7 TO THE CENTERLINE OF STATE HIGHWAY M-99, BEING THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE S 44 DEGREES, 19 MINUTES, 43 SECONDS W, 335.92 FEET ALONG THE CENTERLINE OF STATE HIGHWAY M-99, THENCE N 45 DEGREES, 40 MINUTES, 17 SECONDS W, 86.06 FEET; THENCE N 00 DEGREES, 31 MINUTES, 00 SECONDS W, 177.63 FEET TO THE N LINE OF SAID SECTION 7, THENCE N 89 DEGREES, 29 MINUTES, 00 SECONDS E, 297.91 FEET ALONG SAID N LINE OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINING .94 ACRES, MORE OR LESS, WITH .52 ACRES ENCOMPASSED WITH THE RIGHT-OF-WAY FOR STATE HIGHWAY M-99 AND MILLER ROAD

S MLK CORR	33-01-05-07- 226-064	6200 S M L KING JR BLVD	202	\$ 38,892.00	COMMENCING 916 FEET WEST OF THE NE CORNER POST, THENCE S 183 FEET, N 45 DEGREES, 10 MINUTES, 30 SECONDS E, 113.2 FEET, SOUTH 58 DEGREES, 15 MINUTES, 05 SECONDS, E 298.15 FEET TO THE CENTERLINE OF M-99, NE'LY ALONG CENTERLINE 375 FEET +1- TO INTN N LINE, SECTION 7, W 595 FEET +1-, TO THE POINT OF BEGINNING; SECTION 7, T3N R2W, EXCEPT COMMENCING AT THE NE CORNER OF SECTION 7, T3N R2W, THENCE SOUTH 89 DEGREES, 29 MINUTES, 00 SECONDS W, 321.28 FEET ON THE N LINE OF SAID SECTION 7 TO THE CENTERLINE OF STATE HIGHWAY M-99, BEING THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE S 44 DEGREES, 19 MINUTES, 43 SECONDS W, 335.92 FEET ALONG THE CENTERLINE OF STATE HIGHWAY M-99, THENCE N 45 DEGREES, 40 MINUTES, 17 SECONDS W, 86.06 FEET; THENCE N 00 DEGREES, 31 MINUTES, 00 SECONDS W, 177.63 FEET TO THE N LINE OF SAID SECTION 7, THENCE N 89 DEGREES, 29 MINUTES, 00 SECONDS E, 297.91 FEET ALONG SAID N LINE OF SECTION 7 TO THE POINT OF BEGINNING.
S MLK CORR	33-01-05-07- 227-072	S M L KING JR BLVD	202	\$ 22,898.00	LOTS 46 & 47 ALSO COM 15 FT E OF SW COR LOT 49, TH W 15 FT, NE'LY 72.4 FT TO E'LY COR LOT 47, SW'LY TO BEG, ALSO THAT PART LOT 48 LYING N OF A LINE COM ON S LINE LOGAN ST 24.62 FT SW'LY OF MOST N'LY COR LOT 48 TH S 45DEG 36MIN 50SCD E 70.03 FT, SE'LY 75.87 FT ALONG 768.7 FT RAD CURVE TO RT CHORD BEARING S 42DEG 47MIN 11SCD E 75.84 FT TO S LINE LOT 48 & POE KENBROOK
S MLK CORR	33-01-05-07- 229-004	6283 S M L KING JR BLVD	201	\$ 92,726.00	LOTS 66 THRU 70 INCL EXC NW'LY 15 FT, ALSO LOTS 75 THRU 78 INCL, ALSO LOT 74 EXC PARTS USED AS I-96 R/W, ALSO LOTS 63, 64, 65, 79 & 80 EXC PARTS USED AS EDGEWOOD BLVD R/W KENBROOK
S MLK CORR	33-01-05-07- 230-020	LABELLE RD	202	\$ 1,983.00	PARTS LOTS 99, 100 & 101 LYING N'LY OF A LINE COM NE COR LOT 99, TH S 25 FT, S 44DEG 19MIN 43SCD W 110 FT TO N'LY LINE I-96 R/W, NW'LY ON R/W 140 FT +/- TO S LINE LABELLE RD & POE; KENBROOK
				\$ 27,513,611.00	

**CITY OF LANSING
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN #76

**FARNUM BUILDING REDEVELOPMENT
LOCATED AT 123 WEST ALLEGAN STREET
LANSING, MICHIGAN**

June 20, 2019

Approved by BRA: July 12, 2019
Approved by City Council:

Prepared on Behalf of:

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APPENDICIES

Appendix A	Legal Description
Appendix B	Property Location Boundary
Appendix C	Preliminary Site Plans and Renderings
Appendix D	Documentation of Eligibility

TABLES

Table 1: Estimated Costs of Eligible Activities
Table 2: Tax Increment Revenue Capture Estimates
Table 3: Tax Increment Reimbursement Estimates

PROJECT SUMMARY

Project Name:	Farnum Building Redevelopment
Project Location:	The property is located at 123 West Allegan Street in Township four north (T.4N), Range two west (R.2W), Section 16, Lansing, Ingham County Michigan 48933 (the "Property").
Type of Eligible Property:	The property is determined to be "Functionally Obsolete"
Eligible Activities:	Pre-Approved Activities, Asbestos and Lead Activities, Demolition, Infrastructure Improvements and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan
Developer Reimbursable Costs:	\$2,855,750 (includes eligible activities and a 15% contingency)
Years to Complete Reimbursement to Developer:	21 Years from project completion
Estimated Capital Investment:	Approximately \$20 million (including Acquisition, Hard and Soft Costs)
Project Overview:	This project entails an overhaul of the current building conditions to revive the building into Class A office space in the heart of downtown next to the Capitol Building. The rehabilitation includes interior demolition, asbestos abatement, and infrastructure improvements of the existing office building. In addition to the redeveloped office space, the project is anticipated to create approximately 50 construction jobs. Upon completion it is anticipated the building will attract and retain tenants to the City employing an estimated 200 people. Of the 200 jobs, it is anticipated that approximately 30% (60 jobs) would be retained in the City. The newly created 140 tenant jobs could result in a significant increase to the City tax income revenue, estimated at approximately \$78,750 on an annual basis totaling \$1,653,750 if 50% of the employees reside in the City of Lansing.

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Lansing (“the City”), the City has established the Lansing Brownfield Redevelopment Authority (LBRA) the “Authority” pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield” Property within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, 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 identification or designation of a developer or proposed use for the Brownfield Property that is subject to this Plan is integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall necessitate approval by the Authority under this Plan.

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

This Brownfield Plan contains information required by Section 13(1) of Act 381, as amended.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and Project

The Eligible Property consists of one (1) legal parcel totaling approximately 0.179 acres with a street address of 123 West Allegan Street, Lansing, Ingham County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located on the West Allegan Street and South Capital Avenue corridors, bounded by West Allegan Street to the north, the property line to the east, a parking lot to the south, and South Capital Avenue to the west.

Allegan Property, LLC has the same majority partners as Boji Group, LLC, the project developer. These entities or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Boji Group, LLC (Boji) is a Lansing headquartered real estate development, property management, and construction management firm. With more than 25 years of real estate experience, Boji aims to bring innovative solutions to challenging development opportunities. Providing services for more than 2 million square feet of state-of-the-art commercial space, Boji has a proven track record of successful redevelopment and the delivery of quality service. Boji intends to bring the Farnum Building, which has fallen into disrepair and is functionally obsolete,

into reuse. Boji Group is rooted in the communities of the Lansing area, and are a committed partner to the City in bringing this vision to fruition.

The parcel is currently zoned G-1: Business District, the Property is commercially developed with a 90,000 square foot vacant office building in an area characterized by commercial and office uses. The property zoning will remain the same and permits the proposed future use.

Standard and other historical sources were able to document a residential dwelling was present in the western portion of the property in at least 1885. An office addition was constructed to the eastern portion of the dwelling between 1898 and 1906. The dwelling was demolished between 1913 and 1929. A commercial building containing four storefront tenants' spaces was constructed on the western portion of the property in 1929 and was demolished between 1955 and 1959. This former building was occupied by various professional office tenants, banks, and/or salons.

The current building was constructed in 1959 and was occupied by various banks and professional office tenants from construction until December 2016 and has been vacant of occupants since that time.

The Property's legal description is included in Appendix A. Property location maps are included in Appendix B.

The proposed redevelopment includes interior demolition of the current office building, including extensive asbestos abatement activities and renovation to restore this building into functioning Class A office space in the heart of Michigan's capital, where office space is greatly needed.

Asbestos abatement activities and demolition are expected to begin in Summer 2019. Project completion is anticipated for 2020. Allegan Property, LLC anticipates a total invest of approximately \$20 million (\$12 million hard cost) and the creation of approximately 50 construction jobs. Upon completion it is anticipated the building will create office space that will generate approximately 140 new tenant created jobs. It is anticipated that approximately 60 tenant jobs would be retained within the City of Lansing. The Developer is rehabilitating the building for future tenants that will result in tenant generated job creation.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

The Property is considered "Eligible Property" as defined by Act 381, Section 2 because: (a) it was previously utilized for a commercial purpose; and, (b) the parcel comprising the Property has been determined to be a "functionally obsolete" by a Michigan Master Assessing Officer (MMAO) (formerly Level IV) as described below.

The Property was determined to be obsolete due to the following conditions:

- Age and previous occupation of the building
- The currently ineffective steam heat system
- The presence of asbestos

The functional obsolescence determination is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of “eligible activities” (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Asbestos Activities, Demolition, Infrastructure Improvements and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt. The Authority is not obligated to reimburse any eligible activities conducted after May 1, 2022.

Eligible Activities	Total Estimated Costs	MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Developer Activities			
Pre-Approved Activities	\$32,300		\$32,300
Demolition Activities	\$100,000	\$100,000	
Asbestos Activities	\$2,263,000	\$2,263,000	
Infrastructure Improvements	\$40,000	\$40,000	
Brownfield/Work Plan Preparation and Implementation	\$60,000	\$60,000	
Subtotal to Developer	\$2,495,300	\$2,463,000	\$32,300
15% Contingency*	\$360,450	\$360,450	\$0
Subtotal to Developer	\$2,855,750	\$2,823,450	\$32,300
Administrative Activities			
LBRA Admin Fee (5% Annually)	\$124,940		
LBRF (5% Annually)	\$124,940		
State Brownfield Fund	\$171,505		
Subtotal	\$421,385		
Total Eligible and Administrative Activities	\$3,277,135		

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2018 tax year tax values, which is currently listed by the City Assessor as \$0. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$2,460,000. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Tables 2 details the estimate of captured tax increment revenues for each year of the Plan from the eligible property.

The LBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included at 5% of annual local capture during the duration of the Plan, currently estimated at \$124,940. The funds deposited into the LBRF as part of this Plan will be used in accordance with

the requirements of Act 381, as amended. LBRF capture will occur during the duration of the Plan as shown in Table 2. The allocation of these funds will take place twice yearly and prior to local tax capture distributed toward Developer reimbursement.

Also prior to reimbursement of tax increment revenue to the Developer, payment of Brownfield Redevelopment Authority Administrative fees will occur first. The allocation of these funds will take place twice yearly and prior to local tax capture distributed toward Developer reimbursement.

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))

Eligible activities will be financed by Allegan Property, LLC. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by Allegan Property, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The maximum amount of tax increment revenue capture that will be used to reimburse the Developer is \$2,855,750 of which no more than \$1,843,512 shall be from captured local taxes (64.55%). This includes Brownfield Plan preparation, Brownfield Redevelopment Authority Administrative fees and LBRF deposits.

No advances will be made by the LBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13 (1)(f))

The duration of the Brownfield Plan shall not exceed more than 21 years after the project completion date as set forth in the Development Agreement, unless amended by the Lansing City Council.

Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the City of Lansing City Council.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Tables 2 and 3 attached to this Plan provide the estimated TIR to be generated and captured under this Plan, for an estimated period of 21 years.

The total estimated cost of the eligible actives, contingency, interest, administrative fees, LBRF and State Brownfield Fund to be reimbursed or captured through use of Tax Increment Revenue (TIR) is projected to be up to \$3,277,135.

Non-capturable millages, will see an immediate increase in new taxes generated following redevelopment and will provide new tax revenue of approximately \$277,839 throughout the duration of this Plan.

**Brownfield Plan for the Proposed Farnum Building Redevelopment
Located at 123 West Allegan Street, Lansing, Michigan
PM Project No. 01-10120-0-0005; June 20, 2019**

Ten percent of newly generated taxes will be captured for the TIFA and taxing jurisdictions on local and state school captured millages throughout the duration of this Plan totaling approximately \$393,030.

The local tax capture shall be applied annually in the following order of priority: 1. Payment of LBRA Administrative Fee, 2. Payment of deposit into LBRA LBRF, 3. Repayment of LBRA LBRF funds used or loaned to the project, 4. Reimbursement of LBRA approved Developer Eligible Activity costs.

The table below outlines the new tax revenue that is estimated under this Plan over a 21-year period.

Millage	Rate	New Taxes From Project	Capture by Plan (90%) (Eligible Activities, LBRA LBRF, LBRA Admin. Fee, State BF Fund)	Pass through to TIFA (10%)	Remaining Capture for Local Tax Units
Lansing Oper	19.4400	\$1,111,354	\$1,000,219	\$111,135	\$0
Lans Com College	3.8072	\$217,652	\$195,886	\$21,765	\$0
Ingham Intermed	4.7062	\$269,046	\$242,141	\$26,905	\$0
Ingham Cnty Sum	6.8000	\$388,745	\$349,871	\$38,875	\$0
Ingham County	3.2800	\$187,512	\$168,761	\$18,751	\$0
Airport Auth	0.6990	\$39,961	\$35,965	\$3,996	\$0
CATA	3.0070	\$171,905	\$154,715	\$17,191	\$0
CADL-Library	1.5600	\$89,183	\$80,264	\$0	\$8,918
Zoo Millage	0.4100	\$23,439	\$21,095	\$2,344	\$0
Subtotal	43.7094	\$2,498,797	\$2,248,917	\$240,961	\$8,918
State Education Tax (SET)	6.0000	\$343,011	\$308,710	\$34,301	\$0
School Operating Tax	18.0000	\$1,029,032	\$926,129	\$102,903	\$0
Subtotal	24.0000	\$1,372,043	\$1,234,839	\$137,204	\$0
Lansing Debt	0.2600	\$14,864	\$0	\$14,864*	\$0
Lansing School Debt	4.6000	\$262,975	\$0	\$0	\$262,975
Subtotal	4.8600	\$277,839	\$0	\$14,864	\$262,975
Total	72.5694	\$4,148,679	\$3,483,756	\$393,030	\$271,893

*non-capturable millage, therefore tax revenues are new taxes generated for the TIFA

Total Activities Reimbursed by TIF	Estimated Capture
Developer Reimbursement (including a 15% contingency)	\$ 2,855,750
LBRA Local Brownfield Revolving Fund Reimbursement	\$ 124,940
LBRA Administrative Fees (5% of tax increment revenue)	\$ 124,940
3 Mills to State Brownfield Fund	\$ 171,505
Total	\$3,277,135

TIFA Pass-Through	Taxes Captured
10% Passed-Through and New Taxes for TIFA	\$393,030
Tax Increment for Local Tax Units Breakout	Taxes Captured
Remaining Capture for Local Units	\$271,893
Remaining Tax Increment Estimated in Year 20 and 21	\$206,620
Total	\$871,543

For a complete breakdown of the captured millages and developer reimbursement please see Table 2 and Table 3 in Appendix F.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (1)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

A property location map is included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D.

Personal property is not included in this plan.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (1)(i-l))

No displacement of residents or families is expected as part of this project.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (1)(n))

The Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

Appendix A

Legal Description:

W 78 FT OF N 34 FT LOT 11 & W 78 FT LOT 12 BLOCK 115 ORIG PLAT

123 W ALLEGAN ST LANSING, MI 48933 (Property Address)

Parcel Number: 33-01-01-16-328-001



Item 1 of 4

[2 Images / 2 Sketches](#)**Property Owner: STATE OF MICHIGAN****Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1959
 - # of Buildings: 1
 - Total Sq.Ft.: 78,000
- > Assessed Value: \$0 | Taxable Value: \$0
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	STATE OF MICHIGAN REAL ESTATE MANAGEMENT ROOM 120 MASON BLDG LANSING, MI 48913-0001	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	EXEMPT - REAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$0
MAP #	B -0115 -0012	Taxable Value	\$0
TOP TEN	Not Available	State Equalized Value	\$0
NEW PERMITS	Not Available	Date of Last Name Change	05/20/2010
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/30/1997

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$0	\$0	\$0
2016	\$0	\$0	\$0
2015	\$0	\$0	\$0

Land Information

Zoning Code	Not Available	Total Acres	0.179
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	O225-DOWNTOWN-OFFICES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	78 X 100 @ 13.05	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

W 78 FT OF N 34 FT LOT 11 & W 78 FT LOT 12 BLOCK 115 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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No sales history found.

Building Information - 78000.00 sq ft Office Buildings (Commercial)

Floor Area	78,000 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Office Buildings	Class	A
Stories Above Ground	10	Average Story Height	11 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1959	Year Remodeled	<i>Not Available</i>
Percent Complete	0%	Heat	Zoned A.C. Hot & Chilled Water
Physical Percent Good	45%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	53 yrs

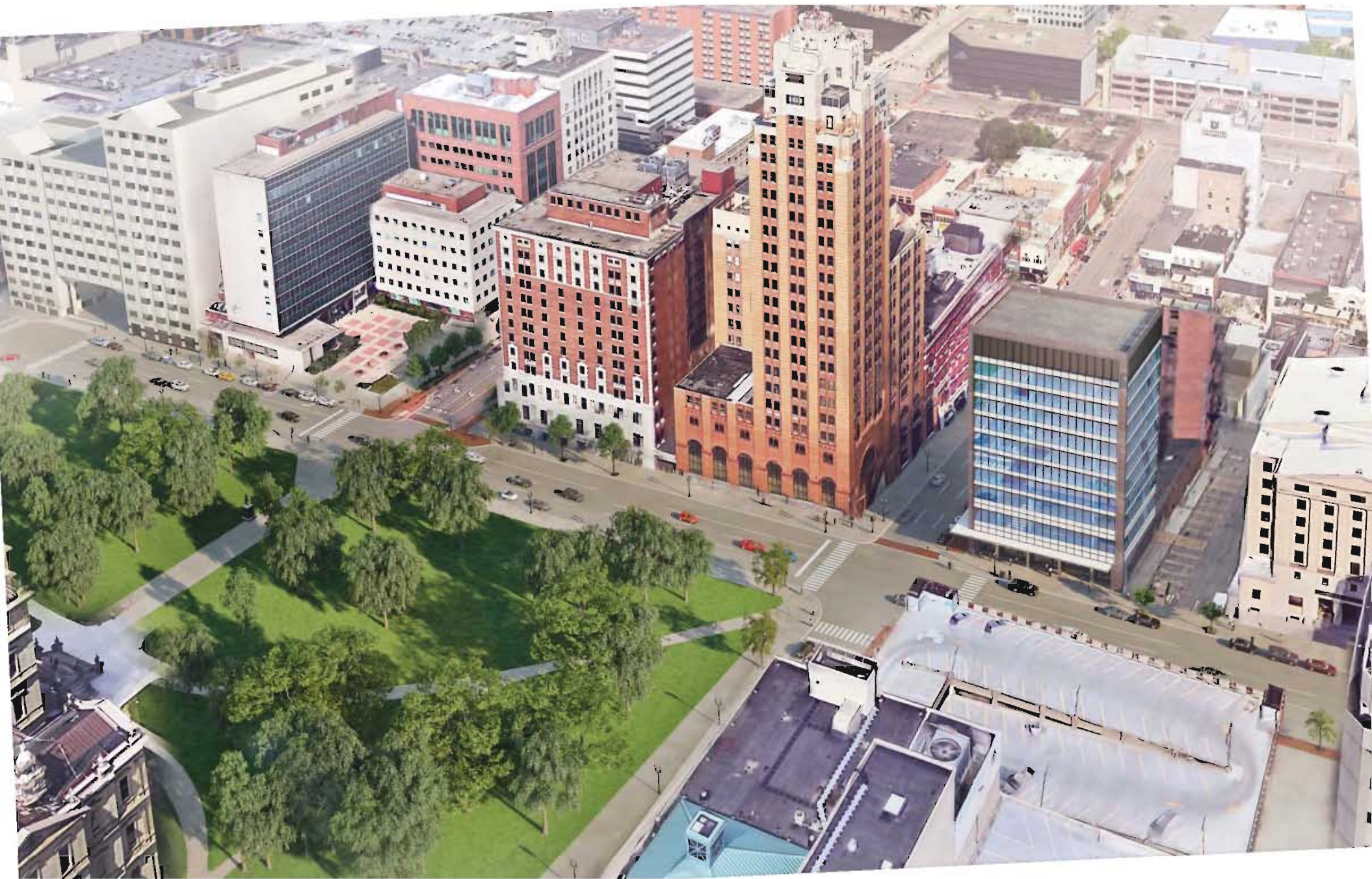
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Appendix B



123 West Allegan Street
(functionally obsolete)

Appendix C







Appendix D



Andy Schor, Mayor

CITY ASSESSORS OFFICE

**Sharon Frischman, MMAO
City Assessor**

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

April 16, 2019

Functional Obsolescence Determination

123 W Allegan
33-01-01-16-328-001

This property was inspected on March 29, 2019. This is a 10 story single tenant office building with a mechanical mezzanine. The office building is served by a bank of elevators.

