AGENDA
Committee on Development and Planning
Monday, September 23, 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**
   - September 9, 2019

4. **Discussion/Action:**

   A. RESOLUTION - Set Public Hearing; OPRA District; ANC Holdings; 1611 East Kalamazoo

   B. RESOLUTION – Set Public Hearing; OPRA Certificate; Blackboard District LLC; 1030 South Holmes Street

   C. RESOLUTION – Set Public Hearing; Saginaw Street Corridor Improvement Authority Development and Finance Plan

   D. RESOLUTION – Set Public Hearing; Michigan Avenue Corridor Improvement Authority Development and Finance Plan

5. **Other**

6. **Adjourn**

PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE Development & Planning 4:00P.M. DATE Sept 23, 2019

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Jonathon Lukco	427 W. Capitol Ave Apt 104 Lansing	SSCIA	JLukco001@gmail	517-763-3641
Scott Gillespie	329 S. Wash. Lansing	MACFA		517-327-8887
Matt McNeil	503 Mall Ct Ste 312 Lansing MI 48912	OPRA	—	810 335 0724
John Nelson	1611 E. Kalamazoo Lansing 48912	OPRA	john@allenneighborhoodcenter.org	517-999-3912
Kris Klein		OPRA Leap	Kris@purelansing.com	

MINUTES
Committee on Development and Planning
Monday, September 9, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER
Council Member Hussain called the meeting to order at 4:00 p.m.

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

OTHERS PRESENT
Sherrie Boak, Council Staff
Greg Venker, Assistant City Attorney
Karl Dorshimer, LEAP
Jessica DeBare, Farnum
Terri Fitzpatrick, Farnum/Boji Group
John Hundo, Farnum/Boji Group

PUBLIC COMMENT
No public comment.

MINUTES
MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM AUGUST 26, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION
Brownfield Plan #76; Farnum Building Redevelopment Project; 123 West Allegan Street
Council Member Hussain recapped the application and property, being purchased in 2018, determined functionally obsolete, ad a $2.8 million Brownfield over 21 years. There is a developer agreement that addresses the standard language to local labor and the applicants will be advertising bids on the Builders Exchange. Mr. Dorshimer had not comments, and Ms. Fitzpatrick had no additional information. Council Member Garza asked if the applicant had made contact with the local building trade organizations, and Ms. Fitzpatrick confirmed they have spoken to Price Dobernick and Mike Jackson. Council Member Washington spoke briefly on the benefits of a Brownfield. Mr. Dorshimer did explain how the Assessor determined the “functionally obsolete”, which is a review of the electrical, if the structure meets the needs of a modern office and if it can function for the intended use. Council Member Garza asked if the mechanicals would be demolished. Ms. Fitzpatrick confirmed they will be doing a complete

interior demolition and installing high efficiency heating and cooling, LED lights, solar blinds and an automated energy system.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE BROWNFIELD PLAN #76 FOR FARNUM BUILDING REDEVELOPMENT PROJECT, 123 WEST ALLEGAN STREET.
MOTION CARRIED 3-0.

Other
No other topics of discussion.

Adjourn
Adjourned at 4:07 p.m.
Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council
Approved by the Committee

1611 E. Kalamazoo St., Lansing, MI 48912 517-367-2460
www.allenneighborhoodcenter.org

Wednesday, August 28, 2019

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

Re: Requesting an OPRA District for 1611 East Kalamazoo St., Lansing

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act - Act 146 of 2000 (OPRA), ANC Holdings, LLC, a wholly owned, non-profit subsidiary of Allen Neighborhood Center and 100% owner of the property commonly known as 1611 East Kalamazoo St., Lansing 48912 (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).

ANC Holdings, LLC is seeking to redevelop the Property. The building was constructed in stages, with the first section built in 1932. The complex has served as home to many small businesses over the years including the Allen Neighborhood Center and the Allen Farmers Market. In the past several years, several of the commercial tenants have moved out, leaving only Allen Neighborhood Center and Happendance Studio in the complex. The unoccupied portions, including the entire second floor and much of the first floor, have been vacant for up to 15 years. The project proposes rehabilitating the two-story complex, adding a third floor to the 2-story building along E. Kalamazoo and constructing three-story additions on the east and west ends of the building. The new construction and rehabilitation of existing space will result in approximately 30,000 square feet of residential and roughly 20,000 square feet of commercial space, totaling 49,164 square feet.

Commencement of the project is scheduled for Fall 2019 and the establishment of an OPRA District will allow us to proceed with demolition and other work on the property without jeopardizing a future OPRA Certificate application. We are currently preparing an OPRA Certificate application, but several items such as taxable value, are still being calculated and may not be complete for some time.
Once the current taxable value is established and any other items completed, 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, given the substantial investment required to make this project happen, we do not believe it is economically viable 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 this important property.

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

Sincerely,

Joan Nelson

Joan Nelson
ANC Holdings, LLC
(517) 999-3912

Attachments: Legal Description of Property and Letter of Obsolescence

LEGAL DESCRIPTION

The District will be for the property commonly known as 1611 East Kalamazoo St. and legally described as follows:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16

PARCEL NUMBER: 33-01-01-15-427-302

CITY ASSESSORS OFFICE

Andy Schor, Mayor

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

August 19, 2019

Functional Obsolescence Determination
1611 E Kalamazoo St.
33-01-01-15-427-302

This building is comprised of various additions from 1932 to 1970. There are varying ceiling heights, the floor plan is convoluted.

The heating and cooling systems are currently obsolete. There is no working system for parts of the building.

Tri Terra Environmental performed a Phase I Environmental Assessment in May 2019. Review of historic uses reveals that there have been gas station uses, dry cleaner uses, lawnmower repair, auto repair and glass/paint shops on this site. All of these uses indicate property contamination.

For these reasons, I have determined that the building at 1611 E Kalamazoo St. suffers from functional obsolescence.

Sharon Frischman, MMAO
City Assessor

CITY OF LANSING OPRA DISTRICT
ALLEN PLACE/1611 KALAMAZOO REDEVELOPMENT PROJECT
PROPOSED APPROVAL PROCESS SCHEDULE

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By September 3, 2019	LEAP/LEDC	Ready for submission to Lansing City Council: 1) OPRA District Resolution to Set Public Hearing 2) OPRA District Pubic Hearing Notice 3) OPRA District Resolution of Approval	
September 9, 2019 7:00PM	Lansing City Council	Council Receives Resolution to Establish District and refers it to the Committee on Development and Planning	
September 23, 2019 4:00PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review OPRA District. Committee approves Resolution to set Public Hearing	YES
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on October 14, 2019. *Public Hearing Notice-10 Days (Mail/Paper)*	YES
October 14, 2019 7:00PM	Lansing City Council	Public hearing held at Council for OPRA District. Resolution to approve District referred back to the Committee on Development and Planning	YES
October 28, 2019 4:00PM	Committee on Development and Planning	D&P Committee approves resolution to approve the OPRA District	(if necessary)
October 28, 2019 7:00PM	City Council Meeting	City Council Approves OPRA District	YES

REV-8/27/2019

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete Property Rehabilitation Act District at 1611 East Kalamazoo St., Lansing

WHEREAS, ANC Holdings, LLC owner of the property located at 1611 East Kalamazoo St. in the City of Lansing, Michigan (the "Property") has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District is legally described as:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16; PARCEL NUMBER: 33-01-01-15-427-302; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, 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 approval of the OPRA District.

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 Monday, October 14, 2019 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, October 14, 2019 at 7:00 p.m. in the Tony Benavides Lansing 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, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 1611 East Kalamazoo St., Lansing, Michigan, but more particularly described as follows:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16

PARCEL NUMBER: 33-01-01-15-427-302

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Karl Dorshimer, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

Chris Swope

City Clerk

DYMAXION
DEVELOPMENT

August 23, 2019

Lansing City Clerk
Lansing City Hall
124 West Michigan Ave.
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act Application for 1030 S. Holmes St., Lansing, MI 48912

To Whom it May Concern,

GENERAL DESCRIPTION

1030 Holmes St. located in Lansing, MI was built in 1923 and was previously used as a school. It is a 3 story brick building which was recently under construction, but not completed. It has a large lot that is currently being used for community soccer games. The square footage of the building is roughly 31,000 feet and sits on 2.2 acres.

PROPOSED USE

Blackboard District, LLC is the owner of 1030 S. Holmes St. and intends to convert the building into 41 apartments. Property will be landscaped to promote use outside. Units will be studio/1 bedroom and have high end finishes.

DESCRIPTION OF REHABILITATION AND FIXED BUILDING EQUIPMENT

- Electrical
- Plumbing
- HVAC
- Kitchen Cabinets/Countertops
- Drywall
- Doors
- Flooring
- Light/Plumbing Fixtures
- Appliances
- Exterior Lighting
- Suppression
- Landscaping
- Asphalt
- Windows
- Roof Repairs
- Masonry Repair
- Paint

Total investment in the rehabilitation of real property is estimated to be $2,469,620.

TIME SCHEDULE FOR REHABILITATION

We anticipate the rehabilitation to start November 2019 and wrap up by June 2021.

EXPECTED ECONOMIC ADVANTAGES

We will create jobs including permanent positions to oversee the building. By being exempt we will be able to greatly increase the walkability of the neighborhood and create a space that can be enjoyed by the entire community. Our goal is to offer Lansing a unique space live and enjoy.

BASIS OF ELIGIBILITY

The property must be an "Obsolete property" which means commercial property or commercial housing property that is 1 or more of the following:

(i) Blighted, as that term is defined in section 2 of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2652.

(ii) A facility as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

(iii) Functionally obsolete as that term is defined in section 2 of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2652.

The project property is determined to be functionally obsolete per the determination by the City of Lansing Assessor. The Determination of Functional Obsolescence letter signed by the City of Lansing Assessor is provided as an attachment to the application.

PROPERTY TAXABLE VALUE AND LEGAL DESCRIPTION

The property is 1030 South Holmes Street, Lansing, MI 48912, Parcel # 33-01-01-22-133-102.
Specifics on this property are as follows:

Owner's Name: Blackboard District, LLC
Tax ID Number: 83-4686493
Square Feet of Building: Approximately 30,421
Tax Value Land: $55,200 (2019)
Tax Value Building: $152,900 (2019)
SEV Value Total: $208,100 (2019)
Legal Description:
LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2

Thank you in advance for your assistance and consideration in this matter.

Thank you,

Andi Bourgeois

Andi Bourgeois
Dymaxion Development
810.335.0924 | Lansing, MI

Jeff Deehan
Blackboard District, LLC
Dymaxion Development
517.712.9793 | Lansing, MI

Holmes Projections	
Income	
Gross Potential Rents	371,016
Utilities Income	
Late Fees	330
Other Income (Pet Fees)	3,600
Total Annual Gross Income	374,946
Less 5% Vacancy & Collection Loss	18,747
Effective Gross Income	**356,199**
Expenses	
Property Taxes	16,000
Insurance	7,600
Repairs & Maintenance	11,100
Janitorial	2,300
Legal/Professional Fees	700
Licenses/Permits	1,700
Miscellaneous	1,000
Property Management	17,810
Repairs	3,800
Supplies	1,500
Replacement Reserves	6,600
Trash, Lawn, Snow	9,000
Utilities - House Electric	12,000
Utilities - Gas	2,165
Utilities - Water & Sewer	6,500
Total Expenses	**99,775**
NOI	**256,424**
Value @ 9% Cap Rate	2,849,153
Operating Expense Ratio	0.28
Debt Service 1st	214,638
Debt Service 2nd	0
Total Debt Service	214,638
Net Cash Flow	41,785
Debt Service Coverage Ratio	1.19
Net	**41,785**

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Blackboard District LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 503 Mall St. Ste. 312 Lansing, MI 48912		
Location of obsolete facility (No. and street, City, State, ZIP Code) 1030 S Holmes Lansing, MI 48912		
City, Township, Village (indicate which) City	County Ingham	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 11/01/2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 6/30/2021	School District where facility is located (include school code) 33020
Estimated Cost of Rehabilitation 3mm	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet

Expected project likelihood (check all that apply):

- [ ] Increase Commercial activity
- [X] Retain employment
- [ ] Revitalize urban areas
- [X] Create employment
- [ ] Prevent a loss of employment
- [X] Increase number of residents in the community in which the facility is situated

Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment 20

Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. [X]

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Jeff Deehan	Telephone Number 810.335.0924	Fax Number
Mailing Address 503 Mall Ct Ste 312 Lansing, MI 48912		Email Address jeff@dymaxiondevelopment.com
Signature of Company Officer (no authorized agents)		Title Director

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: ____________________

☐ Exemption Approved for __________ Years, ending December 30, __________ (not to exceed 12 years)

☐ Denied

Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Building(s)		

Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call 517- 335-7491.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

CITY OF LANSING OPRA CERTIFICATE
HOLMES ST SCHOOL/1030 S HOLMES REDEVELOPMENT PROJECT
PROPOSED APPROVAL PROCESS SCHEDULE

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By September 2, 2019	LEAP/LEDC	Ready for submission to Lansing City Council: 1) OPRA Certificate Resolution to Set Public Hearing 2) OPRA Certificate Pubic Hearing Notice 3) OPRA Certificate Resolution of Approval	
September 9, 2019 7:00PM	Lansing City Council	Council Receives Resolution to Approve Certificate and refers it to the Committee on Development and Planning	
September 23, 2019 4:00PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review OPRA Certificate Application. Committee approves Resolution to set Public Hearings	YES
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on October 14, 2019. *Public Hearing Notice-10 Days (Mail/Paper)*	YES
October 14, 2019 7:00PM	Lansing City Council	Public Hearing held at Council for OPRA Certificate. Resolution to approve Certificate referred back to the Committee on Development and Planning	YES
October 28, 2019 4:00PM	Committee on Development and Planning	D&P Committee approves resolution to approve the OPRA Certificate	(if necessary)
October 28, 2019 7:00PM	City Council Meeting	City Council Approves OPRA Certificate	YES
By October 31, 2019	LEAP/LEDC	LEDC/LEAP Submits Application Package to the State Tax Commission for Review and Approval by December 31, 2019	

REV-8/27/2019

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

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
1030 South Holmes Street

WHEREAS, Blackboard District, LLC, owner of the property located at 1030 S. Holmes St. in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, Parcel Number: 33-01-01-22-133-102, and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, 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 approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, October 14, 2019 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, October 14, 2019 at 7:00 p.m. in the Tony Benavides Lansing 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, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation Certificate (the “Certificate”), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 1030 S. Holmes St., Lansing, Michigan, but more particularly described as follows:

LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, Parcel Number: 33-01-01-22-133-102, and

Approval of this Certificate will provide the owner or potentially the developer of property an abatement of certain property taxes for the improvements to the property noted above. Further information regarding this issue may be obtained from Kris Klein, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., 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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

The following is for informational purposes and can include historical information on the application/site

RESOLUTION #2019-048

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

WHEREAS, on March 24, 2008, the Lansing City Council adopted Resolution #2008-111 to approve an application filed by Spartan Internet Properties, LLC requesting an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) for a period of 12 years on property legally described as LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, commonly known as 1030 South Holmes Street, Lansing, Michigan (Property) pursuant to Public Act 146 of 2000, as amended (the OPRA Act); and

WHEREAS, on May 12, 2008, the State Tax Commission approved the OPRA Certificate #3-08-0005 for Spartan Internet Properties, LLC for the Property, beginning December 31, 2008, and ending December 30, 2020; and

WHEREAS, Section 12 of the OPRA Act states that the legislative body of the qualified local governmental unit may, by resolution, revoke the OPRA Certificate of a facility if it finds that the completion of rehabilitation of the facility has not occurred within the time authorized by the legislative body; and

WHEREAS, Spartan Internet Properties, LLC has failed to proceed in good faith with the rehabilitation of the facility within the construction period allowed; and

WHEREAS, the Lansing Economic Development Corporation and the City of Lansing Administration both recommend and request that OPRA Certificate #3-08-0005 be revoked.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby revokes OPRA Certificate #3-08-0005 previously granted to Spartan Internet Properties, LLC for property located at 1030 South Holmes Street, Lansing, Michigan.

BE IT FINALLY RESOLVED that the City Clerk shall immediately cause a certified copy of this resolution to be filed with the Michigan State Tax Commission.

2008

RESOLUTION#111

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

Obsolete Property Rehabilitation Tax Exemption Certificate Approval, 1030 S. Holmes St.

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Spartan Internet Properties LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPT Certificate) with the Lansing City Clerk, for a proposed obsolete facility at l030 S. Holmes Street, Lansing, Michigan (Obsolete Property); and

WHEREAS, Spartan Internet Properties LLC (the Developer) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted December 10, 2007, after a public hearing was held, as provided by section 3 of PA 146 of 2000; and

WHEREAS, a public hearing was held on March 10, 2008 on the Developer's application for an OPT Certificate, after proper notice was made, pursuant to section 4(2) of PA 146 of 2000; and

WHEREAS, the Developer has represented and committed to the City to undertake, and complete not later than December 31, 2010, the rehabilitation, renovation, and reconstruction of the Obsolete Property into office and training center use throughout the structure;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approves of the issuance of an Obsolete Property Rehabilitation Exemption Certificate to Spartan Internet Properties LLC, for the Obsolete Property located at 1030 S. Holmes Street, Lansing, Michigan, legally described as:

> LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2

for the period of twelve (12) consecutive years.

BE IT FURTHER RESOLVED that the Lansing City Council, in approving the Developer's application by this resolution, finds and determines all of the following;

1. The taxable value of the property proposed to be exempt plus the aggregate taxable value of the property already exempt under PA 146 of 2000 and under Public Act 198 of 1974 (IFT's) does exceed five percent (5%) of the total taxable value of the City of Lansing

2. The applicant is not delinquent in any taxes related to the facility.

3. All of the items described on line 9 of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the City of Lansing by the applicant.

4. The application is for obsolete property as defined in section 2(h) of PA 146 of 2000.

5. The commencement of rehabilitation activities of the facility did not occur prior to the establishment of the Obsolete Properties Rehabilitation District.

6. The application relates to the rehabilitation program for the building located at 1030 S. Holmes Street., Lansing, Michigan and, when completed, will constitute a rehabilitated facility within the meaning of PA 146 of 2000 and the facility is situated within the Obsolete Property Rehabilitation District established by the City of Lansing, which is a Qualified Local Governmental Unit eligible under PA 146 of 2000 to establish such a district.

7. The completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create some employment, and revitalize an urban area.

8. The rehabilitation includes improvements aggregating ten percent (10%) or more of the true cash value of the property at the commencement of the rehabilitation as provided by section 2(L) of PA 146 of 2000.

9. The rehabilitation must be completed not later than December 31, 2010 as evidence by the issuance of a Certificate of Occupancy from the City of Lansing Building Safety Office.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

By Councilmember Wood

Motion Carried

RECEIVED
OCT 24 2007
ECONOMIC DEVELOPMENT CORP.

RECEIVED
2007 OCT 24 AM 11:15
LANSING CITY CLERK

October 23, 2007

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District Application
1030 S. Holmes Street

General Project Description

The undersigned applicant, being the future owner of the above property, hereby requests the establishment of an OPRA District covering this property. The Holmes Street School, which was constructed in 1923, has been vacant for approximately five (5) years, and was last utilized by the Lansing Public School District as an elementary school. The applicant, Spartan Internet Consulting Corp. (the applicant) is currently located at 115 W Allegan St. and intends to expand their business into the building to ensure the long term growth of the company in Lansing. The company has offices in the Detroit area as well as Washington D.C. and Ft. Lauderdale, FL. The applicant will renovate the obsolete building for use as a modern office building. The building will require many electrical, HVAC, and structural renovations including the addition of an elevator and repairs to the roof. The applicant also plans to work with faculty from Michigan State University and neighborhood leadership to provide space for an Information Technology empowerment center on the main floor of the building. The renovation process would include minimal exterior and significant interior redevelopment of the property resulting in a valuable asset to the neighborhood and the City of Lansing. In an effort to retain the atmosphere of the neighborhood and as a show of good corporate citizenship, Spartan Internet is committed to preserve and enhance the green space on site for neighborhood use.

District Establishment Purpose

Spartan Internet Consulting will incur considerable renovation costs to transform the former school into a state of the art office space. The establishment of the OPRA District, with its multi-year property tax deferment benefit, would provide the inducement necessary for this development to occur. It would also facilitate the creation of approximately 30-50 new jobs within the city, all the while renovating an obsolete facility in this high visibility neighborhood. Due to the financial and logistical challenges of the renovation Spartan Internet will be seeking a 12 year OPRA Certificate before construction begins.

Community Benefits

Redevelopment of the vacant Holmes Street school building would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the added job growth and positive impact on the neighborhood. The school will act as the headquarters and primary employee base for Spartan Internet securing the companies place in Lansing for many years to come. The opportunity to bring an IT Empowerment Center to Lansing on the first floor of the building will provide kids with an environment to explore and learn about careers in IT and create the infrastructure necessary for Lansing based companies to compete in the global market. The OPRA designation will allow the applicant to continue their growth in Lansing and allow them to show a commitment to the surrounding community. The applicant's company has a long standing philosophy of being a beneficial and productive participant in community enrichment, particularly in the area of education.

Basis of Eligibility

The property has been assessed and declared "functionally obsolete" by a Level 3 assessor within the City of Lansing Assessor's Office.

Project Costs and Phasing

The OPRA tax abatement is a significant component of the funding of this project. The petitioner has estimated the renovation costs at $950,000. Renovations are scheduled to be completed by December 31, 2010. The renovation estimate includes:

HVAC Upgrades and Replacements	$ 300,000
Installation of an Elevator	$ 70,000
Upgrades for APA Compliancy	$ 30,000
Interior Renovations	$ 400,000
Electrical Upgrades	$ 100,000
Landscaping and Exterior Improvements	$ 50,000

Property Taxable Value and Legal Description

This proposal covers one property listed with the address of 1030 S. Holmes St. in the city of Lansing's assessment records. Due to the fact that the building is currently owned by the Lansing School District the property does not currently generate tax revenue. The figures listed below were calculated by the city of Lansing Assessor's Office as valuation estimates for 2007 if the property would have been on the assessment rolls.

1030 S. Holmes St.

Owner: Lansing School District
Acreage of Land: 2.22
Sq Feet of Building: Approximately 27,500 s.f.
Tax ID Number: 33-01-01-22-133-102
Tax Value Land: $48,300 (projected 2007)
SEV Value Land: $48,300 (projected 2007)

Tax Value Building: $125,400 (projected 2007)
SEV Value Building: $125,400 (projected 2007)
Legal Description:
LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11
MANUFACTURERS ADD NO 2

Thank you in advance for your assistance and consideration in this matter.

Sincerely,

Ryan Vartoogian
President, Spartan Internet Consulting
517-333-9727
115 W. Allegan St., 8th Floor
Lansing, MI 48933

Executive Summary
Spartan Internet Consultants
Holmes St. School
Obsolete Property Rehabilitation

Location:
1030 S. Holmes Street

Due to the fact that the building is currently owned by the Lansing School District it is does not generate tax revenue. The figures listed below were calculated by the Lansing Assessors Office as valuation estimates for 2007 if the property would have been on the assessment rolls.

Building Taxable:	$125,400
Land Taxable:	$48.300
Total Taxable Value:	**$173,700**

Developer Investment:

Rehab Cost:	**$950,000** (est.)

Developer Incentive:

Total 12 year savings:	**$213,621**

Taxes Paid:

School Taxes Paid:	$ 181,236
Other Taxes Paid:	$ 85.522
Total Taxes Paid:	$ **266,758**

This project is anticipated to create a minimum of **30 jobs in the City of Lansing.**

Summary:
Spartan Internet Consultants plans to purchase and renovate the Holmes St. School for the creation of a new corporate HQ and facilitate the addition of 30-50 new employees over the next two years. In addition it is the intent of Spartan Internet to house the newly formed ITEC Lansing - IT learning center in public private partnership with MSU faculty, area IT companies, and many others. The renovation of the facility will be extensive including major interior renovations, landscaping, and extensive infrastructure improvements.

Andy Schor, Mayor

Saginaw Street Corridor Improvement Authority (SSCIA)

Development and Tax Increment Financing Plan

Approved and Recommended by the Saginaw Street Corridor Improvement Authority August 27, 2019

WEST SAGINAW STREET

LANSING, MICHIGAN

CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

Saginaw Street Corridor Improvement Authority Board Members

Jonathan Lukco, Chair

Sean Hammond, Vice Chair

Claire Corr, Recording Secretary

Diane Sanborn, Treasurer

Tiffany Dowling, Board Member

Jessica Yorko, Board Member

Jim Houthoofd, Board Member

Board Facilitators – Lansing Economic Area Partnership (LEAP)

Karl Dorshimer, Vice President of Economic Development

Anum Mughal, Economic-Corridor Development Specialist

Sub Committee Members

Claire Corr

Sean Hammond

Tiffany Dowling

Plan prepared with assistance from:

LEAP
stronger together

Office: (517) 702-3387 Fax: (517) 702-3390
www.purelansing.com

Executive Summary

In 2009, the Lansing City Council approved the establishment of the Saginaw Street Corridor Improvement Authority (SSCIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city's commercial corridors and promote economic growth. This Authority will allow for the reinvestment of property tax growth back into the corridor, improve public facilities such as streetscape, develop plans, and other activities to accomplish these goals, as enumerated per section 611 of PA 57 2018.

Since its creation, various members of the SSCIA have worked to identify challenges, opportunities, partners, resources, and stakeholders to best create a plan of action to accomplish these goals. This plan has been developed over the years with input from Residents, the Saginaw Oakland Commercial Association, the Lansing Economic Area Partnership, the City and many other concerned stakeholders to best steer the efforts of the Authority to improve the built and social environment of the corridor for all current and future residents and business.

In development of this plan, the Authority followed several key principles, that were used in creation of the plan and are supported by the City's Master Plan, to transform the visually unappealing character of the Corridor, to encourage pedestrians and market the quality of the adjacent neighborhoods to create attractive, livable and sustainable community gateways. These principles are:

- Traditional Neighborhood: Encourage active lifestyles and reduce dependence on the automobile
- Transit-Oriented: Compact, walkable, pedestrian-oriented and mixed-use corridor
- Complete Streets: Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing. In the first year, the Authority plans to make strides in each of these categories:

- Pursue design changes in the corridor through the improvement of streetscape (bike racks, receptacles, and benches) to facilitate the use of public transit stations such as bus stops.
- To address economic restructuring, continue to create an inventory of existing businesses.
- Organizationally, pursue grant funding for future development projects.
- To promote the corridor, continue to develop the Authority's webpage and develop a communication strategy.

The approval of the SSCIA Development and TIF plan will allow for the Authority to begin its first steps in executing upon the vision set forth by the corridor's residents, businesses, and other stakeholders.

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Section I: INTRODUCTION

GENERAL OVERVIEW

In 2005, the Michigan Legislature enacted Public Act 280 (PA 280), the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority to:

> "correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act."

With the adoption of PA 280 in 2005, many local governments have utilized a Corridor Improvement Authority (CIA) to spark economic revitalization of business districts in transition within their community. A CIA is created to establish a development plan for a previously established Corridor Improvement District (CID).

This plan outlines improvements to public or private properties that will prevent further deterioration of the Saginaw Street and Oakland Avenue Corridor and encourage new investment. These specific plans may be funded by tax increment financing, private or corporate donations, and / or other grants.

The CIA is able to make strategic investments to the district by using tax increment financing (TIF). Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development within the corridor, can be reinvested and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the corridor and facilitating economic growth and development. The justification for capturing the taxes is that no new investment would have been made within the district without the establishment of the CID; therefore, no taxes are lost by the interested taxing jurisdictions.

POWERS OF THE AUTHORITY

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

Broadly, the Authority will be able to carry out with the execution of the vision created for the Saginaw Corridor as set forth by its Residents, Businesses, the City's Master Plan, and other Stakeholders to improve the built and social environment of the corridor, to improve public facilities, encourage transit-oriented development, and conduct analysis and research.

HISTORY OF THE SAGINAW STREET COMMERCIAL CORRIDOR

What now comprises the Saginaw Street and Oakland Avenue commercial corridor emerged primarily between 1900 and 1930, coinciding with the rapid development of residential subdivisions in the Westside, Old Oakland, and Englewood Park neighborhoods, and the growth of automobile manufacturing near the City of Lansing's western border.

As nearby residential areas grew more densely populated, small business owners occupied newly built commercial buildings. Most of these business owners lived in the surrounding neighborhoods, and their patrons were neighbors, too. The rapid growth of the Saginaw commercial corridor was mostly driven by nearby residential demand for groceries, meats, baked goods, and personal care services.

The Saginaw commercial corridor served as a nexus between Lansing's bustling downtown and nearby neighborhoods, including the Westside neighborhood's largely upper-middle income residents, and blue-collar laborers residing in Old Oakland and Englewood Park.

The City of Lansing was one of the last areas to be settled in Mid-Michigan, largely due to the lack of roadways in Ingham County. Until 1969, the Saginaw corridor and Northwest Lansing neighborhoods were relatively quiet. Oakland, for example, was not yet a major thoroughfare, and Saginaw was a two-way street that handled downtown Lansing's traffic.

The Saginaw Street corridor remained vibrant through the 1960's and into the 1970s, at which point federal government policies and social turmoil instigated a story that played out in cities across the U.S Most devastating to Lansing's Westside was the conversion of the street to a major one-way thoroughfare. Now multiple lane, high traffic, one-way roadways, Saginaw and Oakland present unsafe pedestrian conditions and struggle to create an inviting sense of place.

The conversion of Saginaw and Oakland from streets to roadways took place before the construction of Interstate 496. Racial tension and white flight to nearby suburban areas exacerbated neighborhood decline. The combination of white flight, redlining, and an emphasis on automobile-centric planning robbed the commercial district of its strong customer base of residents.

Automotive Industry Presence

The corridor has long been home to automobile manufacturing. The corner of Verlinden Avenue and Saginaw Street was utilized for automotive manufacturing since the early 20th century, when auto pioneer R.E. Olds converted farmland into his Olds Motor Works plant. In 1920, Durant Motors built a factory on the site. And in 1935 General Motors purchased the site and added additional production facilities thereafter.

The Verlinden Ave site, later called the Lansing Car Assembly, or GM Plant #6, housed GM's Fisher Body Division and was adjacent to a major General Motors production facility called the Lansing Craft Centre. The Craft Centre facility was originally built by GM as a foundry in 1919, and sat across Saginaw Street from another facility, the Lansing Metal Center, originally built as a jet engine manufacturing plant in 1952.

The Lansing Craft Centre was a specialized GM assembly factory. Located primarily in adjacent Lansing Township, the plant started production (as the Reatta Craft Centre) in 1987 and closed in 2006. At the time of its closure, the plant was 985,000 square feet in size, and employed 400 workers.