The building was previously occupied by the State of Michigan and served as office space with small hearing rooms. The hearing rooms have a special purpose and would be considered to lend to some obsolescence suffered by the building.

The steam heat system serves the entire building, there is not a practical way of separating the heating system. Although the building could be leased on a gross rent basis, it was designed for a single tenant.

The building has obsolete construction materials present in the form of asbestos.

In conclusion, the building is determined to suffer from functional obsolescence.

Sharon Frischman, MMAO
City of Lansing Assessor

Tables

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,800		\$ 2,800
Hazardous Materials Survey	\$ 29,500		\$ 29,500
Pre-Approved Activities Sub-Total	\$ 32,300		\$ 32,300
Interior Demolition	\$ 100,000	\$ 100,000	
Demolition Sub-Total	\$ 100,000	\$ 100,000	
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 100,000	\$ 100,000	
Asbestos Abatement	\$ 2,163,000	\$ 2,163,000	
Asbestos and Lead Activities Sub-Total	\$ 2,263,000	\$ 2,263,000	
Infrastructure Improvements			
Side Walk Improvements	\$ 10,000	\$ 10,000	
Public Lighting	\$ 30,000	\$ 30,000	
Infrastructure Improvements Sub-Total	\$ 40,000	\$ 40,000	
Brownfield Plan and Act 381 Workplan			
Brownfield Plan and Act 381 Work Plan Preparation	\$ 30,000	\$ 30,000	
Brownfield Plan and Act 381 Work Plan Implementation	\$ 30,000	\$ 30,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 60,000	
Eligible Activities Sub-Total	\$ 2,495,300	\$ 2,463,000	\$ 32,300
15% Contingency*	\$ 360,450	\$ 360,450	
Developer Eligible Reimbursement Sub-Total	\$ 2,855,750	\$ 2,823,450	\$ 32,300
Developer Eligible Reimbursement Total	\$ 2,855,750	\$ 2,823,450	\$ 32,300
TIF Capture for Local Brownfield Revolving Fund	\$ 124,940		
LBRA Administrative Fee	\$ 124,940		
State Brownfield Fund	\$ 171,505		
Total	\$ 3,277,135	\$ 2,823,450	\$ 32,300

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Tax Increment Revenue Capture Estimates - Table 2

123 W Allegan St, Lansing

Ingham County

April 17, 2019

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	0	1	2	3	4	5	6	7	8	9
Calendar Year	2018	2021	2022	2023	2024	2025	2026	2027	2028	2029
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	2,460,000	2,484,600	2,509,446	2,534,540	2,559,886	2,585,485	2,611,340	2,637,453	2,663,827
Incremental Difference (New TV - Base TV)	\$	2,460,000	2,484,600	2,509,446	2,534,540	2,559,886	2,585,485	2,611,340	2,637,453	2,663,827

School Capture	Millage Rate													
State Education Tax (SET)	6.0000	\$ -	\$ 14,760	\$ 14,908	\$ 15,057	\$ 15,207	\$ 15,359	\$ 15,513	\$ 15,668	\$ 15,825	\$ 15,983			
School Operating Tax	18.0000	\$ -	\$ 44,280	\$ 44,723	\$ 45,170	\$ 45,622	\$ 46,078	\$ 46,539	\$ 47,004	\$ 47,474	\$ 47,949			
School Total	24.0000	\$ -	\$ 59,040	\$ 59,630	\$ 60,227	\$ 60,829	\$ 61,437	\$ 62,052	\$ 62,672	\$ 63,299	\$ 63,932			

Local Capture	Millage Rate													
Lansing Oper	19.4400	\$ -	\$ 47,822	\$ 48,301	\$ 48,784	\$ 49,271	\$ 49,764	\$ 50,262	\$ 50,764	\$ 51,272	\$ 51,785			
Lans Com College	3.8072	\$ -	\$ 9,366	\$ 9,459	\$ 9,554	\$ 9,650	\$ 9,746	\$ 9,843	\$ 9,942	\$ 10,041	\$ 10,142			
Ingham Intermed	4.7062	\$ -	\$ 11,577	\$ 11,693	\$ 11,810	\$ 11,928	\$ 12,047	\$ 12,168	\$ 12,289	\$ 12,412	\$ 12,537			
Ingham Cnty Sum	6.8000	\$ -	\$ 16,728	\$ 16,895	\$ 17,064	\$ 17,235	\$ 17,407	\$ 17,581	\$ 17,757	\$ 17,935	\$ 18,114			
Ingham County	3.2800	\$ -	\$ 8,069	\$ 8,149	\$ 8,231	\$ 8,313	\$ 8,396	\$ 8,480	\$ 8,565	\$ 8,651	\$ 8,737			
Airport Auth	0.6990	\$ -	\$ 1,720	\$ 1,737	\$ 1,754	\$ 1,772	\$ 1,789	\$ 1,807	\$ 1,825	\$ 1,844	\$ 1,862			
CATA	3.0070	\$ -	\$ 7,397	\$ 7,471	\$ 7,546	\$ 7,621	\$ 7,698	\$ 7,775	\$ 7,852	\$ 7,931	\$ 8,010			
CADL-Library	1.5600	\$ -	\$ 3,838	\$ 3,876	\$ 3,915	\$ 3,954	\$ 3,993	\$ 4,033	\$ 4,074	\$ 4,114	\$ 4,156			
Zoo Millage	0.4100	\$ -	\$ 1,009	\$ 1,019	\$ 1,029	\$ 1,039	\$ 1,050	\$ 1,060	\$ 1,071	\$ 1,081	\$ 1,092			
Local Total	43.7094	\$ -	\$ 107,525	\$ 108,600	\$ 109,686	\$ 110,783	\$ 111,891	\$ 113,010	\$ 114,140	\$ 115,281	\$ 116,434			

Non-Capturable Millages	Millage Rate													
Lansing Debt	0.2600	\$ -	\$ 640	\$ 646	\$ 652	\$ 659	\$ 666	\$ 672	\$ 679	\$ 686	\$ 693			
Lansing Sch Debt	4.6000	\$ -	\$ 11,316	\$ 11,429	\$ 11,543	\$ 11,659	\$ 11,775	\$ 11,893	\$ 12,012	\$ 12,132	\$ 12,254			
Total Non-Capturable Taxes	4.8600	\$ -	\$ 11,956	\$ 12,075	\$ 12,196	\$ 12,318	\$ 12,441	\$ 12,565	\$ 12,691	\$ 12,818	\$ 12,946			

Total Capturable Millages 67.7094

Total Tax Increment Revenue (TIR) Available for Capture \$ 166,565 \$ 168,231 \$ 169,913 \$ 171,612 \$ 173,328 \$ 175,062 \$ 176,812 \$ 178,580 \$ 180,366

Tax Increment Revenue Capture Estimates - Table 2

123 W Allegan St, Lansing

Ingham County

April 17, 2019

Estimated Taxable Value (TV) Increase Rate:

Plan Year	10	11	12	13	14	15	16	17	18
Calendar Year	2030	2031	2032	2033	2034	2035	2036	2037	2038
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 2,690,466	\$ 2,717,370	\$ 2,744,544	\$ 2,771,990	\$ 2,799,709	\$ 2,827,707	\$ 2,855,984	\$ 2,884,543	\$ 2,913,389
Incremental Difference (New TV - Base TV)	\$ 2,690,466	\$ 2,717,370	\$ 2,744,544	\$ 2,771,990	\$ 2,799,709	\$ 2,827,707	\$ 2,855,984	\$ 2,884,543	\$ 2,913,389

<u>School Capture</u>	Millage Rate												
State Education Tax (SET)	6.0000	\$	16,143	\$	16,304	\$	16,467	\$	16,632	\$	16,798	\$	17,480
School Operating Tax	18.0000	\$	48,428	\$	48,913	\$	49,402	\$	49,896	\$	50,395	\$	52,441
School Total	24.0000	\$	64,571	\$	65,217	\$	65,869	\$	66,528	\$	67,193	\$	69,921

<u>Local Capture</u>	Millage Rate												
Lansing Oper	19.4400	\$	52,303	\$	52,826	\$	53,354	\$	53,887	\$	54,426	\$	56,636
Lans Com College	3.8072	\$	10,243	\$	10,346	\$	10,449	\$	10,554	\$	10,659	\$	11,092
Ingham Intermed	4.7062	\$	12,662	\$	12,788	\$	12,916	\$	13,046	\$	13,176	\$	13,711
Ingham Cnty Sum	6.8000	\$	18,295	\$	18,478	\$	18,663	\$	18,850	\$	19,038	\$	19,811
Ingham County	3.2800	\$	8,825	\$	8,913	\$	9,002	\$	9,092	\$	9,183	\$	9,556
Airport Auth	0.6990	\$	1,881	\$	1,899	\$	1,918	\$	1,938	\$	1,957	\$	2,036
CATA	3.0070	\$	8,090	\$	8,171	\$	8,253	\$	8,335	\$	8,419	\$	8,761
CADL-Library	1.5600	\$	4,197	\$	4,239	\$	4,281	\$	4,324	\$	4,368	\$	4,545
Zoo Millage	0.4100	\$	1,103	\$	1,114	\$	1,125	\$	1,137	\$	1,148	\$	1,194
Local Total	43.7094	\$	117,599	\$	118,775	\$	119,962	\$	121,162	\$	122,374	\$	127,342