The Lansing Craft Centre was the construction site for low-volume vehicles like the General Motors EV1, Buick Reatta, and Cadillac Eldorado. The Craft Centre also produced the Chevrolet Cavalier convertible and the Pontiac Sunfire. Its final product was the Chevy SSR. On November 21, 2005, General Motors announced that it would close the Lansing Craft Centre in mid-2006. The final SSR, a unique black-on-silver model, was built on March 17, 2006. Many of the Craft Centre workers were transferred to the new Delta Township Assembly plant.

The Lansing Metal Center closed in 2006. Upon closing, the plant was 1,590,000 square feet in size, and employed 1,200 people. General Motors began the demolition of the plant in February 2008.

All three sites (Car Assembly, Craft Centre, and Metal Center) are now held by RACER (Revitalizing Auto Communities Environmental Response) Trust, an entity created as part of the GM bankruptcy proceedings, to dispose of the company's abandoned real estate. The trust took possession of 89 properties in 14 states on March 30, 2011; it is charged with cleaning up, positioning for redevelopment and selling them.

Present Conditions

Today, the Saginaw Street and Oakland Avenue commercial corridor consists of approximately 277 commercial parcels of property. The majority, located between Martin Luther King Boulevard and Sycamore Street, are contiguous buildings that were erected primarily between 1920 and 1940. While slight modifications have been made over time, the majority are still examples of traditional, historic commercial architecture. Although there are needs for façade rehabilitation, restoration, and updates, many of the buildings have retained their integrity.

BACKGROUND AND PLAN NEED

On July 27, 2009 the Lansing City Council adopted Resolution Number 2009-278 to create and provide for the operation of the Saginaw Corridor Improvement Authority (SSCIA). Following a formal public hearing on August 24, 2009, the Lansing City Council adopted Resolution Number 2009-418 to establish the boundaries of the Improvement Authority (western City Limits along Saginaw Street, east to Pennsylvania Avenue). In the resolution establishing the Authority, it was determined that a CIA was necessary to:

a) Correct and prevent deterioration in business districts
b) Redevelop the City's commercial corridors
c) Promote economic growth

In 2018, Mayor Schor's administration referred and appointed 3 new members and reappointed 1, and 2 were appointed to the board in 2019. 1 member was appointed in 2017.

PLAN DEVELOPMENT PROCESS

The following Development and Tax Increment Financing Plan is a direct result from over a decade of stakeholder involvement to revitalize the Saginaw and Oakland Corridor. This work began with a 2004-2005 effort called the Saginaw/Oakland Revitalization project. This effort was a community visioning process led by the Northwest Initiative (then known as Northwest Lansing Healthy Communities Initiative) and Michigan State University's Landscape Architecture Program.

More than 400 residents participated in the Saginaw/Oakland Revitalization project, sharing input on their goals and objectives for the area, and a visual inventory and "image-making" process for Saginaw Street and Oakland Avenue from Rosemary Avenue to Grand Avenue. The information from this effort was used to create the Saginaw/Oakland Revitalization Action Plan, published in 2005.

That same year, the City of Lansing designated Community Development Block Grant (CDBG) Funds to create a half-time manager position to implement the objectives in the Saginaw/Oakland Revitalization Action Plan. This effort became known as the Westside Alliance. Between 2005 and 2012, more than two-thirds of the objectives in the Action Plan were accomplished.

In 2008, the name of the effort was again changed to the Westside Commercial Association (WCA), in order to encourage increased participation by owners, managers and employees of businesses located along the Saginaw Street and Oakland Avenue Corridor. The move to re-brand the WCA was also aimed at creating a stronger sense of cohesion and identity for the program as a business district revitalization effort.

In 2010, those working on the project decided to split ways with the Northwest Initiative and create a stand-alone non-profit organization, creating Lansing's Westside Commercial Association (WCA). The WCA formally gained status as a non-profit organization in early 2011. In 2014, the WCA again secured CDBG funding from the City of Lansing to fund personnel and operating expenses for the organization's work to revitalize the corridor and engage businesses.

Hoping to more directly place an emphasis on the commercial corridor, the WCA changed its name in 2015 to the Saginaw Oakland Commercial Association. Today, SOCA is working closely with the City and regional economic development agencies to find creative ways to revitalize the corridor. This Plan is a critical step forward in SOCA's work to create a safer, healthier, more vibrant Saginaw and Oakland corridor.

As referenced above, in 2009 the Lansing City Council adopted a resolution to establish the Saginaw Street Corridor Improvement Authority (SCIA) and to designate its development area. In 2011 and 2012, the City Council appointed members to the SCIA Board.

Unfortunately, due to an economic downturn that negatively impacted real estate values in the development area and other areas of Greater Lansing, the SCIA board fell dormant between 2011 and 2015.

In 2015, the Saginaw Oakland Commercial Association teamed up with the City of Lansing and the Lansing Economic Area Partnership (LEAP) to get the SCIA back up and running and evolve into a strong partner in revitalizing Saginaw Street.

In 2016, four former General Motors sites went back on the market including the former Plant 6 site at 401 N. Verlinden St. managed by RACER Trust (Revitalizing Auto Communities Environmental Response). RACER Trust was formed by GM in 2011 to sell old properties and plants and oversee environmental cleanup at the sites.

In 2016, resident volunteers and members of the Old Oakland Neighborhood Association, the West Side Neighborhood Association, and the Saginaw Oakland Commercial Organization came together to activate Point West Art and Trail Project, a point of pride for residents and point of entry into the City. The team leveraged a $5,000 Love Your Block mini-grant and launched a successful crowdfunding campaign to bring in additional funding. They raised more than $13,000 from nearly 100 individuals in the community. This crowdfunding was matched by the Michigan Development Cooperation's Public Spaces Community Place Program, bringing the total funding for the project to $26,000 before the public art ordinance was passed. With the help of Cities of Service Love Your Block AmeriCorps VISTAs, volunteers installed signage, crosswalks, and other street features in preparation for the larger project. The VISTAs also helped the team connect with a wide range of partners to encourage cross-sector buy-in from additional organizations including the Lansing Department of Parks and Recreation, the Michigan Department of Transportation, and the Department of Planning and Neighborhood Development.

In 2017, Prosperity, a 16 ft. tall stainless-steel sculpture, was designed by artist Fritz Olsen with a vision of honoring the history of the auto industry in the area. The City of Lansing in partnership with the Saginaw Oakland Commercial Association were awarded Public Art for Communities grant funds in 2016 as one of three recipients. Prosperity is part of the larger Point West Art and Trail placemaking project spearheaded by SOCA, the Old Oakland Neighborhood Association (OONA), and the West Side Neighborhood Association (WNA). The project calls for a new one-mile multiple use trail within Dunnebacke and West Side Parks. Prosperity is intended to act as a gateway to the park and to calm traffic in the area.

In 2017, El Azteco West added a patio and bar on the east side of the West Saginaw Street building. The patio seats about 125 people and have a full bar and a couple TVs.

In 2018, Biggby Coffee applied for a façade grant for $20,000 via City of Lansing's Corridor Façade Program to remodel the building. The improvements to the building include raising the height of the current exterior, repairing the front door, repainting the colors and replacing awnings and lights. The improvements were completed in June 2019.

In 2019, 909 and 913 West Saginaw were also rehabilitated through City of Lansing's façade grants.

Section II: DEVELOPMENT PLAN

BENEFITS OF THE AUTHORITY

The Saginaw Street Corridor Improvement Authority recognizes the benefits to the district and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District Proposal and request to create a Corridor Improvement Authority states that a CID:

(a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements

(b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success

(c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts

(d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth

(e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue

(f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue

(g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base

(h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue

(i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists

(j) Improves the climate of community and economic development for residents and businesses alike
(k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety

(l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging "pride in place" and visitor attraction

(m)Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood

(n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects

(o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

LEGAL BASIS OF THE PLAN

This Development Plan and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance, including the legal description describing the CID are contained in the appendices.

DEVELOPMENT PLAN REQUIREMENTS

This section of the Development Plan provides specific information required in Section 125.4621 of the Tax Increment Financing Act. It consists of information requested in subsections 2(a) through 2(r):

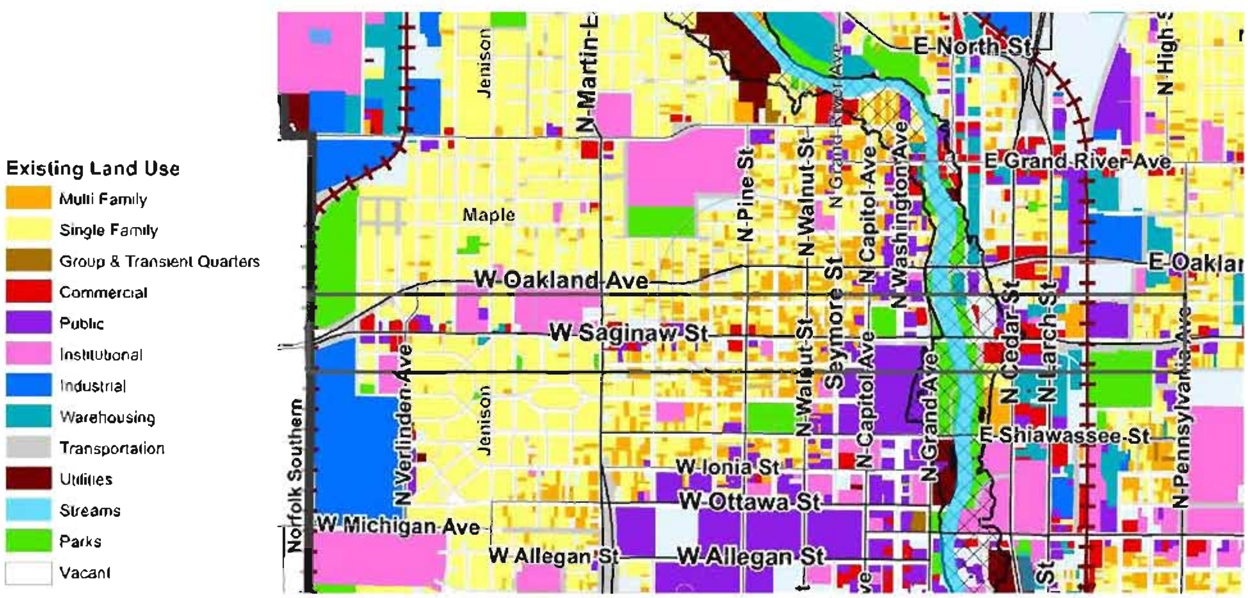
(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The CIA boundary was established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009, with the proposed area encompassing 500 feet north and 500 feet south of the centerline of Saginaw Avenue, and from the western edge of the City Limits of the City of Lansing to the west to the centerline of Pennsylvania Avenue to the east. A copy of the boundary map is contained in the Appendix H.

(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009. Appendix G provides more detailed information about the parcel area, including parcel numbers, classes and property addresses.

Existing Land Use of the Saginaw Street Corridor



Source: Design Lansing 2012 Comprehensive Plan

Future Land Use of Saginaw Street Corridor

Source: Design Lansing 2012 Comprehensive Plan

> *(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.*

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

> *(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.*

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

> *(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.*

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

> *(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.*

At this time, no specific parts of the development area are planned as open space, though redevelopment projects will be in line with the commercial corridor's overlay district that defines landscaping and open space requirements. The CIA will conduct community engagement and provide input on open space uses on a project-specific and case-by-case basis. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open

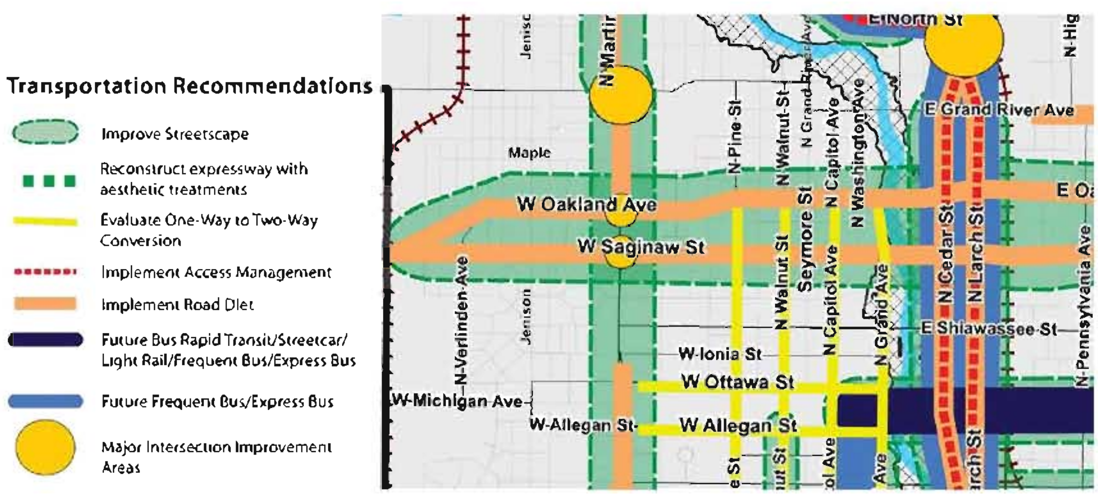
(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

The SSCIA desires to pursue changes to the streets to address the issues outlined in the City's Master Plan. The plan cites the need for improvements to multi-modal transit and implementation of transit-oriented design, review of the operational efficacy of the intersections along Martin Luther King Jr. Boulevard, and addressing the overcapacity issues of Saginaw and Oakland

Transportation Concepts for Change



Source: Design Lansing 2012 Comprehensive Plan

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be $520,000, which includes administrative expenses and contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 57. Further, estimated costs for any items or improvements may be increased or decreased by the Authority board without amending this Plan based upon then-current preconstruction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State and Federal Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the City Council

The proceeds to be received from tax increment revenues in the CIA plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

> *(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.*

Information concerning the names of persons for whom benefits may accrue are unknown at this time as final development plans and projects have yet to be prepared. At this time, there is no intention to sell or transact any portion of the Development to any person, therefore, such information is unavailable.

> *(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.*

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

> *(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.*

Based on 2010 Census data, the estimated population of the Saginaw Street and Oakland Avenue commercial corridor was 5,880 people. There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

> *(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.*

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

> *(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.*

There are no occupied residences targeted for acquisition or development under the Plan, thus no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(o) A plan for complionce with 1972 PA 227, MCL 213.321 to 213.332.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(p) The requirement thot amendments to an opproved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

The Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

TIF PLAN SCHEDULE AND BUDGET

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2019 and ends in the year 2034 (15 years). Projects have been listed based on estimated time of completion.

INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN

On or before the year 2034, the authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Ordinance #2009-418 creating the authority. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.

PROJECT DESCRIPTIONS

Rachel Wilke – Intern, Lansing Planning Department

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing.

DESIGN: Design enhances the character of the corridor through physical change. Research has shown the significant (but declining) daily traffic count along the corridor. Stakeholders have identified exploring how to incorporate Transit-Oriented Design, new and innovative features to slow traffic, encourage people to stop and visit, and ultimately invest in the district will further drive property along the corridor. Furthermore, the aesthetic quality of the corridor is important to stakeholders. There is a current lack of greenery, trees, and public spaces along both the Saginaw and Oakland corridors. Stakeholders would like to see an inviting corridor that can support a variety of retail and other businesses.

ECONOMIC RESTRUCTURING: Economic restructuring re-establishes the neighborhood business district as the commercial core of the community. Commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a viable business mix are also critical. Stakeholders would like to see business recruitment programs and a revolving micro-loan fund in place to assist with this effort. They believe that offering business incentives and enhancing cooperative marketing and branding are key to attracting new business and development to the district.

ORGANIZATION: Organization ensures that the work of commercial corridor revitalization is accomplished through fundraising and volunteer development. Organizational activities are currently carried out by the Westside Commercial Association and can continue to be so.

PROMOTIONS/MARKETING: Promotions reinforce the commercial corridor as the social core of the neighborhood and strengthen a positive image. Currently, business along Saginaw and Oakland participate in many of the events that the Westside Commercial Association has planned for promotion purposes. Continued work is needed to market and brand the district to draw in a strong customer base, help businesses thrive, and creating a unique gathering place for residents and visitors. Critical components of this strategy would be the intentional positive promotion of the Saginaw corridor to Lansing residents and the region in general through a variety of opportunities for cooperative marketing.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

Table 1: Design Projects Anticipated

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Purchase and install bike racks, especially near transit stations such as bus stops	$2,000	1-2 years
Purchase and install trash / recycling receptacles and benches to facilitate use of public transit stations such as bus stops	$2,000	1-2 years
Explore possible traffic calming measures at key intersections / traffic study	$5,000	2-5 years
Purchase and install flower planters	$2,000	1-2 years
Create strategy for vacant parcels along Saginaw	$3,000	1-2 years
Partner with H, Inc to install native landscaping along Oakland Avenue	$1,500	2-5 years
Partner with MDOT to explore options for a west-bound bicycle lane to pair with the Saginaw Street lane headed east	$1,500	2-5 years
Medium-Term Projects (2025-2029)		
Install street banners	$5,000	2-5 years
Install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	$10,000	2-5 years
Plant / replace street trees	$5,000	2-5 years
Explore alternatives for City Owned Parking Lot	$15,000	2-5 years
Increase transparency in storefront windows	$20,000	2-5 years
Administer traffic calming measures	$25,000	2-5 years
Create additional pocket parks / green space	$20,000	2-5 years
Work with local artists to install more public art	$10,000	2-5 years
Long-Term Projects (2026-2030)		
Ornamental street lighting	$50,000	8-15 years
Incentivize developers to build infill mixed use buildings	$25,000	8-15 years
Bury above ground utilities	$500,000	8-15 years
Reduce lanes on Saginaw and Oakland or convert to two-way streets	$300,000	8-15 years

Table 2: Economic Restructuring Projects Anticipated

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Continue strategic business recruitment and retention activities	$5,000	2-5 years
Create inventory of existing businesses	$1,000	Ongoing
Plan and implement business open house program	$1,500	Ongoing

Market corridor's commercial real estate opportunities	$2,000	1-2 years
Provide technical support for existing businesses	$10,000	1-2 years
Medium-Term Projects (2025-2029)		
Secure and build out business incubator space	$50,000	8-15 years
Recruit grocery store / food market	$20,000	8-15 years
Develop revolving business micro-loan fund	$50,000	8-15 years
Long-Term Projects (2026-2030)		
Explore strategic property acquisition and renovation	$5,000	8-15 years
Partner with Ingham County Land Bank on property redevelopment	$150,000	8-15 years
Purchase and demolish vacant properties beyond reclamation	$200,00	8-15 years

Table 3: Organization Projects Anticipated

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Enhance fundraising and grant-writing efforts	$1,500	1-2 years
Invest in volunteer recruitment and retention / recognition	$2,000	Ongoing
Initiate panhandler support / public outreach campaign	$1,000	1-2 years
Coordinate efforts with Lansing Community College	$1,000	Ongoing

Table 4: Promotions / Marketing Projects Anticipated

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Redevelop website	$5,000	1-2 years
Update business directory	$2,500	Ongoing
Pursue cooperative advertising	$5,000	2-5 years
Improve external communication tools (e-newsletter)	$1,500	Ongoing
Medium-Term Projects (2025-2029)		
Develop visitor brochure		
Plan special events and festivals	$25,000	2-5 years

OTHER SOURCES OF FINANCING

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

1. Future tax increment revenues
2. State or Federal grants
3. Special assessments as may be approved by the City of Lansing
4. Interest on investments
5. Donations received by the CIA
6. Proceeds from any property, building or facility owned, leased or sold by the CIA

7. Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
8. Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Saginaw Street Corridor Improvement District.

Tax Increment Financing Plan

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the development Plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred,
3. The duration of the program,
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies, and
5. A state of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and
6. A clear statement of the portion of the captured value intended to be used by the Authority for the Plan, and the intended use.

1. Detailed explanation of the Tax Increment Financing Procedure

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The Saginaw Street CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the "Captured Assessed Value of all real and personal property located in the Development Area." The tax amounts to be transmitted are hereinafter referred to as "Tax Increment Revenue".

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment Plan's capture.

The "Captured Assessed Value" is defined by the Act as "the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value..." The "initial assessed value" is defined by the Act as the "assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted..."

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain such additional information as the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

2. The maximum amount of bonded indebtedness to be incurred
The CIA does not anticipate bonding. Below is the current financial position of the Authority.

Description of Current Financial Position

Current Assets: The Saginaw Street Corridor Improvement Authority fund balance at the time of preparation of this analysis is $0.00. The Saginaw Oakland Commercial Association and the Lansing Economic Area Partnership have contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

Anticipated Revenue: The CIA district contains 84 individual properties. The 2019 taxable value of all properties is $9,547,690. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in appendix I.

3. Duration of The CIA and Tax Increment Financing District
This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies
The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

5. Estimated Impact of The Tax Increment Financing Plan
Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I, demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

6. Use of Tax Increment Revenue

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the "Project Fund") and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.
2. To repay amounts advanced by the City for project costs, including costs for preliminary plans, projects, fees, and for other professional services.
3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the "Project Reserve Fund").
4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City.

Appendix A:

Full Ordinance – Intent to Establish the Saginaw Street Corridor Improvement Authority

RESOLUTION #2009-278

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 a resolution of intent to create the Saginaw Avenue Corridor Improvement Authority (the Authority) in accordance with the provisions of the Saginaw Corridor Improvement Authority, Public Act 280 of 2005, as amended (the Act);

WHEREAS, the Saginaw Avenue Corridor Improvement Authority Development Area , as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along Saginaw Avenue bounded by an area of all commercial property, as defined by PA 206 of 1893, found within 500 feet north and 500 feet south of the centerline of Saginaw Avenue, and from the western edge of the City Limits of the City of Lansing to the west to the center line of Pennsylvania Ave. to the east, and specifically identified in Exhibit A;

WHEREAS, the District meets all of the requirements of section 5 of Public Act 280 of 2005, including:

1. The Proposed Development Area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification – Concepts, Criteria and Procedures;" and

2. The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres; and

3. More that half 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, Act 206 of 1893, as amended (MCL 211.34c); and

4. 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 proceeding thirty (30) years.

5. The Proposed Development Area is presently served by municipal water and sewer; and

6. The Proposed Development Area is zoned to allow for mixed use that includes high density residential use

and;

WHEREAS, in accordance with Act 280 the City would further agree to the following with respect to the Proposed Development Area:

1. To expedite the local permitting and inspection process in the Proposed Development Area; and

2. To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area

and;

WHEREAS, at least one member of the Authority must reside within ½ 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 to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 280; and

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

BE IT FURTHER RESOLVED that the authority will be known as the "Saginaw Avenue Corridor Improvement Authority";

BE IT FINALLY RESOLVED that a public haring shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on 24th day of August 2009, for the purpose of receiving comment on the establishment of the Michigan Avenue Corridor Authority as set forth in Public Act 280 of 2005. 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 City 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.

Appendix B:

Affidavit of Notice of Public Hearing on Creation of the SSCIA

Appendix C:

Resolution Establishing the SSCIA and Designation of the Development Area

I, CHRIS SWOPE, CITY CLERK of the City of Lansing, Michigan, do hereby certify that I have compared the annexed copy of Resolution #2009-418, which established the Saginaw Street Corridor Improvement Authority and Designation of the Development Area, which was adopted November 2, 2009, with the original now on file in my office, and that it is a correct copy thereof, and of the whole of such original.

CERTIFIED/FILED
MICHIGAN DEPT OF STATE
2017 JUN 16 AM 11:21
ELECTIONS/GREAT SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Lansing this 15th day of June, 2017.

Chris Swope

CHRIS SWOPE, City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
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RESOLUTION #2009-418
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANSING

Resolution Establishing Saginaw Street Corridor Improvement Authority and Designation of Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of MCL 125.2871, et seq., Act 280, Public Acts of Michigan, 2005, as amended (Act 280), to create a corridor improvement authority; and

WHEREAS, the City Council held a public hearing on August 24, 2009 pursuant to Act 280 in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS, at least 60 days have passed since the public hearing; and

WHEREAS, the City Council intends to proceed with the establishment of a corridor improvement authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity: Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to correct and prevent deterioration in business districts, to redevelop the City s commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2005, MCL 125.2871, et seq., as amended.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 280 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Authority" means the Saginaw Street Corridor Improvement Authority (also known as "Sag CIA") created by this resolution.

"Act 280" means Act No. 280 of the Public Acts of Michigan of 2005, as amended. MCL 125.2871, et seq.

'Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City of Lansing.

"City" means the City of Lansing, Ingham and Eaton Counties, Michigan.

"City Council" means the City Council of the City of Lansing.

"Development Area" means the development area designated by this resolution, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

3. Creation of Authority. There is hereby created pursuant to Act 280 a Corridor Improvement Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and Act 280. The enumeration of a power in this resolution or in Act 280 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

5. Description of Development Area. The Development Area shall consist of the territory in the City described in Exhibit A to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 280.

6. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member s successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

7. Powers of Authority. Except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

8. Fiscal Year: Adoption of Budget. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the some time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City

and copies of the audit report shall be filed with the City Council.

9. Section Headings: Severability. Section headings are provided for convenience only and are not intended to be part of this resolution. If any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

10. Publication. Recording and Filing. This resolution shall be published once after its adoption in full in a newspaper of general circulation in the City of Lansing, and the City Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

Appendix D:

Powers of Authority

125.4611 Board; powers.

Detailed powers of the Corridor Improvement Authority board are listed below, section 611 of Act 57 of 2018:

(a) Prepare an analysis of economic changes taking place in the development area.

(b) Study and analyze the impact of metropolitan growth upon the development area.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-
family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

Appendix E:

SSCIA Appointed Members to the SSCIA Board

RESOLUTION #2019-041

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

WHEREAS, the Mayor made the appointment of **James A. Houthoofd, Jr.** 5787 Green Road, Haslett, MI 48840 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2121; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and WHEREAS, the Committee on Development & Planning met on February 18, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of James A. Houthoofd, Jr as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021.

By Council Member Hussain to adopt the resolution By President Wood to recuse Council Member Spitzley from voting on this resolution because her employer has an interest in property on Saginaw St.

Motion Failed, with Council Members Garza, Hussain, Jackson, Washington, Wood voting "Yea"

Motion Carried

RESOLUTION #2018-308

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

WHEREAS, the Mayor made the appointment of **Jessica Yorko**, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021; and

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

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jessica Yorko, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution. Motion Carried The question being adoption of the Resolution.

Motion Carried with Council Member Spitzley not voting.

RESOLUTION #2018-121

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

WHEREAS, the Mayor made the appointment of **Jonathon T. Lukco** of 727 N. Capitol Avenue, Apt. 104, Lansing, MI 48906 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2019; and

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

WHEREAS, the Committee on Development and Planning took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jonathon T. Lukco of 727 N. Capitol Avenue, Apt. 104, Lansing, MI 48906 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2019. By Council Member Hussain

Motion Carried City Clerk Swope administered the Oath of Office to Jonathon T. Lukco.

RESOLUTION #2019-206:

Reappointment: Saginaw Street Corridor Improvement Authority: Jonathon Lukco as a Member for a term to expire June 30, 2023;

RESOLUTION #2018-309

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

WHEREAS, the Mayor made the appointment of **Sean N. Hammond**, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

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

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sean N. Hammond, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2021.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution.

Motion Carried The question being adoption of the Resolution. Motion Carried with Council Member Spitzley not voting.

RESOLUTION #2018-310

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

WHEREAS, the Mayor made the appointment of **Diane Sanborn**, 720 Seymour, Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022; and

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

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby confirms the appointment of Diane Sanborn, 720 Seymour, and Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution. Motion Carried The question being adoption of the Resolution.

Motion Carried with Council Member Spitzley not voting.

City Clerk Swope administered the Oath of Office to Diane Sanborn.

RESOLUTION #2015-183

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

WHEREAS, the Mayor made the appointment of **Claire Corr** of 629 Ridgewood Avenue in Lansing, MI, 48910, as a Business Representative of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2018; and

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

WHEREAS, the Committee on Development & Planning met on June 17, 2015 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Claire Corr of 629 Ridgewood Avenue in Lansing, MI, 48910, as a Business Representative of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2018.

By Council Member Houghton Motion Carried City Clerk Swope swore Claire Corr into office.

RESOLUTION #2018-199

Reappointment: Saginaw Street Corridor Improvement Authority: Claire Corr, as a Member for a term to expire June30, 2022;

RESOLUTION #2017-211

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

WHEREAS, the Mayor made the appointment of **Tiffany Dowling** as a Business Owner Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tiffany Dowling as a Business Owner Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020.

By Council Member Brown Clarke Motion Carried

Appendix F:

SSCIA Bylaws

BYLAWS OF THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

Rev: January 16, 2019

ARTICLE I - NAME

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

ARTICLE II - PURPOSE

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

ARTICLE III - AUTHORITY BOARD OF DIRECTORS

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

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

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

ARTICLE IV - OFFICERS

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

Section 2. **Removal of Officers.** An officer may be removed by the Authority Board whenever, in its judgment, the best interest of the Authority Board will be served.

Section 3. **Chairperson.** The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.

Section 4. **Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.

Section 5. **Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.

Section 6. **Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.

Section 7. **Delegation of Duties of Officers**. In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.

Section 8. **Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by ballot. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

ARTICLE V - EMPLOYMENT OF DIRECTOR

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

ARTICLE VI - MEETINGS

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

Section 2. **Annual Meeting.** Starting in the year 2019, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.

Section 3. **Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.

Section 4. **Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.

Section 5. **Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.

Section 6 **Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.

Section 7 **Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.

Section 8 **Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.

Section 9 **Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.