<u>Non-Capturable Millages</u>	Millage Rate												
Lansing Debt	0.2600	\$	700	\$	707	\$	714	\$	721	\$	728	\$	757
Lansing Sch Debt	4.6000	\$	12,376	\$	12,500	\$	12,625	\$	12,751	\$	12,879	\$	13,402
Total Non-Capturable Taxes	4.8600	\$	13,076	\$	13,206	\$	13,338	\$	13,472	\$	13,607	\$	14,159

Total Capturable Millages 67.7094

Total Tax Increment Revenue (TIR) Available for Capture \$ 182,170 \$ 183,992 \$ 185,831 \$ 187,690 \$ 189,567 \$ 191,462 \$ 193,377 \$ 195,311 \$ 197,264

Tax Increment Revenue Capture Estimates - Table 2

123 W Allegan St, Lansing

Ingham County

April 17, 2019

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	TOTAL
Calendar Year	2039	2040	2041	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 2,942,523	\$ 2,971,948	\$ 3,001,667	\$ -
Incremental Difference (New TV - Base TV)	\$ 2,942,523	\$ 2,971,948	\$ 3,001,667	\$ -

<u>School Capture</u>	Millage Rate				
State Education Tax (SET)	6.0000	\$ 17,655	\$ 17,832	\$ 18,010	\$ 343,011
School Operating Tax	18.0000	\$ 52,965	\$ 53,495	\$ 54,030	\$ 1,029,032
School Total	24.0000	\$ 70,621	\$ 71,327	\$ 72,040	\$ 1,372,042

<u>Local Capture</u>	Millage Rate				
Lansing Oper	19.4400	\$ 57,203	\$ 57,775	\$ 58,352	\$ 1,111,354
Lans Com College	3.8072	\$ 11,203	\$ 11,315	\$ 11,428	\$ 217,652
Ingham Intermed	4.7062	\$ 13,848	\$ 13,987	\$ 14,126	\$ 269,046
Ingham Cnty Sum	6.8000	\$ 20,009	\$ 20,209	\$ 20,411	\$ 388,745
Ingham County	3.2800	\$ 9,651	\$ 9,748	\$ 9,845	\$ 187,512
Airport Auth	0.6990	\$ 2,057	\$ 2,077	\$ 2,098	\$ 39,961
CATA	3.0070	\$ 8,848	\$ 8,937	\$ 9,026	\$ 171,905
CADL-Library	1.5600	\$ 4,590	\$ 4,636	\$ 4,683	\$ 89,183
Zoo Millage	0.4100	\$ 1,206	\$ 1,218	\$ 1,231	\$ 23,439
Local Total	43.7094	\$ 128,616	\$ 129,902	\$ 131,201	\$ 2,498,797

<u>Non-Capturable Millages</u>	Millage Rate				
Lansing Debt	0.2600	\$ 765	\$ 773	\$ 780	\$ 14,864
Lansing Sch Debt	4.6000	\$ 13,536	\$ 13,671	\$ 13,808	\$ 262,975
Total Non-Capturable Taxes	4.8600	\$ 14,301	\$ 14,444	\$ 14,588	\$ 277,839

Total Capturable Millages	67.7094				
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Total Tax Increment Revenue (TIR) Available for Capture	\$ 199,236	\$ 201,229	\$ 203,241
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Table 3 Tax Increment Revenue Reimbursement Estimates
123 W Allegan St, Lansing
Ingham County
April 17, 2019

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	35.45%	\$ 1,012,238	\$ -	\$ 1,012,238
Local	64.55%	\$ 1,843,512	\$ -	\$ 1,843,512
TOTAL	100.00%	\$ 2,855,750	\$ -	\$ 2,855,750
MDEQ	1.13%	\$ 32,300	\$ -	\$ 32,300
MSF	98.87%	\$ 2,823,450	\$ -	\$ 2,823,450
TOTAL	100.00%	\$ 2,855,750		\$ 2,855,750

Estimated Total
Years of Plan: 21

Estimated Capture

Administrative Fees	\$ 124,940
State Revolving Fund	\$ 171,505
LBRF	\$ 124,940

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total State Incremental Revenue	\$ 59,040	\$ 59,630	\$ 60,227	\$ 60,829	\$ 61,437	\$ 62,052	\$ 62,672	\$ 63,299	\$ 63,932	\$ 64,571	\$ 65,217	\$ 65,869	\$ 66,528	\$ 67,193
State Brownfield Revolving Fund (3 mills of SET)	\$ 7,380	\$ 7,454	\$ 7,528	\$ 7,604	\$ 7,680	\$ 7,756	\$ 7,834	\$ 7,912	\$ 7,991	\$ 8,071	\$ 8,152	\$ 8,234	\$ 8,316	\$ 8,399
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 5,904	\$ 5,963	\$ 6,023	\$ 6,083	\$ 6,144	\$ 6,205	\$ 6,267	\$ 6,330	\$ 6,393	\$ 6,457	\$ 6,522	\$ 6,587	\$ 6,653	\$ 6,719
State TIR Available for Reimbursement	\$ 45,756	\$ 46,214	\$ 46,676	\$ 47,142	\$ 47,614	\$ 48,090	\$ 48,571	\$ 49,057	\$ 49,547	\$ 50,043	\$ 50,543	\$ 51,049	\$ 51,559	\$ 52,075
Total Local Incremental Revenue	\$ 107,525	\$ 108,600	\$ 109,686	\$ 110,783	\$ 111,891	\$ 113,010	\$ 114,140	\$ 115,281	\$ 116,434	\$ 117,599	\$ 118,775	\$ 119,962	\$ 121,162	\$ 122,374
BRA Administrative Fee (5% of available Local TIR)	\$ 5,376	\$ 5,430	\$ 5,484	\$ 5,539	\$ 5,595	\$ 5,650	\$ 5,707	\$ 5,764	\$ 5,822	\$ 5,880	\$ 5,939	\$ 5,998	\$ 6,058	\$ 6,119
Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 5,376	\$ 5,430	\$ 5,484	\$ 5,539	\$ 5,595	\$ 5,650	\$ 5,707	\$ 5,764	\$ 5,822	\$ 5,880	\$ 5,939	\$ 5,998	\$ 6,058	\$ 6,119
Local Tax Increment to Taxing Unit (10%) ("Pass Through")	\$ 10,753	\$ 10,860	\$ 10,969	\$ 11,078	\$ 11,189	\$ 11,301	\$ 11,414	\$ 11,528	\$ 11,643	\$ 11,760	\$ 11,877	\$ 11,996	\$ 12,116	\$ 12,237
Local TIR Available for Reimbursement	\$ 86,020	\$ 86,880	\$ 87,749	\$ 88,627	\$ 89,513	\$ 90,408	\$ 91,312	\$ 92,225	\$ 93,147	\$ 94,079	\$ 95,020	\$ 95,970	\$ 96,930	\$ 97,899
Total State & Local TIR Available	\$ 131,776	\$ 133,094	\$ 134,425	\$ 135,769	\$ 137,127	\$ 138,498	\$ 139,883	\$ 141,282	\$ 142,695	\$ 144,122	\$ 145,563	\$ 147,018	\$ 148,489	\$ 149,973

DEVELOPER	Beginning Balance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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MSF Non-Environmental Costs	\$ 2,823,450													
Eligible Activities Reimbursement	\$ 2,823,450													
State Tax Reimbursement	\$ 45,238	\$ 45,691	\$ 46,148	\$ 46,609	\$ 47,075	\$ 47,546	\$ 48,022	\$ 48,502	\$ 48,987	\$ 49,477	\$ 49,971	\$ 50,471	\$ 50,976	\$ 51,486
Local Tax Reimbursement	\$ 85,047	\$ 85,898	\$ 86,757	\$ 87,624	\$ 88,500	\$ 89,385	\$ 90,279	\$ 91,182	\$ 92,094	\$ 93,015	\$ 93,945	\$ 94,884	\$ 95,833	\$ 96,792
Eligible Activities Reimbursement Balance	\$ 2,693,164	\$ 2,561,576	\$ 2,428,671	\$ 2,294,438	\$ 2,158,862	\$ 2,021,931	\$ 1,883,630	\$ 1,743,946	\$ 1,602,865	\$ 1,460,374	\$ 1,316,457	\$ 1,171,102	\$ 1,024,293	\$ 876,016
Interest Reimbursement	\$ -													

MDEQ Environmental Costs	\$ 32,300													
Eligible Activities Reimbursement	\$ 32,300													
State Tax Reimbursement	\$ 518	\$ 523	\$ 528	\$ 533	\$ 539	\$ 544	\$ 549	\$ 555	\$ 560	\$ 566	\$ 572	\$ 577	\$ 583	\$ 589
Local Tax Reimbursement	\$ 973	\$ 983	\$ 992	\$ 1,002	\$ 1,012	\$ 1,023	\$ 1,033	\$ 1,043	\$ 1,054	\$ 1,064	\$ 1,075	\$ 1,085	\$ 1,096	\$ 1,107
Eligible Activities Reimbursement Balance	\$ 30,810	\$ 29,304	\$ 27,784	\$ 26,248	\$ 24,697	\$ 23,131	\$ 21,549	\$ 19,951	\$ 18,337	\$ 16,707	\$ 15,060	\$ 13,397	\$ 11,718	\$ 10,022

Local Only Costs	\$ -													
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 131,776	\$ 133,094	\$ 134,425	\$ 135,769	\$ 137,127	\$ 138,498	\$ 139,883	\$ 141,282	\$ 142,695	\$ 144,122	\$ 145,563	\$ 147,018	\$ 148,489	\$ 149,973
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Table 3 Tax Increment Revenue Reimbursement Estimates
123 W Allegan St, Lansing
Ingham County
April 17, 2019