Section 10 **Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the

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

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

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

ARTICLE VII - EXECUTIVE COMMITTEE

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

ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES

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

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

ARTICLE IX - INDEMNIFICATION

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

Section 2. **Reimbursement.** Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

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

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

ARTICLE X - AMENDMENTS OF BYLAWS

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

Adopted: February 16th, 2019

Chairperson Secretary

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

______________________________ __________, City Clerk

Appendix G:

List of Affected Properties by Parcel Identification Number

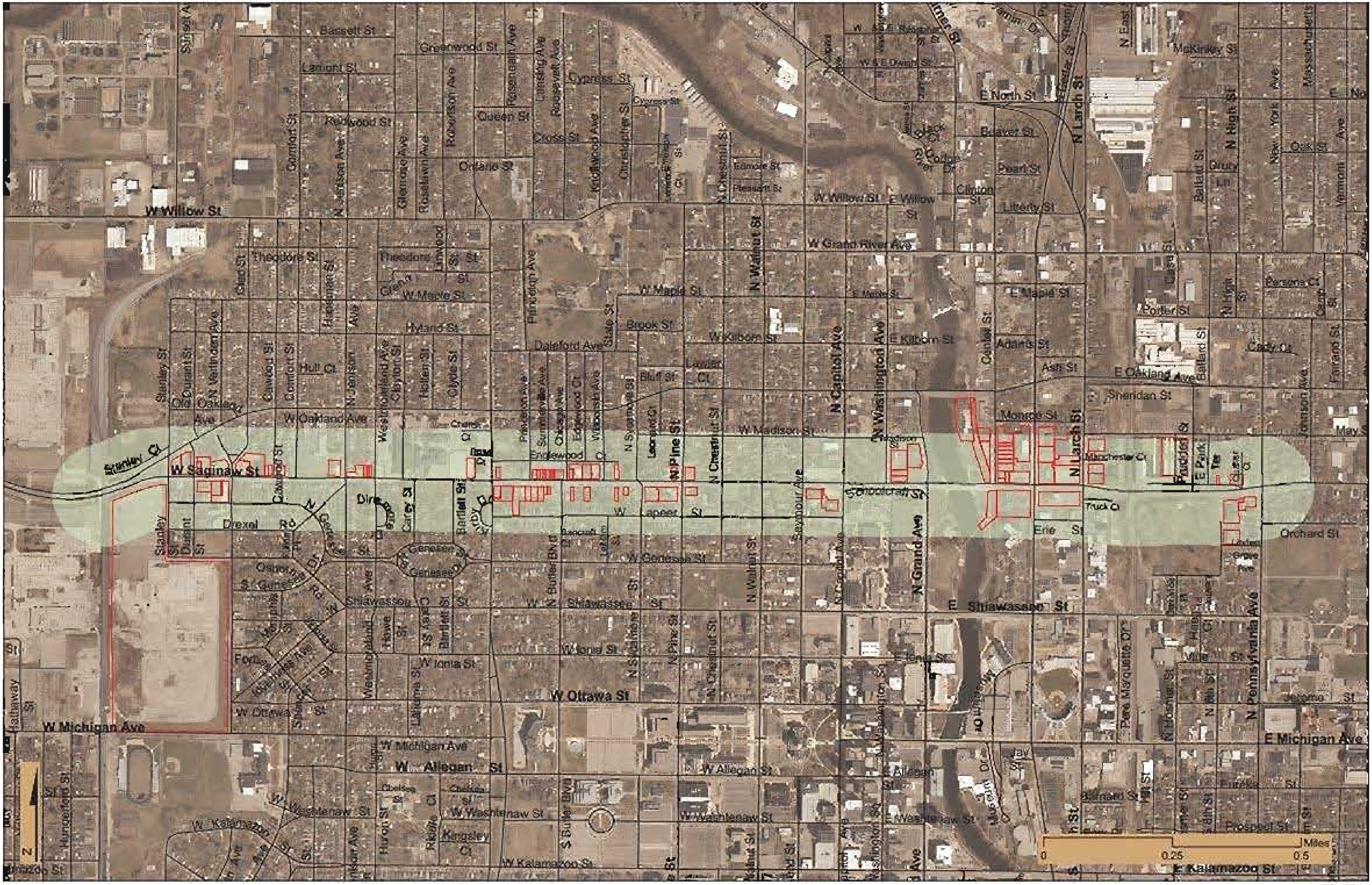
Parcel #	*Property Address*	*Class*
33-01-01-17-226-281	1001 W SAGINAW ST	201
33-01-01-17-226-291	1019 W SAGINAW ST	201
33-01-01-08-481-121	1026 W SAGINAW ST	201
33-01-01-08-458-370	1100 W SAGINAW ST	201
33-01-01-08-456-201	1400 W SAGINAW ST	201
33-01-01-08-456-191	1402 W SAGINAW ST	201
33-01-01-08-456-181	1404 W SAGINAW ST	201
33-01-01-08-456-162	1410 W SAGINAW ST	201
33-01-01-08-381-052	1500 W SAGINAW ST	201
33-01-01-08-380-131	1712 W SAGINAW ST	201
33-01-01-08-379-141	1804 W SAGINAW ST	201
33-01-01-08-379-133	1808 W SAGINAW ST	201
33-01-01-08-379-112	1828 W SAGINAW ST	201
33-01-01-17-103-041	1901 W SAGINAW ST	201
33-01-01-17-103-044	1909 W SAGINAW ST	201
33-01-01-08-360-052	1910 W SAGINAW ST	201
33-01-01-17-103-001	1917 W SAGINAW ST	201
33-01-01-08-360-031	1926 W SAGINAW ST	201
33-01-01-08-359-052	2002 W SAGINAW ST	201
33-01-01-08-359-023	2010 W SAGINAW ST	201
33-01-01-16-127-001	221 W SAGINAW ST	201
33-01-01-09-452-052	300 E OAKLAND AVE	201
33-01-01-16-203-013	400 E SAGINAW ST	201
33-01-01-09-479-141	415 E SAGINAW ST	201
33-01-01-16-226-002	500 E SAGINAW ST	201
33-01-01-09-480-132	505 E SAGINAW ST	201
33-01-01-16-103-002	529 W SAGINAW ST	201
33-01-01-15-102-031	600 LESHER PLACE	201
33-01-01-09-362-131	600 W SAGINAW ST	201
33-01-01-16-102-124	601 W SAGINAW ST	201
33-01-01-09-481-142	611 E SAGINAW ST	201
33-01-01-16-127-101	615 N CAPITOL AVE	201
33-01-01-15-102-013	620 LESHER PLACE	201
33-01-01-15-102-152	631 N PENNSYLVANIA AVE	201
33-01-01-09-363-062	700 N PINE ST	201
33-01-01-09-453-061	700 N WASHINGTON AVE	201
33-01-01-09-480-172	709 N LARCH ST	201
33-01-01-16-101-011	709 W SAGINAW ST	201
33-01-01-09-452-031	711 CENTER ST	201
33-01-01-08-484-121	718 W SAGINAW ST	201

33-01-01-09-480-252	719 N LARCH ST	201
33-01-01-17-227-221	719 W SAGINAW ST	201
33-01-01-09-481-031	720 N LARCH ST	201
33-01-01-09-453-023	724 N WASHINGTON AVE	201
33-01-01-10-353-007	725 PRUDDEN ST	201
33-01-01-09-480-283	733 N LARCH ST	201
33-01-01-09-481-002	736 N LARCH ST	201
33-01-01-09-453-104	737 N GRAND AVE	201
33-01-01-09-479-243	741 N CEDAR ST	201
33-01-01-09-480-002	750 N CEDAR ST	201
33-01-01-08-486-062	806 W SAGINAW ST	201
33-01-01-08-486-042	810 W SAGINAW ST	201
33-01-01-17-227-291	813 W SAGINAW ST	201
33-01-01-08-486-002	820 W SAGINAW ST	201
33-01-01-17-227-321	827 W SAGINAW ST	201
33-01-01-08-485-071	900 W SAGINAW ST	201
33-01-01-17-226-221	907 W SAGINAW ST	201
33-01-01-08-485-065	908 W SAGINAW ST	201
33-01-01-10-354-162	909 E SAGINAW ST	201
33-01-01-17-226-231	909 W SAGINAW ST	201
33-01-01-08-485-062	910 W SAGINAW ST	201
33-01-01-17-226-241	913 W SAGINAW ST	201
33-01-01-08-485-051	914 W SAGINAW ST	201
33-01-01-08-485-041	916 W SAGINAW ST	201
33-01-01-08-485-031	918 W SAGINAW ST	201
33-01-01-08-485-021	920 W SAGINAW ST	201
33-01-01-08-485-011	926 W SAGINAW ST	201
33-01-01-17-226-271	927 W SAGINAW ST	201
33-01-01-09-480-062	N CEDAR ST	201
33-01-01-08-458-065	W SAGINAW ST	201
33-01-01-08-360-041	1920 W SAGINAW ST	202
33-01-01-17-226-262	923 W SAGINAW ST	202
33-01-01-09-452-035	CENTER ST	202
33-01-01-09-479-002	CENTER ST	202
33-01-01-09-479-051	CENTER ST	202
33-01-01-09-479-061	CENTER ST	202
33-01-01-09-479-071	CENTER ST	202
33-01-01-09-479-081	CENTER ST	202
33-01-01-09-479-091	CENTER ST	202
33-01-01-09-479-101	CENTER ST	202
33-01-01-09-479-111	CENTER ST	202

33-01-01-09-479-121	E SAGINAW ST	202
33-01-01-09-479-131	E SAGINAW ST	202
33-01-01-09-481-092	N LARCH ST	202
33-01-01-09-453-051	N WASHINGTON AVE	202
33-01-01-16-203-092	RAILROAD ROW-ABAND	202
33-01-01-08-379-151	W SAGINAW ST	202
33-01-01-16-102-003	W SAGINAW ST	202
33-01-01-17-103-042	W SAGINAW ST	202
33-01-01-17-103-043	W SAGINAW ST	202
33-01-01-17-226-001	W SAGINAW ST	202
94-33-01-16-127-001	221 W SAGINAW ST	203
94-33-02-16-127-001	221 W SAGINAW ST	203

Appendix H:

SSCIA District Map – Parcels included within Saginaw Corridor



Saginaw Street Corridor Improvement Authority

Appendix I:

Projections and Taxing Jurisdiction Impact Tables

City of Lansing - Saginaw Street Corridor Improvement Authority

Commercial Property Taxable Value= $ 9,205,758.00

Updated 8/16/2019

0.50%

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 0.5% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0		0	0
2020	9,205,758	9,251,787	46,029	895		72	967
2021	9,205,758	9,298,046	92,288	1,794		144	1,938
2022	9,205,758	9,344,536	138,778	2,698		216	2,914
2023	9,205,758	9,391,259	185,501	3,606		289	3,896
2024	9,205,758	9,438,215	232,457	4,519		363	4,882
2025	9,205,758	9,485,406	279,648	5,436		436	5,873
2026	9,205,758	9,532,833	327,075	6,358		510	6,869
2027	9,205,758	9,580,497	374,739	7,285		585	7,870
2028	9,205,758	9,628,400	422,642	8,216		659	8,875
2029	9,205,758	9,676,542	470,784	9,152		734	9,886
2030	9,205,758	9,724,924	519,166	10,093		810	10,902
2031	9,205,758	9,773,549	567,791	11,038		886	11,924
2032	9,205,758	9,822,417	616,659	11,988		962	12,950
2033	9,205,758	9,871,529	665,771	12,943		1,039	13,981
2034	9,205,758	9,920,886	715,128	13,902		1,116	15,018
				109,923		**8,821**	**118,744**
						Discount rate	0.04
						NPV =	**79,899**

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600 Mills	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6673 Mills	CCRA .699600 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0		0	0	0	0	0	0	0
38.5805	1,776	895		72	175	138	445	32	19	1,339
38.5805	3,561	1,794		144	351	276	891	65	38	2,685
38.5805	5,354	2,698		216	528	417	1,340	97	57	4,038
38.5805	7,157	3,606		289	706	558	1,791	130	76	5,396
38.5805	8,968	4,519		363	885	699	2,245	162	95	6,764
38.5805	10,789	5,436		436	1,065	841	2,701	195	115	8,137
38.5805	12,619	6,358		510	1,245	984	3,159	229	134	9,517
38.5805	14,458	7,285		585	1,427	1,127	3,619	262	154	10,904
38.5805	16,306	8,216		659	1,609	1,271	4,082	295	173	12,298
38.5805	18,163	9,152		734	1,792	1,416	4,546	329	193	13,699
38.5805	20,030	10,093		810	1,977	1,561	5,014	363	213	15,106
38.5805	21,906	11,038		886	2,162	1,707	5,483	397	233	16,521
38.5805	23,791	11,988		962	2,348	1,854	5,955	431	253	17,943
38.5805	25,686	12,943		1,039	2,535	2,002	6,430	465	273	19,372
38.5805	27,590	13,902		1,116	2,723	2,150	6,906	500	293	20,808
	218,152	**109,923**		**8,821**	**21,528**	**17,003**	**54,607**	**3,952**	**2,318**	**164,529**
Discount rate	0.04									
NPV =	**146,789**									

1.00%

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 1.0% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0		0	0
2020	9,205,758	9,297,816	92,058	1,790		144	1,933
2021	9,205,758	9,390,794	185,036	3,597		289	3,886
2022	9,205,758	9,484,702	278,944	5,423		435	5,858
2023	9,205,758	9,579,549	373,791	7,266		583	7,850
2024	9,205,758	9,675,344	469,586	9,129		733	9,861
2025	9,205,758	9,772,098	566,340	11,010		883	11,893
2026	9,205,758	9,869,819	664,061	12,909		1,036	13,945
2027	9,205,758	9,968,517	762,759	14,828		1,190	16,018
2028	9,205,758	10,068,202	862,444	16,766		1,345	18,111
2029	9,205,758	10,168,884	963,126	18,723		1,502	20,226
2030	9,205,758	10,270,573	1,064,815	20,700		1,661	22,361
2031	9,205,758	10,373,279	1,167,521	22,697		1,821	24,518
2032	9,205,758	10,477,011	1,271,253	24,713		1,983	26,696
2033	9,205,758	10,581,781	1,376,023	26,750		2,147	28,896
2034	9,205,758	10,687,599	1,481,841	28,807		2,312	31,119
				225,107	0	**18,064**	**243,172**
						Discount rate	0.04
						NPV =	**163,402**

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6673 Mills	CCRA .699600 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0		0	0	0	0	0	0	0
38.5805	3,552	1,790		144	350	277	889	64	38	2,679
38.5805	7,139	3,597		289	704	556	1,787	129	76	5,384
38.5805	10,762	5,423		435	1,062	839	2,694	195	114	8,117
38.5805	14,421	7,266		583	1,423	1,124	3,610	261	153	10,876
38.5805	18,117	9,129		733	1,788	1,412	4,535	328	193	13,664
38.5805	21,850	11,010		883	2,156	1,703	5,469	396	232	16,479
38.5805	25,620	12,909		1,036	2,528	1,997	6,413	464	273	19,322
38.5805	29,428	14,828		1,190	2,904	2,294	7,366	533	313	22,194
38.5805	33,274	16,766		1,345	3,283	2,593	8,329	603	354	25,095
38.5805	37,158	18,723		1,502	3,667	2,896	9,301	673	395	28,024
38.5805	41,081	20,700		1,661	4,054	3,202	10,283	744	437	30,983
38.5805	45,044	22,697		1,821	4,445	3,511	11,275	816	479	33,972
38.5805	49,046	24,713		1,983	4,840	3,823	12,277	888	521	36,990
38.5805	53,088	26,750		2,147	5,239	4,138	13,289	962	564	40,039
38.5805	57,170	28,807		2,312	5,642	4,456	14,311	1,036	608	43,119
	446,747	**225,107**		**18,064**	**44,086**	**34,820**	**111,828**	**8,094**	**4,748**	**336,935**
Discount rate	0.04									
NPV =	**300,196**									

1.50%

Local Capture Detail - Breakdown by Taxing Entity

Date	***Baseline Value	Value with inflation - 1.5% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0		0	0
2020	9,205,758	9,343,844	138,086	2,684		215	2,900
2021	9,205,758	9,484,002	278,244	5,409		434	5,843
2022	9,205,758	9,626,262	420,504	8,175		656	8,831
2023	9,205,758	9,770,656	564,898	10,982		881	11,863
2024	9,205,758	9,917,216	711,458	13,831		1,110	14,941
2025	9,205,758	10,065,974	860,216	16,723		1,342	18,065
2026	9,205,758	10,216,964	1,011,206	19,658		1,577	21,235
2027	9,205,758	10,370,218	1,164,460	22,637		1,817	24,454
2028	9,205,758	10,525,771	1,320,013	25,661		2,059	27,720
2029	9,205,758	10,683,658	1,477,900	28,730		2,306	31,036
2030	9,205,758	10,843,913	1,638,155	31,846		2,556	34,401
2031	9,205,758	11,006,572	1,800,814	35,008		2,809	37,817
2032	9,205,758	11,171,670	1,965,912	38,217		3,067	41,284
2033	9,205,758	11,339,245	2,133,487	41,475		3,328	44,803
2034	9,205,758	11,509,334	2,303,576	44,782		3,594	48,375
				345,817	0	27,751	373,568
						Discount rate	0.04
						NPV =	250,681