	15	16	17	18	19	20	21	
	2035	2036	2037	2038	2039	2040	2041	TOTAL
Total State Incremental Revenue	\$ 67,865	\$ 68,544	\$ 69,229	\$ 69,921	\$ 70,621	\$ 71,327	\$ 72,040	\$ 1,372,042
State Brownfield Revolving Fund (3 mills of SET)	\$ 8,483	\$ 8,568	\$ 8,654	\$ 8,740	\$ 8,828	\$ 8,916	\$ 9,005	\$ 171,505
State Tax Increment to Taxing Unit (10%) ("Pas")	\$ 6,786	\$ 6,854	\$ 6,923	\$ 6,992	\$ 7,062	\$ 7,133	\$ 7,204	\$ 137,204
State TIR Available for Reimbursement	\$ 52,595	\$ 53,121	\$ 53,653	\$ 54,189	\$ 54,731	\$ 55,278	\$ 55,831	\$ 1,063,333
Total Local Incremental Revenue	\$ 123,597	\$ 124,833	\$ 126,082	\$ 127,342	\$ 128,616	\$ 129,902	\$ 131,201	\$ 2,498,797
BRA Administrative Fee (5% of available Local T)	\$ 6,180	\$ 6,242	\$ 6,304	\$ 6,367	\$ 6,431	\$ 6,495	\$ 6,560	\$ 124,940
Local Brownfield Revolving Fund (LBRF) (5% of	\$ 6,180	\$ 6,242	\$ 6,304	\$ 6,367	\$ 6,431	\$ 6,495	\$ 6,560	\$ 124,940
Local Tax Increment to Taxing Unit (10%) ("Pas")	\$ 12,360	\$ 12,483	\$ 12,608	\$ 12,734	\$ 12,862	\$ 12,990	\$ 13,120	\$ 249,880
Local TIR Available for Reimbursement	\$ 98,878	\$ 99,867	\$ 100,865	\$ 101,874	\$ 102,893	\$ 103,922	\$ 104,961	\$ 1,999,038
Total State & Local TIR Available	\$ 151,473	\$ 152,988	\$ 154,518	\$ 156,063	\$ 157,624	\$ 159,200	\$ 160,792	\$ 3,062,370
DEVELOPER								
DEVELOPER Reimbursement Balance	\$ 734,564	\$ 581,576	\$ 427,058	\$ 270,995	\$ 113,371	\$ 4,736	\$ (0)	

MSF Non-Environmental Costs								
Eligible Activities Reimbursement								
State Tax Reimbursement	\$ 52,000	\$ 52,520	\$ 53,046	\$ 53,576	\$ 54,112	\$ 54,653	\$ 4,682	\$ 1,000,789
Local Tax Reimbursement	\$ 97,760	\$ 98,737	\$ 99,724	\$ 100,722	\$ 101,729	\$ 52,754		\$ 1,822,661
Eligible Activities Reimbursement Balance	\$ 726,256	\$ 574,998	\$ 422,228	\$ 267,930	\$ 112,089	\$ 4,682	\$ (0)	
Interest Reimbursement								
MDEQ Environmental Costs								
Eligible Activities Reimbursement								
State Tax Reimbursement	\$ 595	\$ 601	\$ 607	\$ 613	\$ 619	\$ 625	\$ 54	\$ 11,449
Local Tax Reimbursement	\$ 1,118	\$ 1,130	\$ 1,141	\$ 1,152	\$ 1,164	\$ 604		\$ 20,851
Eligible Activities Reimbursement Balance	\$ 8,308	\$ 6,578	\$ 4,830	\$ 3,065	\$ 1,282	\$ 54	\$ (0)	
Local Only Costs								
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Annual Developer Reimbursement	\$ 151,473	\$ 152,988	\$ 154,518	\$ 156,063	\$ 157,624	\$ 108,635	\$ 4,736	\$ 2,855,750









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Recent Projects



SpringHill Suites, East Lansing



P3- City of Royal Oak | Municipal Facilities and Private Office Building - HFHS



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Recent Projects



State of Michigan, DTMB (Former LAFCU building, Delta Twp)



P3- City of Birmingham | Municipal Facilities and Private Mixed Use - Restoration Hardware



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Relationship to State and City Offices



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Project Summary

- Interior demolition of the current office building
- Includes extensive asbestos abatement activities
- New utilities including electrical and plumbing
- New HVAC and fire protection systems
- Roof replacement, fireproofing, elevator repairs, and bathroom renovations for ADA compliance
- Sidewalks will be improved
- Public Lighting will be added
- Historic Preservation
- Estimated \$20 Million total investment (including acquisition, and hard and soft costs)



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Conceptual Rendering



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Conceptual Rendering



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Project Schedule
Core & Shell | Tenant 1-Floors 9 (partial) and 10

Task Name	Target Completion
Property Acquired	4/16/19
Brownfield Approvals	9/30/19
Abatement/Demolition	4/01/20
Substantial Completion for Tenant Floor 9 (partial) and 10	8/10/20
Punchlist (9 and 10)	9/01/20
Project Complete	1/15/21

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Brownfield Summary

- Property determined to be "Functionally Obsolete"
 - Age and previous occupation of the building
 - The currently ineffective steam heat system
 - The presence of asbestos
- Developer Reimbursement: \$2,855,750
- LBRF Capture: \$124,940
- Years to Complete Reimbursement: 21 Years



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Brownfield Eligible Activities

- MDEQ Act 381 Eligible Activities: Total of \$32,300
 - Pre-Approved Activities: \$32,300
- MSF Act 381 Eligible Activities: Total of \$2,463,000
 - Demolition: \$100,000
 - Asbestos and Lead Activities: \$2,263,000
 - Infrastructure Improvements: \$40,000
- Preparation of a Brownfield Plan and Act 381 Work Plan: \$30,000
- Implementation of a Brownfield Plan and Act 381 Work Plan: \$30,000
- 15% Contingency of \$360,450
- Local Brownfield Revolving Fund Capture: \$124,940
- LBRA Administrative Fee Capture: \$124,940
- State Brownfield Fund Capture: \$171,505



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Project Benefits

- An estimated \$20 Million investment
- Rehab of a vacant, functionally obsolete building into Class A office space located on a premiere corner in downtown Lansing
- Additional office space in Michigan's Capitol, where it is needed
- Will create long-term jobs
- Estimated 200 permanent office jobs
- Increase in City property tax revenue as property was previously exempt
 - Estimated at \$78,750 annually; \$1,653,750 throughout plan
- Estimated 10% Pass through for TIFA - \$393,030
- Estimated Local unit Capture - \$271,893



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Thank You

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #76
FARNUM BUILDING REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #76 – Farnum Building Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on August 26, 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 August 26, 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 \$20 million.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on July 12, 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.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #76 – Farnum Building Redevelopment 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 #76
FARNUM BUILDING REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 123 West Allegan 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, the Brownfield Plan is available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, and that all aspects of the Brownfield Plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on August 26, 2019 at 7:00 p.m. on Brownfield Plan #76 – Farnum Building Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

W 78 FT OF N 34 FT LOT 11 & W 78 FT LOT 12 BLOCK 115 ORIG PLAT,

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 #76 – Farnum Building Redevelopment Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on August 26, 2019, 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 #76 – Farnum Building Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 123 West Allegan Street located in the City of Lansing, but more particularly described as:

W 78 FT OF N 34 FT LOT 11 & W 78 FT LOT 12 BLOCK 115 ORIG PLAT.

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 – Vice President of Economic 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

**CITY OF LANSING BROWNFIELD PLAN #76, Farnum Redevelopment Project
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By May 31, 2019	LEAP/LEDC	Brownfield Plan and Agreement is submitted to LEAP/LEDC for Review.	
July 12, 2019 8:30AM	Lansing Brownfield Redevelopment Authority	LBRA Considers Resolution Approving Brownfield Plan #76.	YES
July 22, 2019 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	
August 12, 2019 4:00PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review and Approve Resolution to set Public Hearing.	YES
August 12, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on August 26, 2019. <i>Public Hearing Notice-10 Days (Mail/Paper)</i>	
August 26, 2019 7:00PM	Lansing City Council	Public hearing held at Council for Brownfield Plan. Referred back to the D&P Committee for approval.	YES
September 9, 2019 4:00PM	Committee on Development and Planning	D&P Committee passes resolution to approve the Brownfield Plan.	(if necessary)
September 9, 2019 7:00PM	City Council Meeting	City Council Approves Brownfield Plan	YES



Lansing Brownfield Redevelopment Authority
1000 S. Washington Avenue, Suite 201, Lansing, MI 48910
Phone: 517-702-3387
Fax: 517-702-3390

Monday, July 22, 2019

Carol Wood
President
Lansing City Council
124 W Michigan Ave # 10
Lansing, MI 48933

Dear Madam President,

The Lansing Brownfield Redevelopment Authority (LBRA) has learned the ownership of the property located at 735 Hazel Street in Lansing, Michigan has recently been transferred from 735 Hazel, LLC (Developer) to Element 52 LLC, a wholly separate entity.

Previously the LBRA and City of Lansing approved a brownfield redevelopment plan (Plan #70) to assist 735 Hazel, LLC with the redevelopment of the property. The LBRA also approved a \$400,000 Accelerated Reimbursement Loan (ARL) to 735 Hazel, LLC through the Local Brownfield Redevelopment Fund (LBRF). Additionally, the Lansing Economic Development Corporation (LEDC) assisted 735 Hazel LLC with securing a \$235,000 Grant and \$1,463,282 Loan via the Michigan Department of Environment, Great Lakes, and Energy (EGLE, formerly MDEQ) to be used for environmental activities on the property. To date no part of any of these incentives have been dispersed to the Developer.

The LBRA, EGLE and City of Lansing offered the above incentives specifically to 735 Hazel, LLC under contractual arrangements whereby they as Developer committed to constructing a multi-phase mixed-use redevelopment plan that included commercial, office, and residential components.

Now with new ownership any and all incentives offered to the previous owner 735 Hazel, LLC are not available by right to the new owner Element 52, LLC. Any assignment or transfer of any incentive to the new owner would be conditional upon the approval of the LBRA, EGLE and City of Lansing.

The LBRA plans to notify the new owner to convey the above message.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Karl R. Dorshimer', is written over a light blue circular stamp.