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All In Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6873 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0		0	0	0	0	0	0	0
38.5805	5,327	2,684		215	526	415	1,334	97	57	4,018
38.5805	10,735	5,409		434	1,059	837	2,687	194	114	8,096
38.5805	16,223	8,175		656	1,601	1,264	4,061	294	172	12,236
38.5805	21,794	10,982		881	2,151	1,699	5,455	395	232	16,437
38.5805	27,448	13,831		1,110	2,709	2,139	6,871	497	292	20,702
38.5805	33,186	16,723		1,342	3,275	2,587	8,307	601	353	25,030
38.5805	39,013	19,658		1,577	3,850	3,041	9,766	707	415	29,423
38.5805	44,925	22,637		1,817	4,433	3,502	11,246	814	477	33,883
38.5805	50,927	25,661		2,059	5,026	3,969	12,748	923	541	38,409
38.5805	57,018	28,730		2,306	5,627	4,444	14,273	1,033	606	43,003
38.5805	63,201	31,846		2,556	6,237	4,926	15,820	1,145	672	47,666
38.5805	69,476	35,008		2,809	6,856	5,415	17,391	1,259	738	52,399
38.5805	75,846	38,217		3,067	7,485	5,911	18,985	1,374	806	57,203
38.5805	82,311	41,475		3,328	8,123	6,415	20,604	1,491	875	62,079
38.5805	88,873	44,782		3,594	8,770	6,927	22,246	1,610	944	67,026
	686,306	345,817		27,751	67,726	53,491	171,793	12,434	7,293	517,610
Discount rate	0.04									
NPV =	460,542									

2.29%

Local Capture Detail - Breakdown by Taxing Entity

Date	***Baseline Value	Value with inflation - 2.29% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0		0	0
2020	9,205,758	9,412,888	207,130	4,027		323	4,350
2021	9,205,758	9,624,678	418,920	8,144		654	8,797
2022	9,205,758	9,841,233	635,475	12,354		991	13,345
2023	9,205,758	10,062,661	856,903	16,658		1,337	17,995
2024	9,205,758	10,289,070	1,083,312	21,060		1,690	22,750
2025	9,205,758	10,520,574	1,314,816	25,560		2,051	27,611
2026	9,205,758	10,757,287	1,551,529	30,162		2,420	32,582
2027	9,205,758	10,999,326	1,793,568	34,867		2,798	37,665
2028	9,205,758	11,246,811	2,041,053	39,678		3,184	42,862
2029	9,205,758	11,499,864	2,294,106	44,597		3,579	48,176
2030	9,205,758	11,758,611	2,552,853	49,627		3,982	53,610
2031	9,205,758	12,023,180	2,817,422	54,771		4,395	59,166
2032	9,205,758	12,293,702	3,087,944	60,030		4,817	64,847
2033	9,205,758	12,570,310	3,364,552	65,407		5,249	70,656
2034	9,205,758	12,853,142	3,647,384	70,905		5,690	76,595
				537,846	0	43,160	581,006
						Discount rate	0.04
						NPV =	389,080

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All In Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6873 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County
38.5805	0	0		0	0	0	0	0	0	0
38.5805	7,991	4,027		323	789	623	2,000	145	85	6,027
38.5805	16,162	8,144		654	1,595	1,260	4,046	293	172	12,199
38.5805	24,517	12,354		991	2,419	1,911	6,137	444	261	18,491
38.5805	33,060	16,658		1,337	3,262	2,577	8,275	599	351	24,934
38.5805	41,795	21,060		1,690	4,124	3,258	10,462	757	444	31,521
38.5805	50,726	25,560		2,051	5,006	3,954	12,698	919	539	38,258
38.5805	59,859	30,162		2,420	5,907	4,665	14,984	1,085	635	45,145
38.5805	69,197	34,867		2,798	6,828	5,393	17,321	1,254	735	52,196
38.5805	78,745	39,678		3,184	7,771	6,137	19,711	1,427	837	59,389
38.5805	88,508	44,597		3,579	8,734	6,898	22,155	1,604	941	66,752
38.5805	98,490	49,627		3,982	9,719	7,676	24,654	1,784	1,047	74,281
38.5805	108,698	54,771		4,395	10,726	8,472	27,209	1,969	1,155	81,979
38.5805	119,134	60,030		4,817	11,756	9,285	29,821	2,158	1,266	89,851
38.5805	129,806	65,407		5,249	12,810	10,117	32,492	2,352	1,379	97,899
38.5805	140,718	70,905		5,690	13,886	10,968	35,224	2,550	1,495	106,129
	1,067,405	537,846		43,160	105,334	83,195	267,186	19,339	11,343	805,034
Discount rate	0.04									
NPV =	714,805									

All-in Non-School Tax Capture Millage

Taxing Authority	Millage Rate
Lansing Oper	19.4400
Ingham Cnty Sum	4.6000
Ingham County	3.2800
LCC	3.8072
CATA	3.0070
CADL	1.5600
Airport Auth/CRAA	0.6990
Zoo Millage	0.4100
	39.0032

Not included in TIF Capture

Taxing Authority	Millage Rate
Lansing Debt	0.2600
Lansing School Debt	4.6000
Lansing School Oper	18.0000
Lansing School Sink	
Ingham Intermediate	4.7062
State Education	6.0000
	33.5662

2019 Winter
8.9560

2019 Summer
63.6134

2019 Total
72.5694

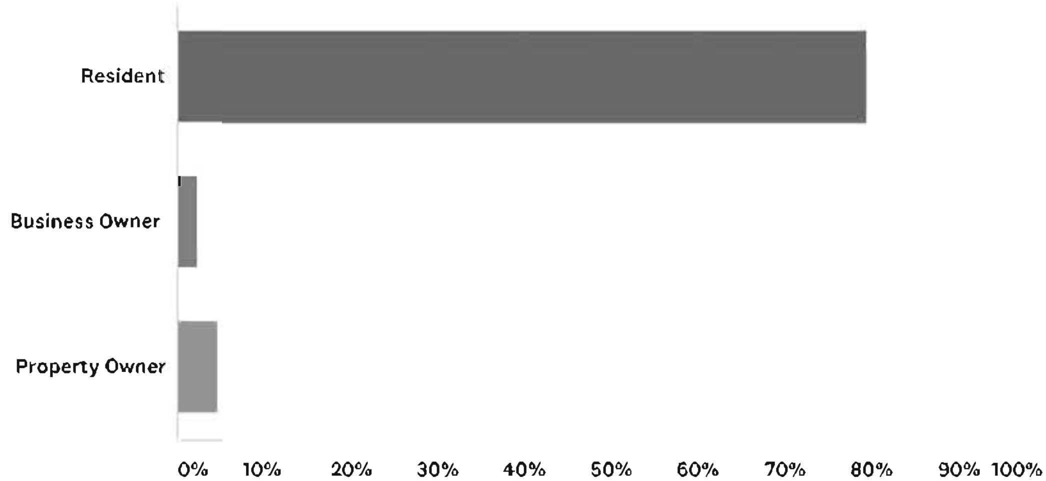
County Total
10.0600

Appendix J:

SSCIA Community Survey Results 2019

Q1 What is your connection to the area of focus of the SSCIA? (check all that apply)

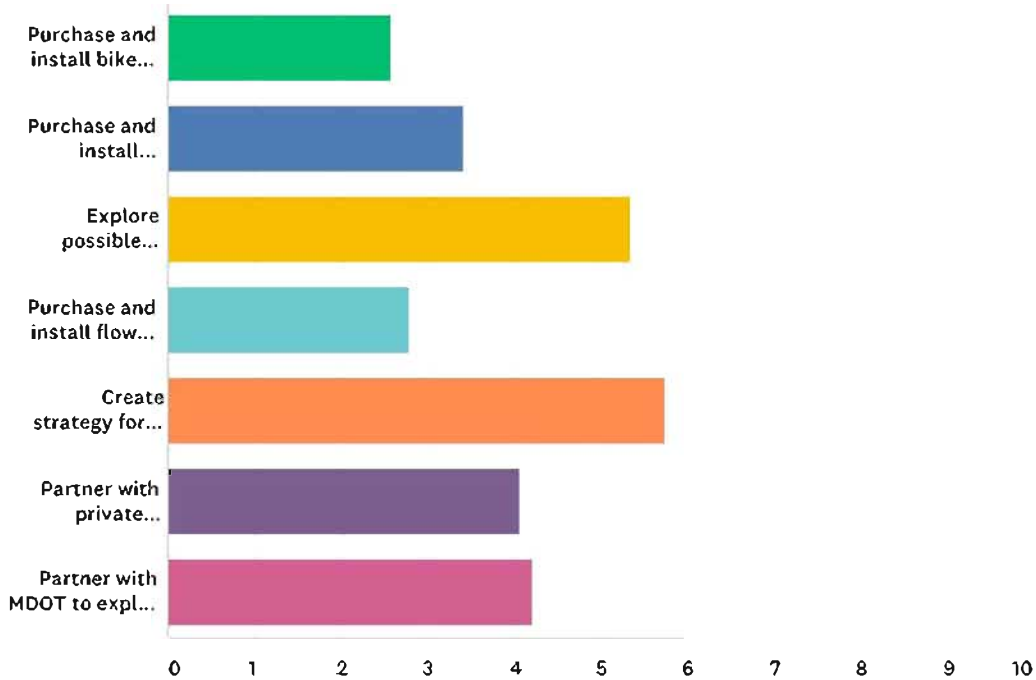
Answered: 44 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	79.55%	35
Business Owner	2.27%	1
Property Owner	4.55%	2
TOTAL		44

Q2 Please rank the short-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#7) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2019 and 2020.

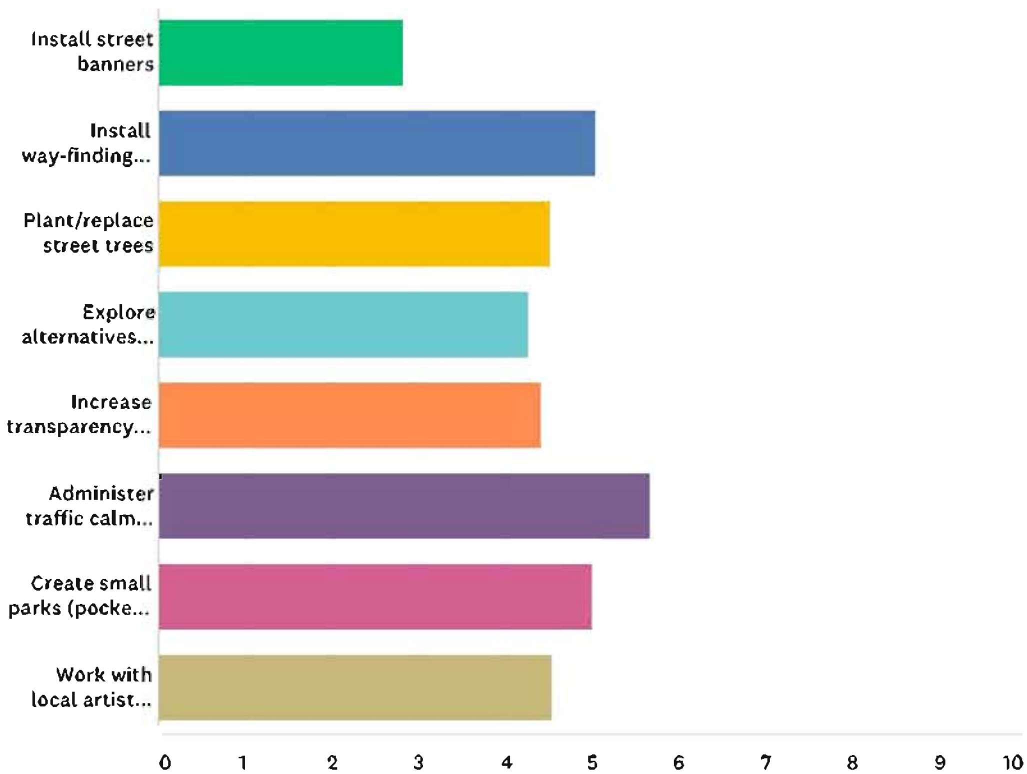
Answered: 43 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Purchase and install bike racks	2.33% 1	2.33% 1	4.65% 2	13.95% 6	20.93% 9	30.23% 13	25.58% 11	43	2.58
Purchase and install trash/recycling receptacles and benches	0.00% 0	10.00% 4	15.00% 6	27.50% 11	17.50% 7	12.50% 5	17.50% 7	40	3.40
Explore possible traffic calming measures (meant to reduce traffic speeds on Saginaw Street) at key intersections (traffic study)	39.53% 17	20.93% 9	16.28% 7	4.65% 2	4.65% 2	2.33% 1	11.63% 5	43	5.33
Purchase and install flower planters	2.44% 1	4.88% 2	2.44% 1	14.63% 6	31.71% 13	21.95% 9	21.95% 9	41	2.78
Create strategy for vacant parcels along Saginaw Street	48.84% 21	20.93% 9	11.63% 5	4.65% 2	6.98% 3	2.33% 1	4.65% 2	43	5.74
Partner with private property owners to install native landscaping along Oakland Avenue	4.76% 2	9.52% 4	30.95% 13	21.43% 9	11.90% 5	16.67% 7	4.76% 2	42	4.05
Partner with MDOT to explore options for a west-bound bicycle lane to pair with the existing east-bound bicycle lane	2.33% 1	32.56% 14	20.93% 9	11.63% 5	6.98% 3	11.63% 5	13.95% 6	43	4.21

Q3 Please rank the medium-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#8) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2021 and 2025.