Karl Dorshimer
LBRA Representative



Farnum Building Renovation
Brownfield Plan Presentation
August 2019



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Farnum Building
123 W Allegan Street
Lansing, Michigan



- 10-story, 90,000 sf office building located at the SEC of Capitol Avenue and Allegan
- Constructed in 1959 for Michigan National Bank and named for its founder, Howard Stoddard (aka "Stoddard Building")
- Connected to the Boji Tower by underground tunnel
- Purchased by the Michigan Senate in 1978 and renamed the Billie S. Farnum Building Vacated by the Senate in December 2016
- Sold by the State of Michigan through competitive bid in 2018
- Listed for lease with Martin Commercial-2019



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About Boji Group

- Boji Group is a progressive real estate development, property management and construction management firm, providing services for more than 2 million square feet of diverse use space, headquartered in Lansing, Michigan, with about 300,000+/- sf in the Lansing CBD
- Specializing in private-public partnerships (P3's), Boji Group also has several high rise, multi-tenant office buildings; retail and warehouse spaces, hotels, and is currently working on projects that add multi-family to the mix.
- The P3's include the State of Michigan, local municipalities and higher education. Boji Group recently completed a P3 with the City of Royal Oak including a 140,000 spec office building, to be 100% occupied by Henry Ford Health System, along with several public components including a new city hall, police station and public plaza.
- In 2018, Boji Group celebrated its 20th anniversary by hosting a tenant and employee celebration and giving back to the communities it serves. Boji Group has grown from 8 to 28 employees in the last five years.



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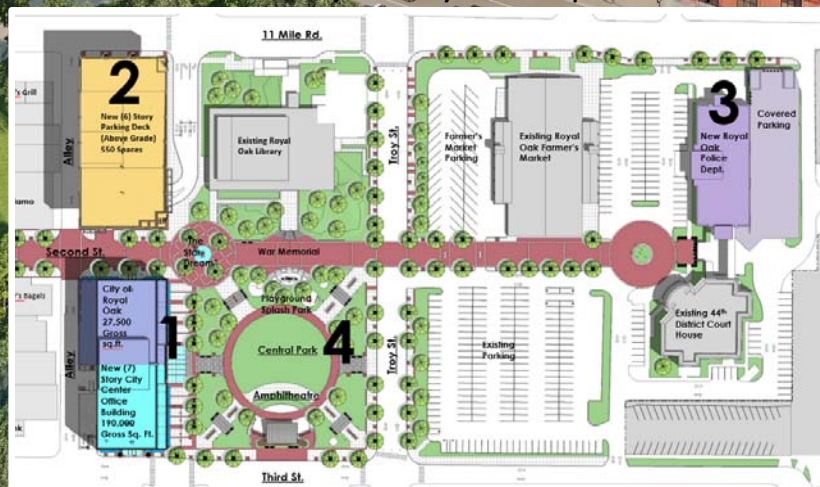
*Recent
Projects*



SpringHill Suites, East Lansing

Trowbridge Crossings

P3- City of Royal Oak | Municipal Facilities and Private Office Building - HFHS

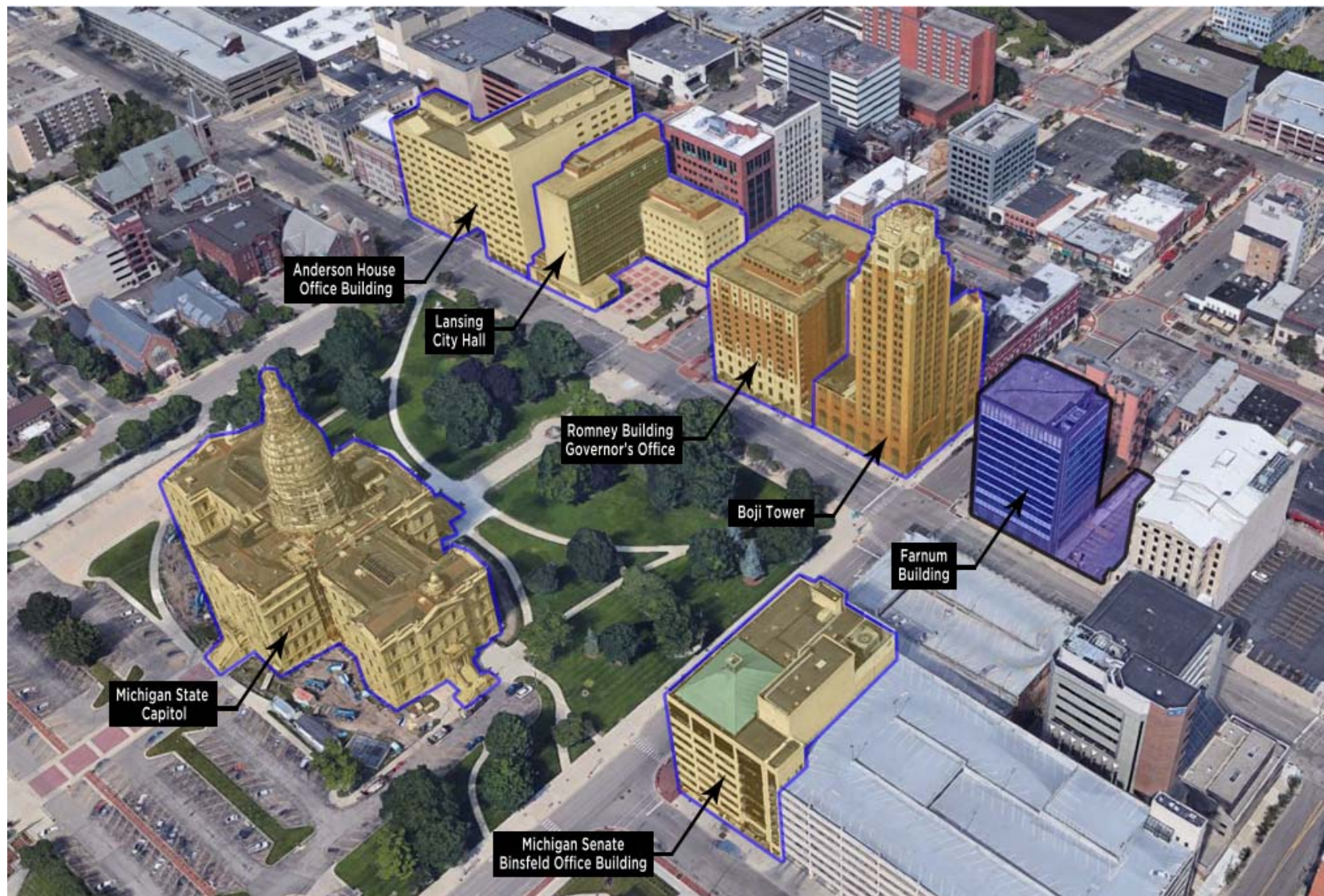




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Relationship to State and City Offices



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Project Summary

- Interior demolition of the current office building
- Includes extensive asbestos abatement activities
- New utilities including electrical and plumbing
- New HVAC and fire protection systems
- Roof replacement, fireproofing, elevator repairs, and bathroom renovations for ADA compliance
- Sidewalks will be improved
- Public Lighting will be added
- Historic Preservation
- Estimated \$20 Million total investment (including acquisition, and hard and soft costs)



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Conceptual Rendering



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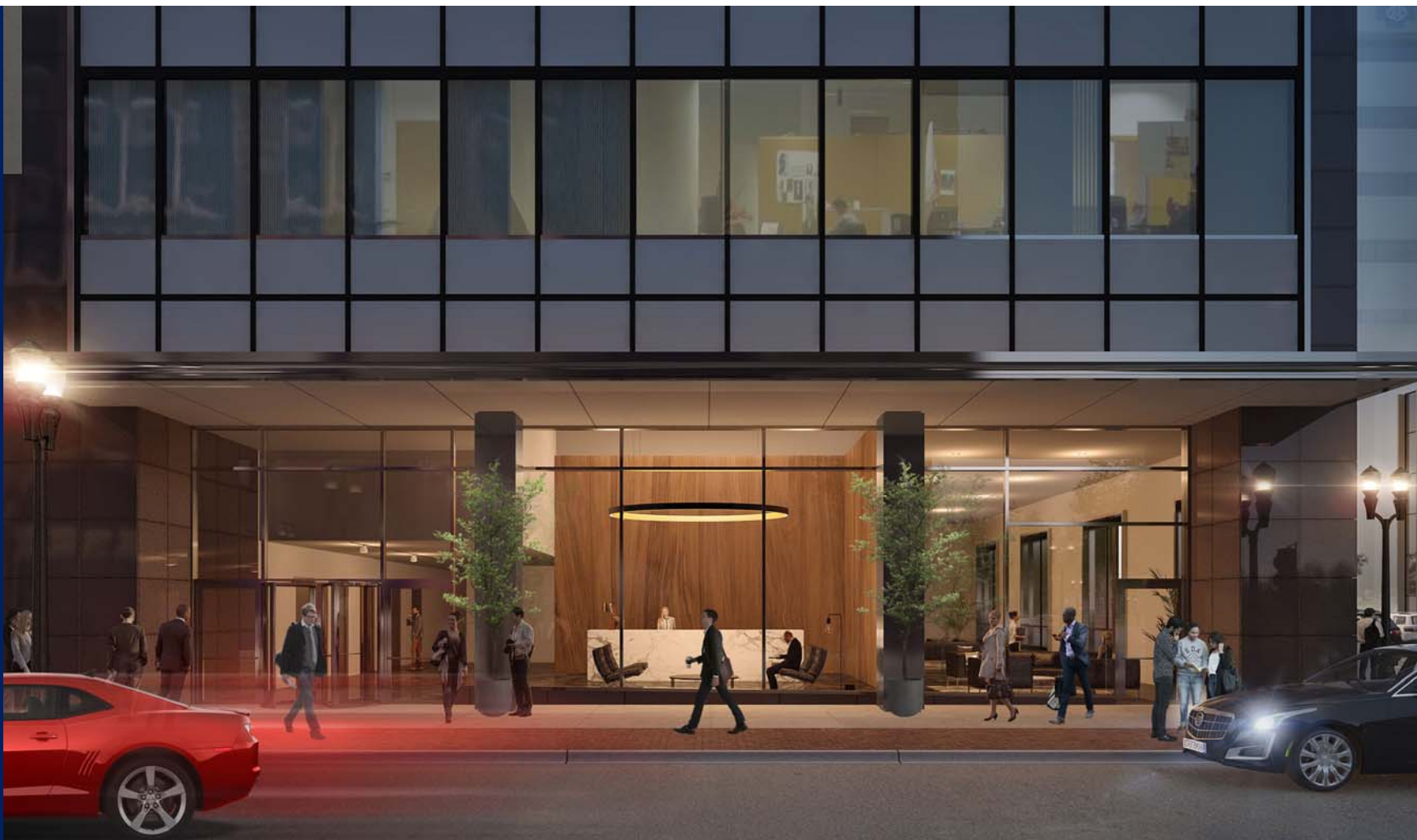




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Conceptual Rendering



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Project Schedule

Core & Shell | Tenant 1-Floors 9 (partial) and 10

Task Name	Target Completion
Property Acquired	4/16/19
Brownfield Approvals	9/30/19
Abatement/Demolition	4/01/20
Substantial Completion for Tenant Floor 9 (partial) and 10	8/10/20
Punchlist (9 and 10)	9/01/20
Project Complete	1/15/21



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Brownfield Summary

- Property determined to be “Functionally Obsolete”
 - Age and previous occupation of the building
 - The currently ineffective steam heat system
 - The presence of asbestos
- Developer Reimbursement: \$2,855,750
- LBRF Capture: \$124,940
- Years to Complete Reimbursement: 21 Years



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Brownfield Eligible Activities

MDEQ Act 381 Eligible Activities Total:			\$32,300
	Pre-Approved Activities	\$32,300	
MSF Act 381 Eligible Activities Total:			\$2,403,000
	Demolition	\$100,000	
	Asbestos and Lead Abatement	\$2,263,000	
	Infrastructure Improvements	\$40,000	
Preparation of Brownfield Plan and Act 381 Work Plan			\$30,000
Implementation of a Brownfield Plan and Act 381 Work Plan			\$30,000
15% Contingency			\$360,450
TOTAL			\$2,855,750
Local Brownfield Revolving Fund Capture			\$124,940
LBRA Administrative Capture			\$124,940
State Brownfield Fund Capture			\$171,505



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Project Benefits

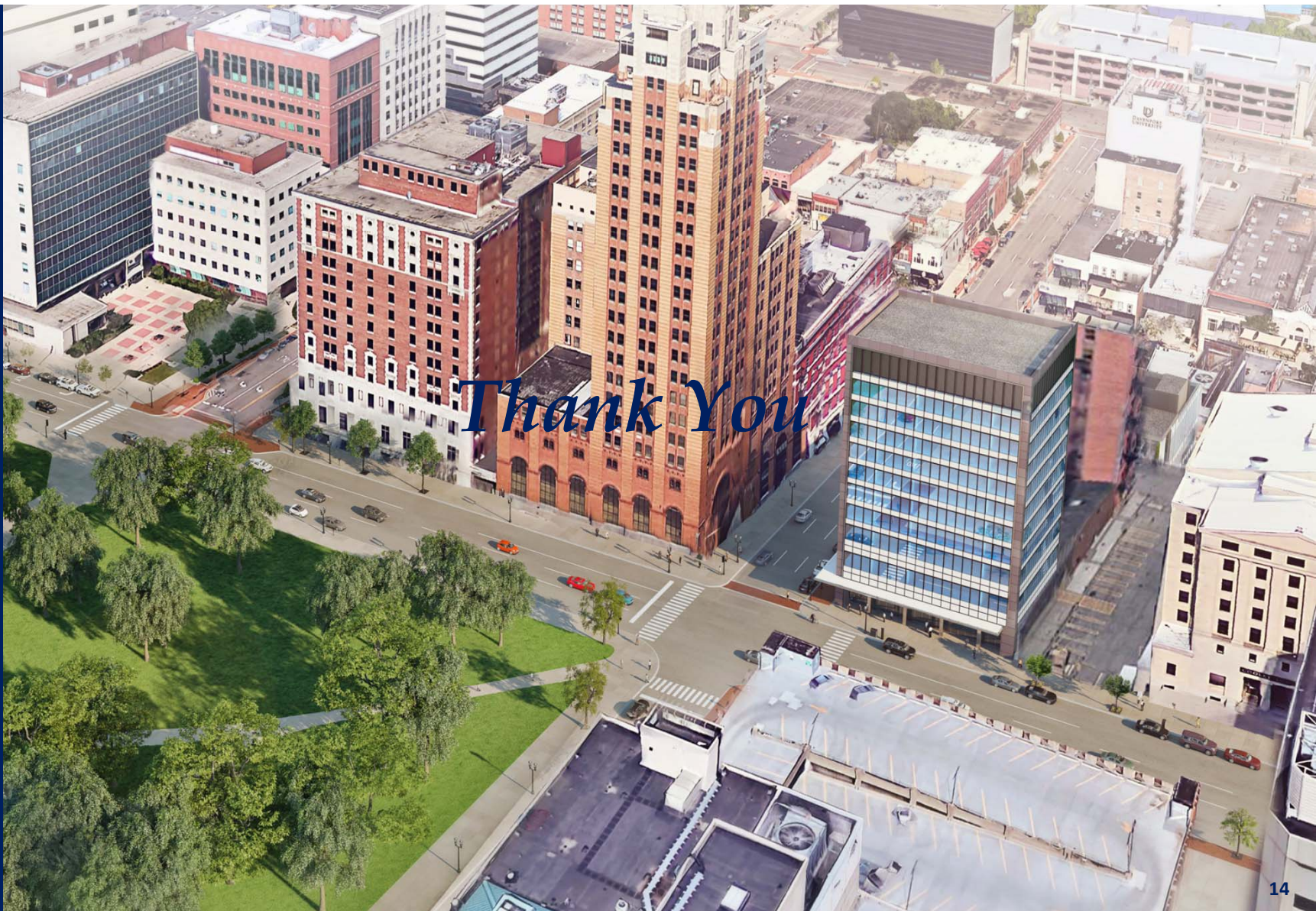
- An estimated \$20 Million investment
- Rehab of a vacant, functionally obsolete building into Class A office space located on a premiere corner in downtown Lansing
- Additional office space in Michigan's Capitol, where it is needed
- Will create long-term jobs
- Estimated 200 permanent office jobs
- Increase in City property tax revenue as property was previously exempt
 - Estimated at \$78,750 annually; \$1,653,750 throughout plan
- Estimated 10% Pass through for TIFA - \$393,030
- Estimated Local unit Capture - \$271,893



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Corridor Improvement Authority

North Grand River and South MLK

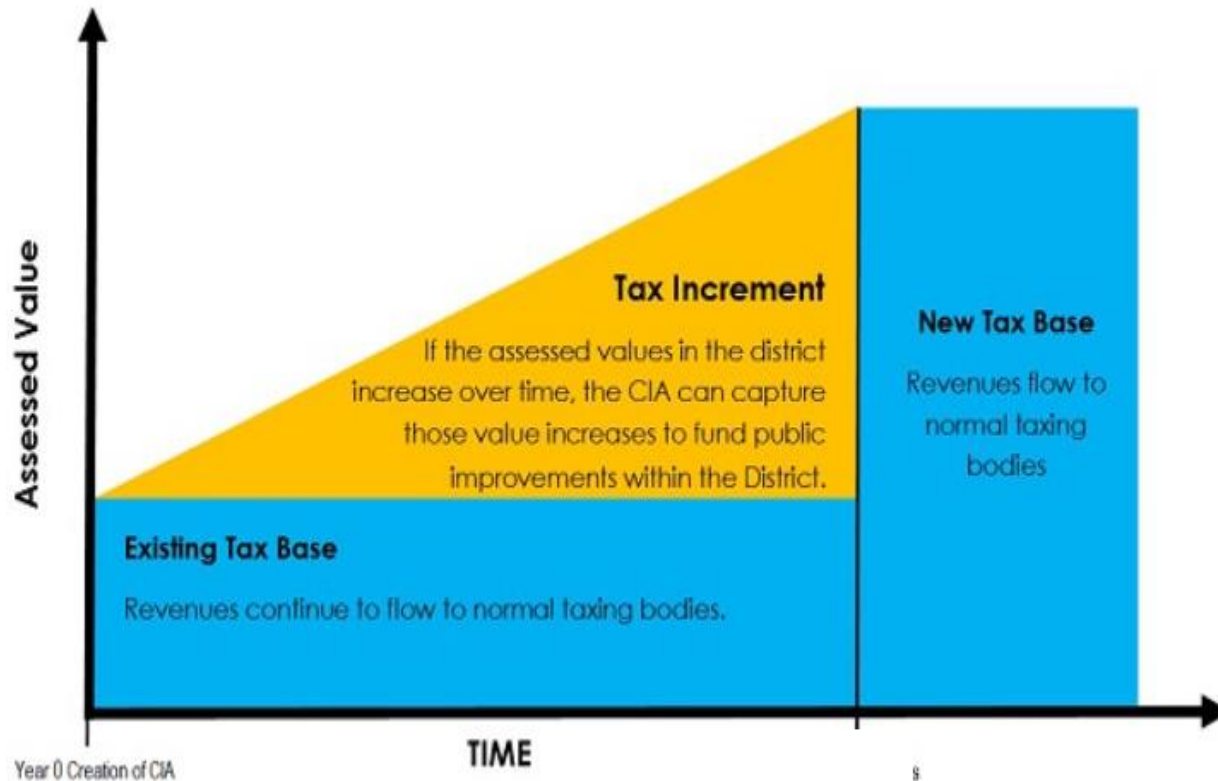


Corridor Improvement Authority - Overview



- ❑ Designed to assist economic development, redevelopment and stimulate revitalization in the established corridor.
- ❑ Corridor Improvement Authorities for North Grand River and S. MLK will become a legal entity whose sole purpose is to advocate for and make improvements to the corridor over a long period of time.
- ❑ It will potentially capture increase in commercial property taxes to finance public improvement projects.
- ❑ Creating the Corridor Improvement Authority **will NOT increase your taxes or create a new tax.**

What is Tax Increment Financing (TIF)?