Answered: 43 Skipped: 1

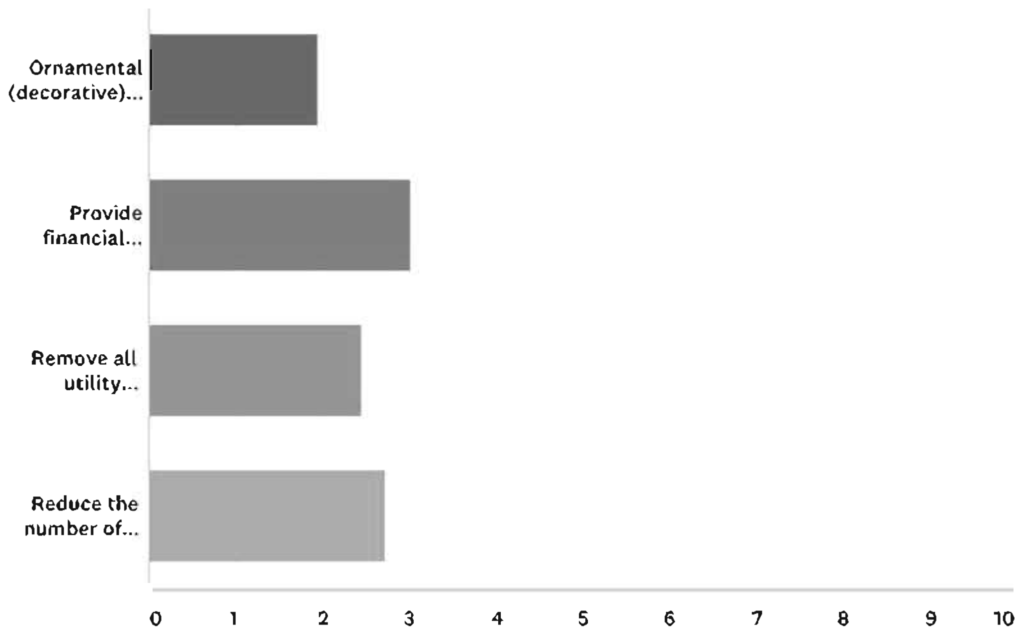


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Install street banners	2.38% 1	7.14% 3	4.76% 2	4.76% 2	9.52% 4	14.29% 6	23.81% 10	33.33% 14	42	2.83
Install way-finding signs (signs that direct you to parks, business districts and other points of interest)	19.05% 8	14.29% 6	11.90% 5	9.52% 4	14.29% 6	19.05% 8	7.14% 3	4.76% 2	42	5.05
Plant/replace street trees	7.14% 3	14.29% 6	14.29% 6	7.14% 3	23.81% 10	19.05% 8	7.14% 3	7.14% 3	42	4.52
Explore alternatives for city-owned parking lot(s)	2.38% 1	14.29% 6	14.29% 6	21.43% 9	9.52% 4	11.90% 5	14.29% 6	11.90% 5	42	4.26
Increase transparency in storefront windows (make them easier to see into and out of)	6.98% 3	18.60% 8	11.63% 5	9.30% 4	16.28% 7	11.63% 5	13.95% 6	11.63% 5	43	4.42
Administer traffic calming measures (changes to the roads, traffic lights and signs, etc that decrease traffic speeds on Saginaw Street)	48.78% 20	2.44% 1	7.32% 3	9.76% 4	4.88% 2	7.32% 3	4.88% 2	14.63% 6	41	5.66

Create small parks (pocket parks) and green public spaces along Saginaw Street	4.65% 2	18.60% 8	20.93% 9	25.58% 11	11.63% 5	2.33% 1	9.30% 4	6.98% 3	43	5.00
Work with local artists to install more public art	11.63% 5	11.63% 5	16.28% 7	11.63% 5	9.30% 4	13.95% 6	18.60% 8	6.98% 3	43	4.53

Q4 Please rank the long-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#4) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2026 and 2030.

Answered: 43 Skipped: 1



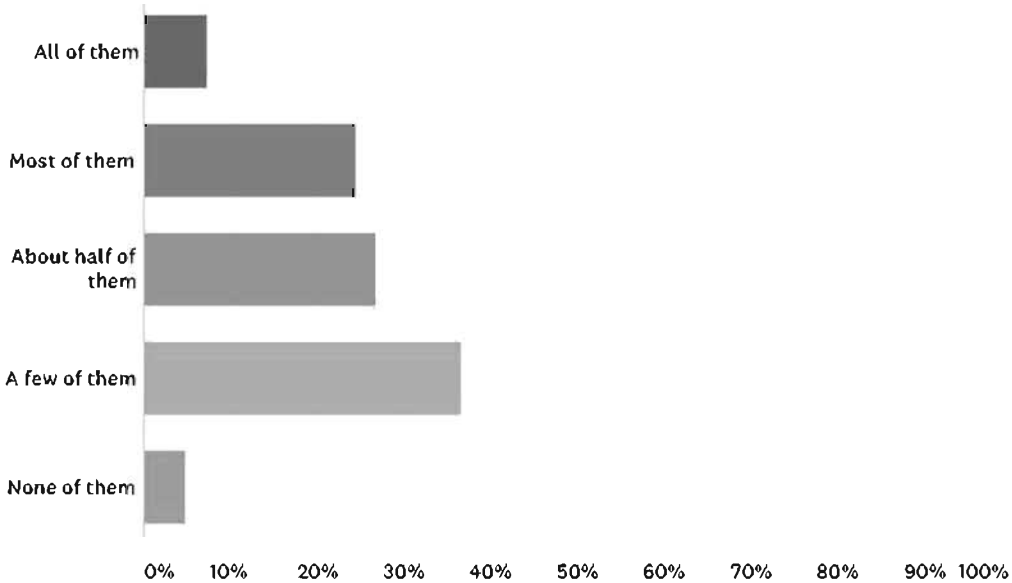
	1	2	3	4	TOTAL	SCORE
Ornamental (decorative) street lights	5.00% 2	27.50% 11	25.00% 10	42.50% 17	40	1.95
Provide financial incentives to developers to build new buildings on Saginaw Street that feature a mix of uses (residential, office, commercial and/or other uses)	41.46% 17	26.83% 11	24.39% 10	7.32% 3	41	3.02
Remove all utility (electrical, phone, etc) wires, cables and poles that are above ground and put them underground	17.07% 7	26.83% 11	39.02% 16	17.07% 7	41	2.44
Reduce the number of traffic lanes on Saginaw and Oakland and/or make these one-way roads into two-way streets	42.50% 17	17.50% 7	10.00% 4	30.00% 12	40	2.73

Q5 What are some other physical improvements you would like to see made in the focus area of the SSCIA?

Answered: 36 Skipped: 8

Q6 How many of your neighbors do you know?

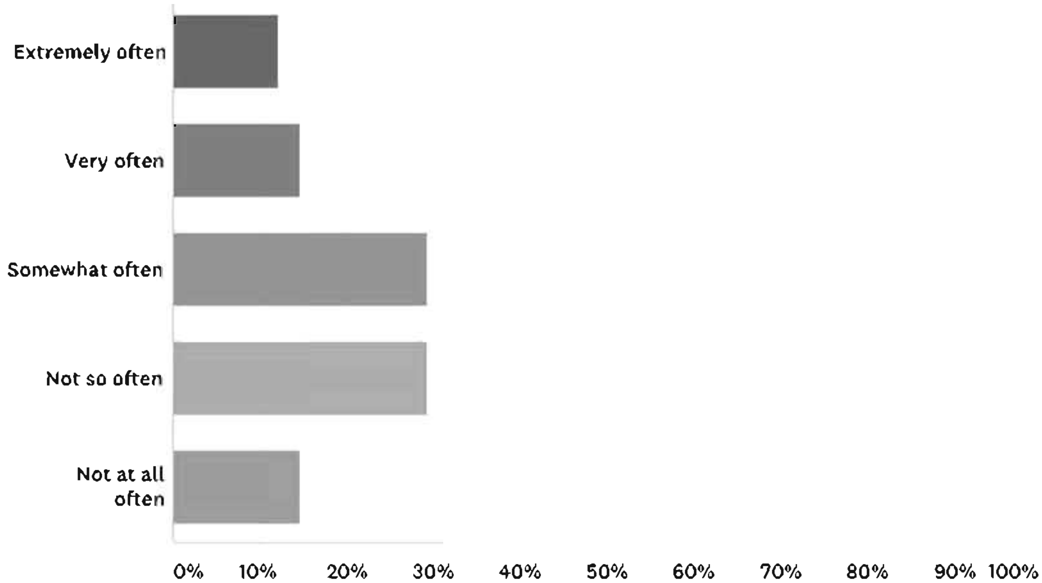
Answered: 41 Skipped: 3



ANSWER CHOICES	RESPONSES	
All of them	7.32%	3
Most of them	24.39%	10
About half of them	26.83%	11
A few of them	36.59%	15
None of them	4.88%	2
TOTAL		41

Q7 How often do you participate in activities in this neighborhood?

Answered: 41 Skipped: 3



ANSWER CHOICES	RESPONSES	
Extremely often	12.20%	5
Very often	14.63%	6
Somewhat often	29.27%	12
Not so often	29.27%	12
Not at all often	14.63%	6
TOTAL		41

Q8 If you do not participate in activities in this neighborhood, why not?

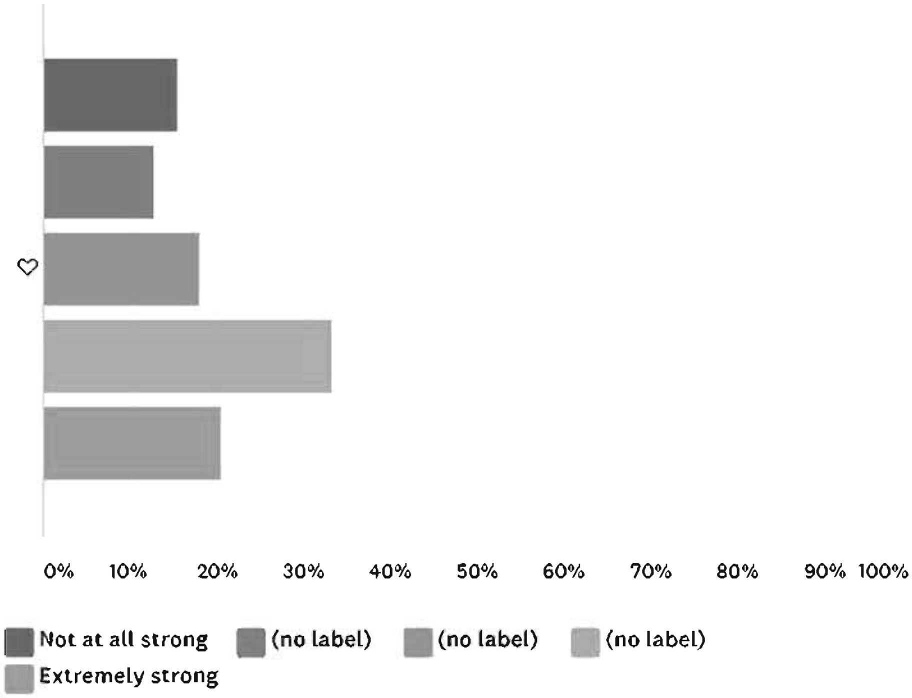
Answered: 22 Skipped: 22

Q9 What types of activities would you participate in if they were available in this neighborhood?

Answered: 27 Skipped: 17

Q10 How strong is the sense of community in this neighborhood?

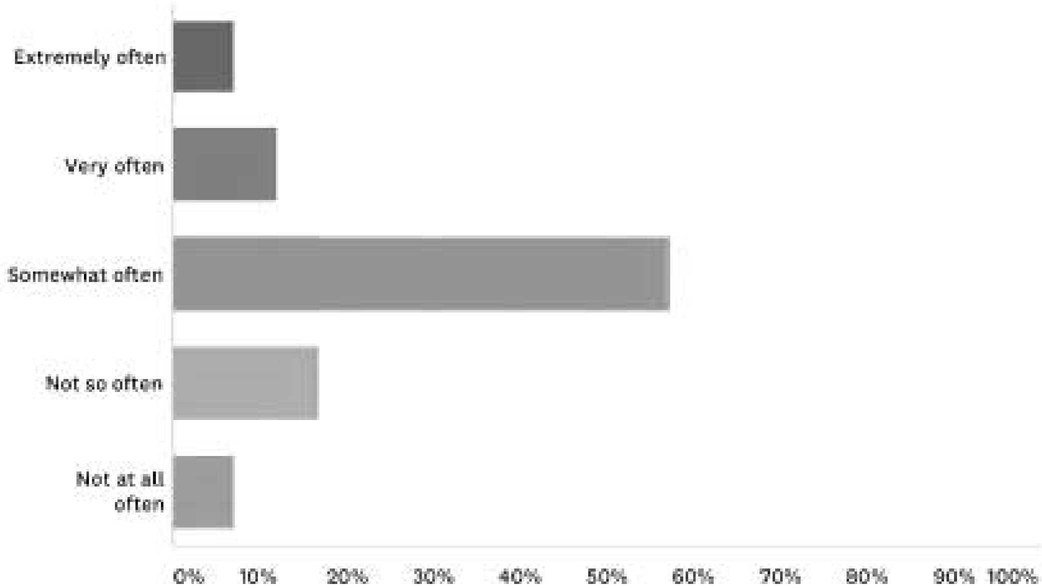
Answered: 39 Skipped: 5



	NOT AT ALL STRONG	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY STRONG	TOTAL	WEIGHTED AVERAGE
♡	15.38% 6	12.82% 5	17.95% 7	33.33% 13	20.51% 8	39	3.31

Q11 How often do you visit the businesses in this neighborhood?

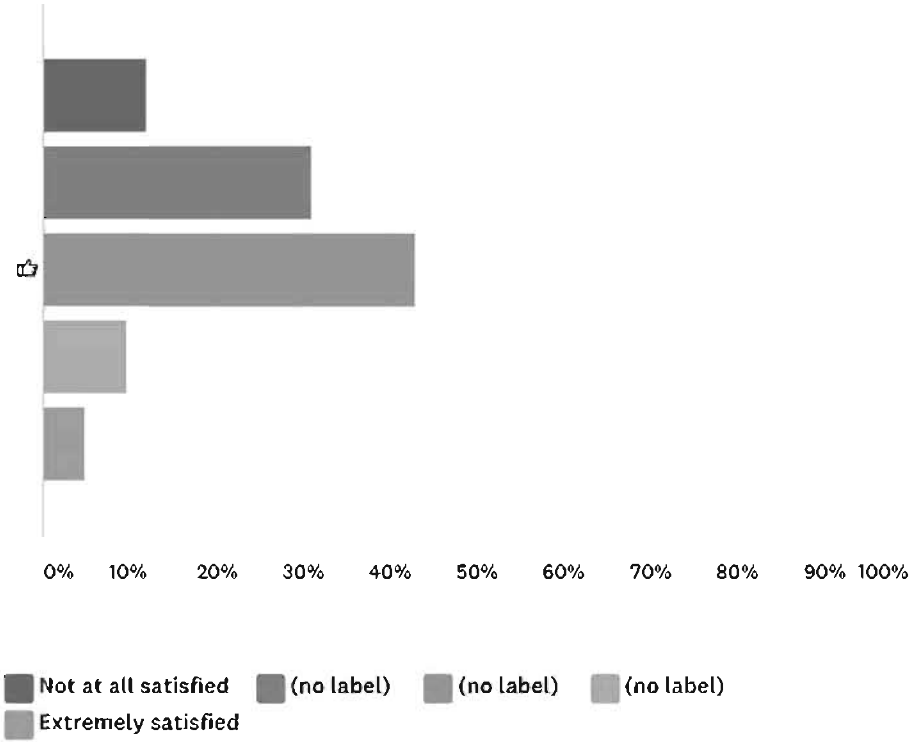
Answered: 42   Skipped: 2



ANSWER CHOICES	RESPONSES	
Extremely often	7.14%	3
Very often	11.90%	5
Somewhat often	57.14%	24
Not so often	16.67%	7
Not at all often	7.14%	3
TOTAL		42

Q12 How satisfied are you with the businesses in this neighborhood?