- ❑ Once established, this Act allows tax increment financing to be utilized to capture the yearly increase in commercial taxes.
- ❑ Reinvest back into the corridor for public improvements
- ❑ Leverage other taxes and funding sources to maximize result

Steps to Establish a CIA and Development & TIF Plan

Part I: Establishing the CIA and its Boundaries

- Create an Exploratory Committee to determine the feasibility to establish a CIA
- Present the case to create a CIA and Development District to Lansing City Council
- Hold public hearing
- Council's approval to establish the CIA and its boundaries
- Appoint members to the board when Council approves to establish the CIA

Part II: Development and Tax Increment Financing Plan

- Create Bylaws
- Create a Visioning Study for the Development District
- Develop a Development and TIF Plan
- Hold public hearing
- Approval of bylaws and the Plan by Lansing City Council

Exploratory Committee



N. Grand River

Engage community stakeholders

Determine the feasibility of creating a CIA

Work with government entities, neighborhood and business associations to gain support



S. MLK

Project Descriptions – Main Street Model



Design

Public & alternate transport and parking improvements
Streetscaping and placemaking
Public gathering spaces
Connected, accessible and walkable corridor



Economic Restructuring

Filling vacant buildings
Façade improvement
Property infill development on vacant parcels
Strong and healthy business mix



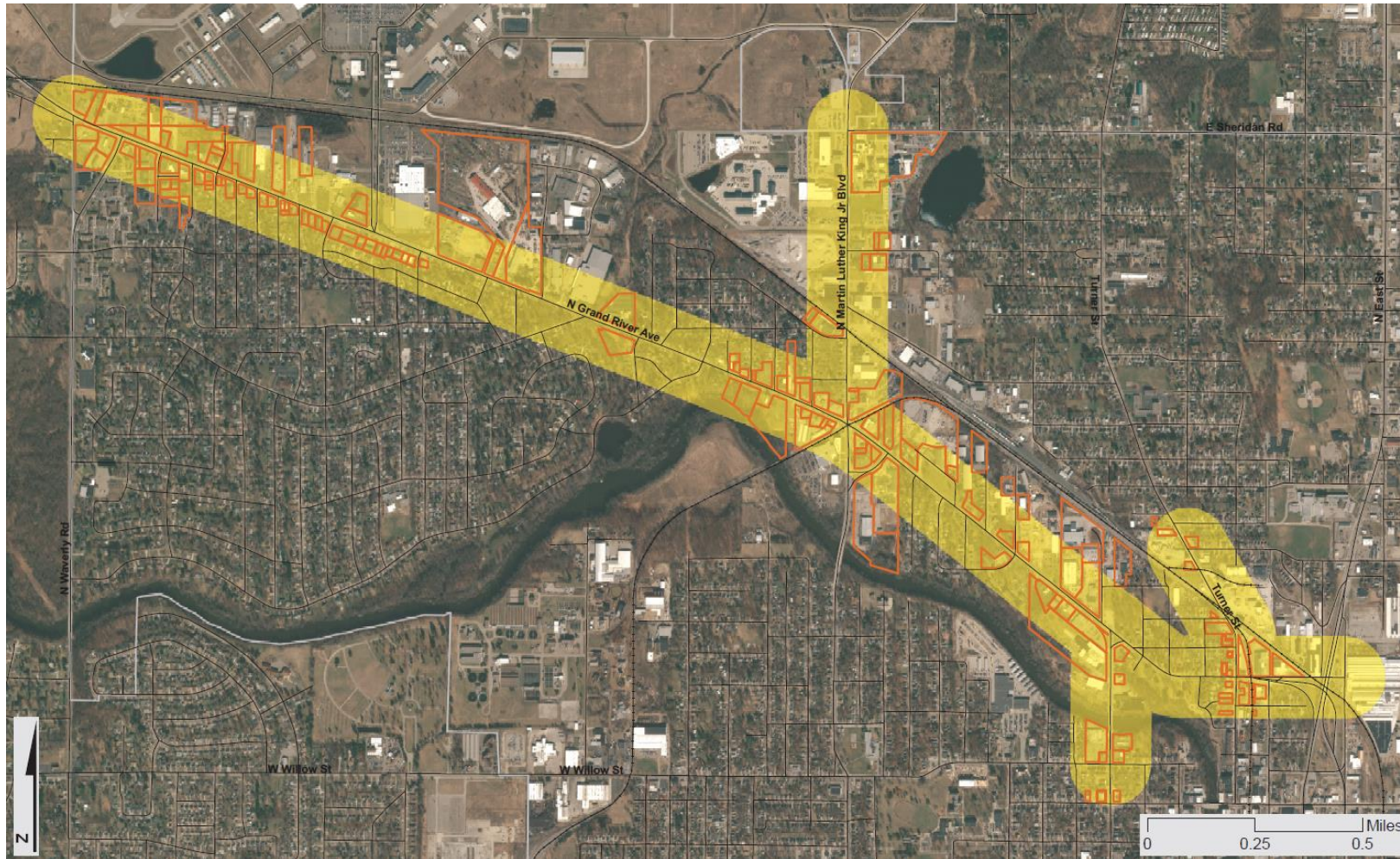
Organization

Health of overall collaborative program
Leader of the commercial corridor



Marketing/Promotions

Social center of the near residential neighborhoods
Strengthen corridor's image



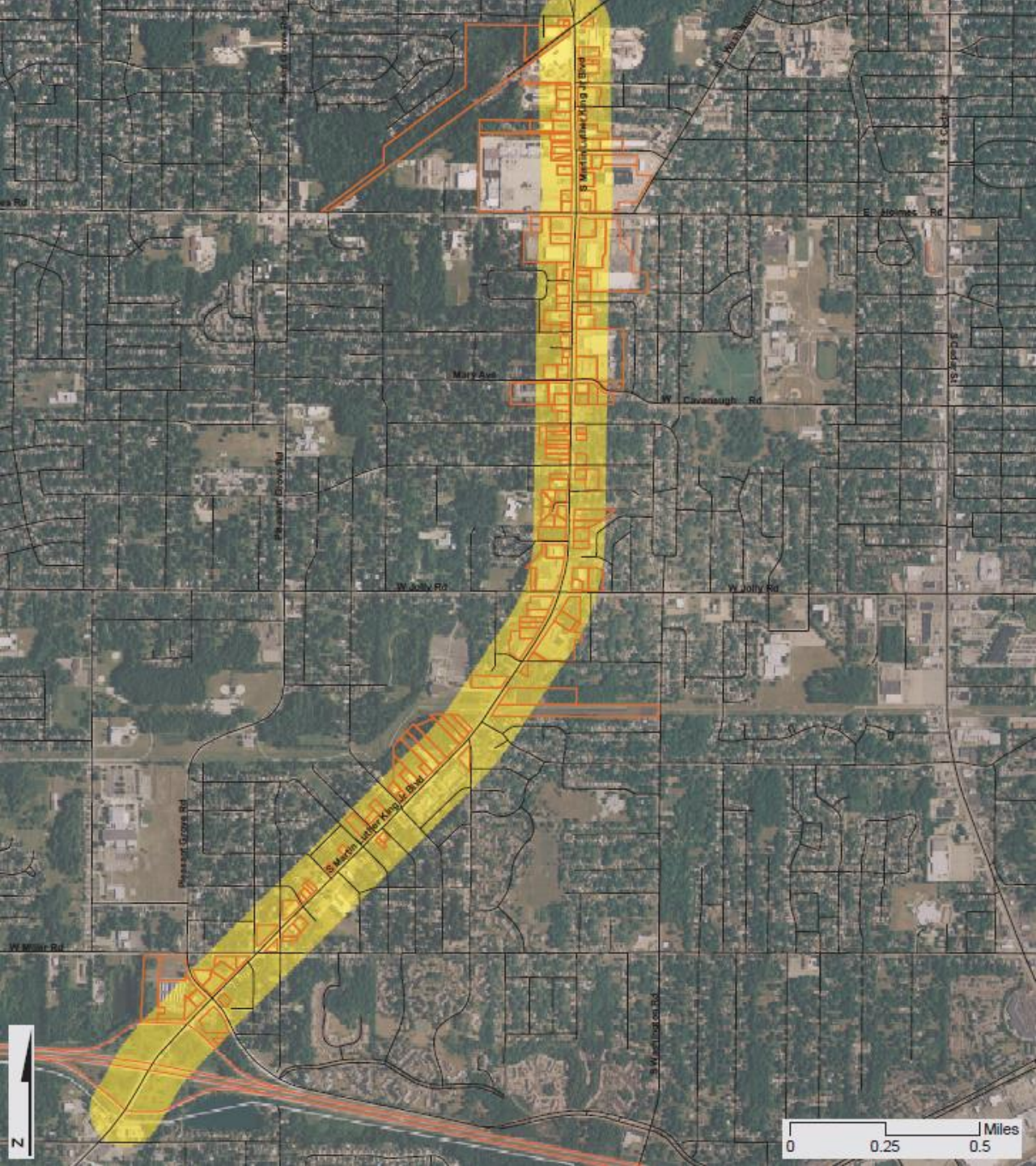
North Grand River CIA Boundary

East on Waverly Rd (Franette Road) to
Old Town (Old US 27) on East North
Street with branches on North Martin
Luther King Blvd and Turner Road.

Goals for the North Grand River CIA

- ❑ Create a welcoming and inclusive gateway to Lansing
- ❑ Establish connectivity and accessibility with Capital Region International Airport, Old Town and North Martin Luther King Jr. Blvd
- ❑ Improve streetscape
- ❑ Revitalize empty buildings
- ❑ Traffic calming
- ❑ Develop programs to foster economic activity and business development





South MLK CIA Boundary

From Railroad tracks south of Victor
Avenue to I-96

Goals for the South MLK CIA

- ❑ Improve connectivity to adjacent neighborhoods and Lansing downtown
- ❑ Upgrade and beautify streetscape and landscape
- ❑ Revitalize vacant spaces
- ❑ Enhance transit, non-motorized transportation, and create safe pedestrian crossing
- ❑ Develop programs and tools for workforce development and business attraction



Next Steps

- ❑ Establish the CIA and its boundaries
- ❑ Appoint members to the Board
- ❑ Complete the Visioning Study for the Development District
- ❑ Create the Development and TIF Plan
- ❑ Seek Lansing City Council's approval

Hannah Bryant

Lansing Economic Area Partnership (LEAP)

hannah@purelansing.com

(517) 702-3387 x 207