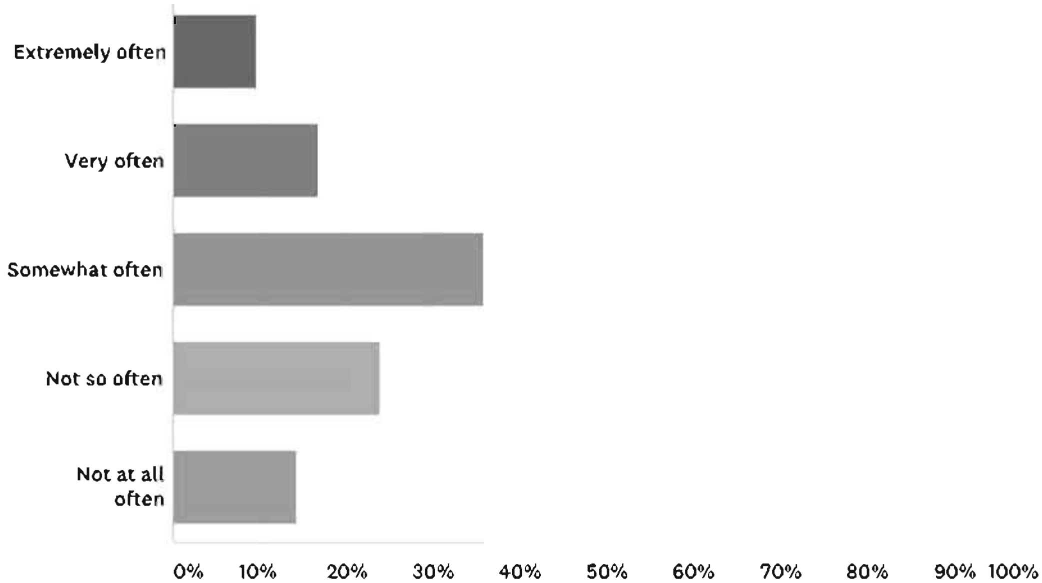
Answered: 42 Skipped: 2



	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
	11.90% 5	30.95% 13	42.86% 18	9.52% 4	4.76% 2	42	2.64

Q13 How often do you visit the public parks in this neighborhood?

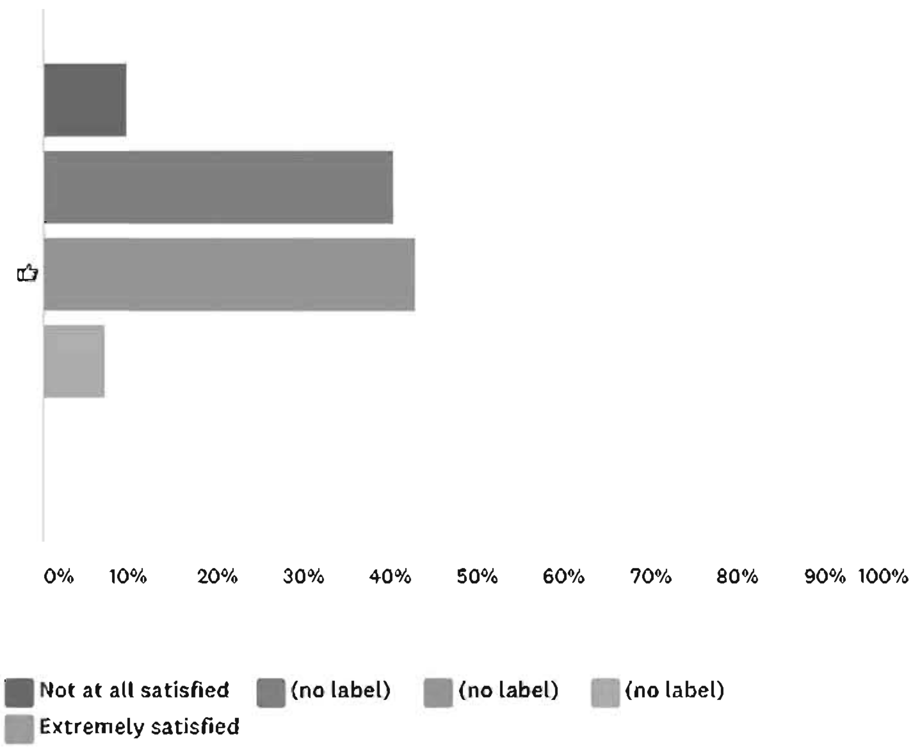
Answered: 42 Skipped: 2



ANSWER CHOICES	RESPONSES	
Extremely often	9.52%	4
Very often	16.67%	7
Somewhat often	35.71%	15
Not so often	23.81%	10
Not at all often	14.29%	6
TOTAL		42

Q14 How satisfied are you with the public parks in this neighborhood?

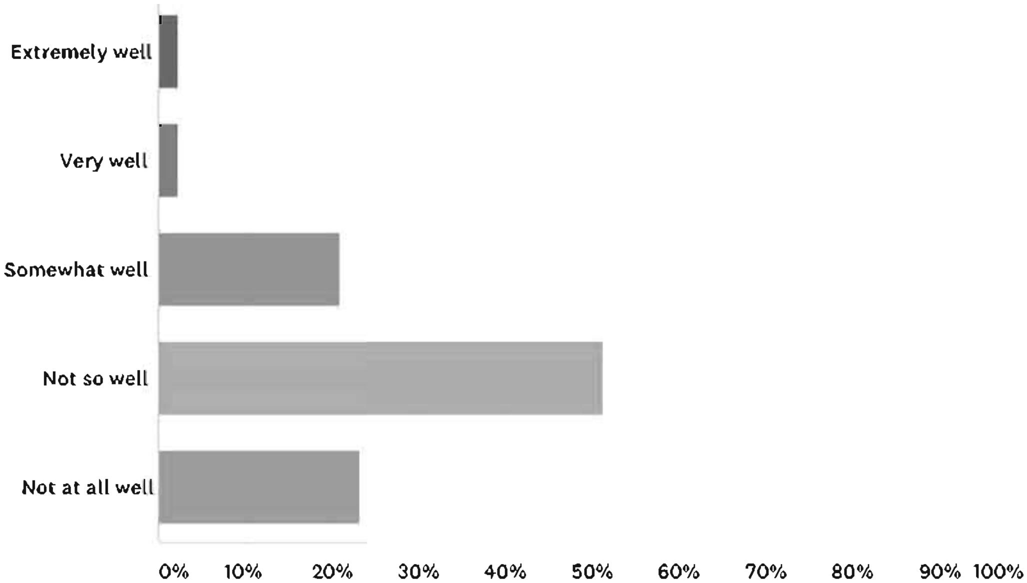
Answered: 42 Skipped: 2



	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
	9.52% 4	40.48% 17	42.86% 18	7.14% 3	0.00% 0	42	2.48

Q15 How well are the streets in this neighborhood maintained?

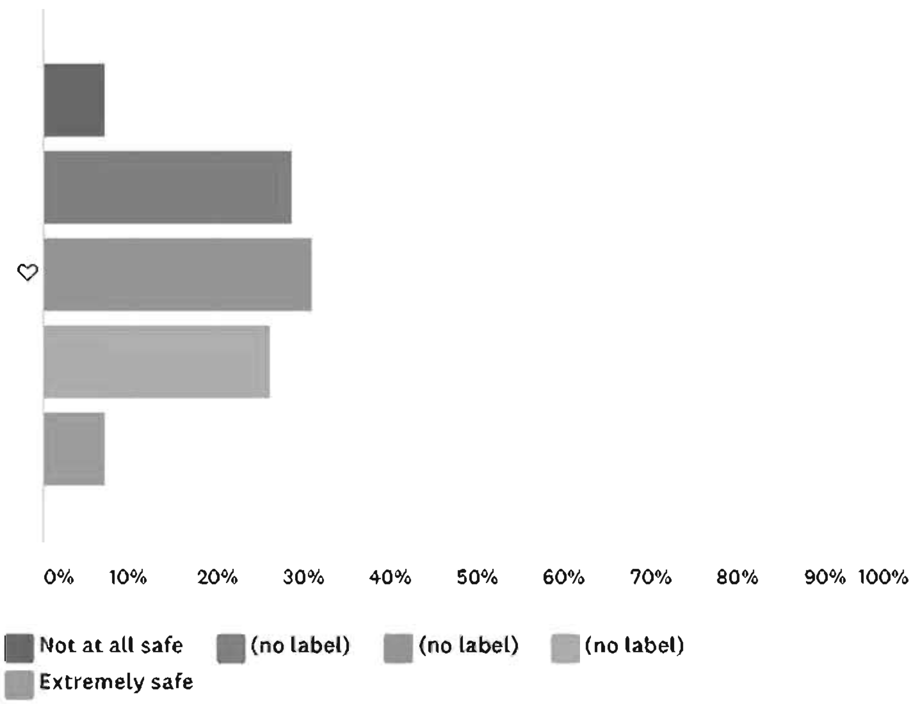
Answered: 43 Skipped: 1



ANSWER CHOICES	RESPONSES	
Extremely well	2.33%	1
Very well	2.33%	1
Somewhat well	20.93%	9
Not so well	51.16%	22
Not at all well	23.26%	10
TOTAL		43

Q16 Overall, how safe do you feel in this neighborhood?

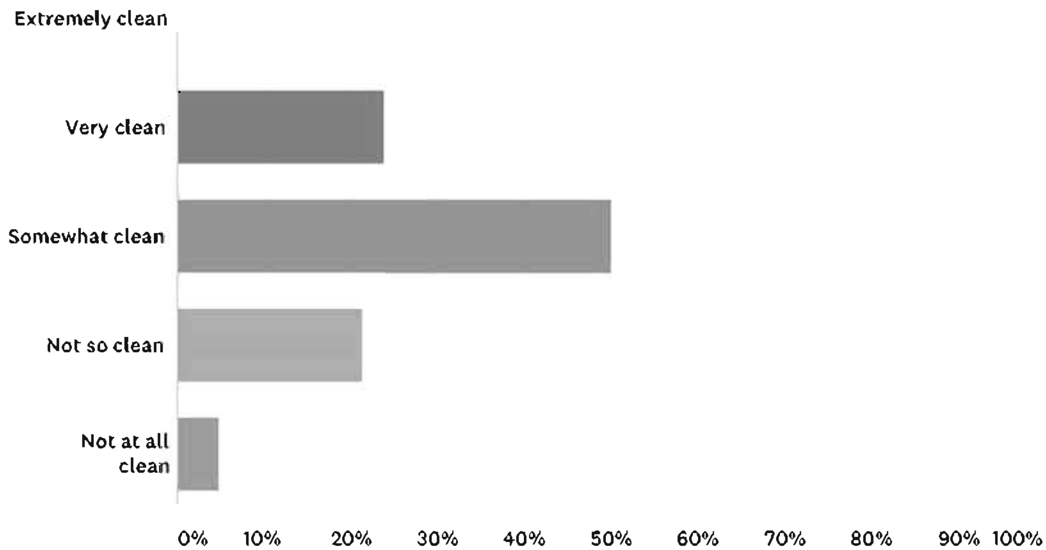
Answered: 42 Skipped: 2



	NOT AT ALL SAFE	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SAFE	TOTAL	WEIGHTED AVERAGE
♡	7.14% 3	28.57% 12	30.95% 13	26.19% 11	7.14% 3	42	2.98

Q17 Overall, how clean is this neighborhood?

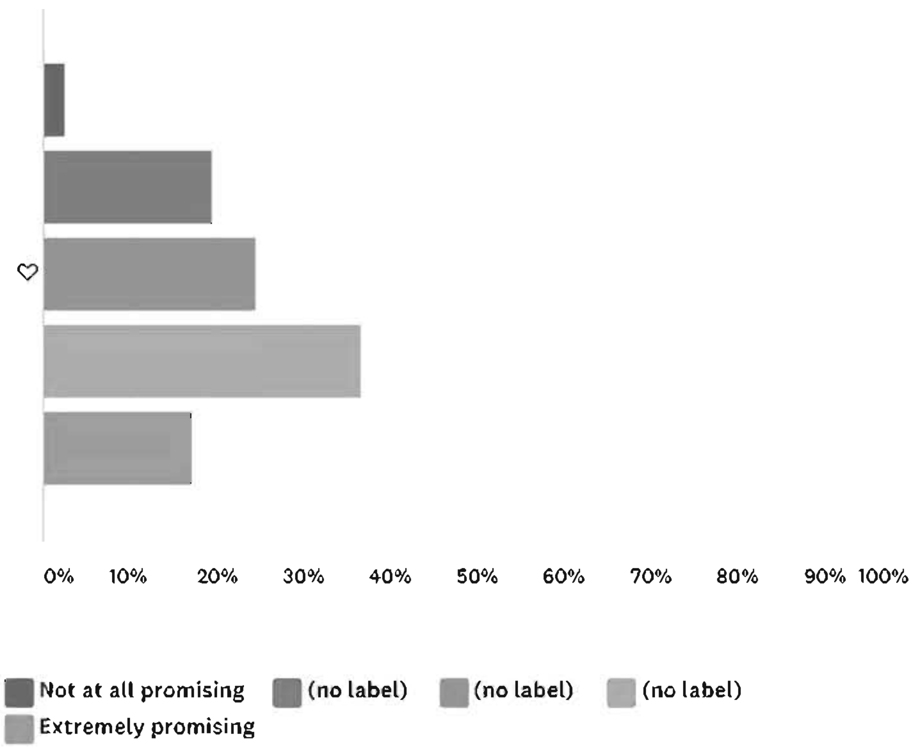
Answered: 42 Skipped: 2



ANSWER CHOICES	RESPONSES	
Extremely clean	0.00%	0
Very clean	23.81%	10
Somewhat clean	50.00%	21
Not so clean	21.43%	9
Not at all clean	4.76%	2
TOTAL		42

Q18 How promising is the future of this neighborhood?

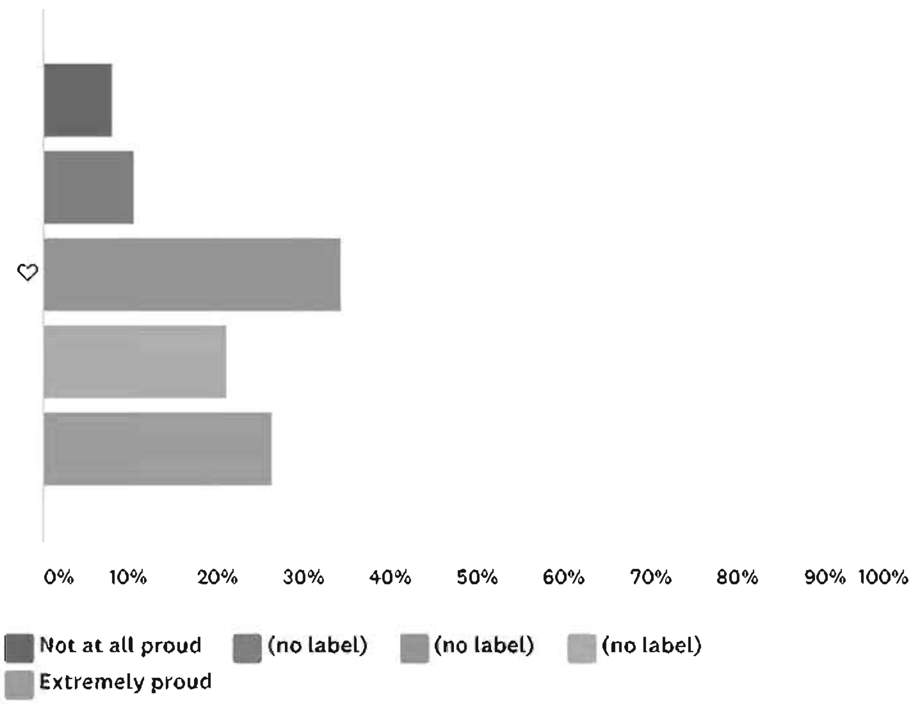
Answered: 41 Skipped: 3



	NOT AT ALL PROMISING	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROMISING	TOTAL	WEIGHTED AVERAGE
	2.44% 1	19.51% 8	24.39% 10	36.59% 15	17.07% 7	41	3.46

Q19 How proud are you to live in this neighborhood?

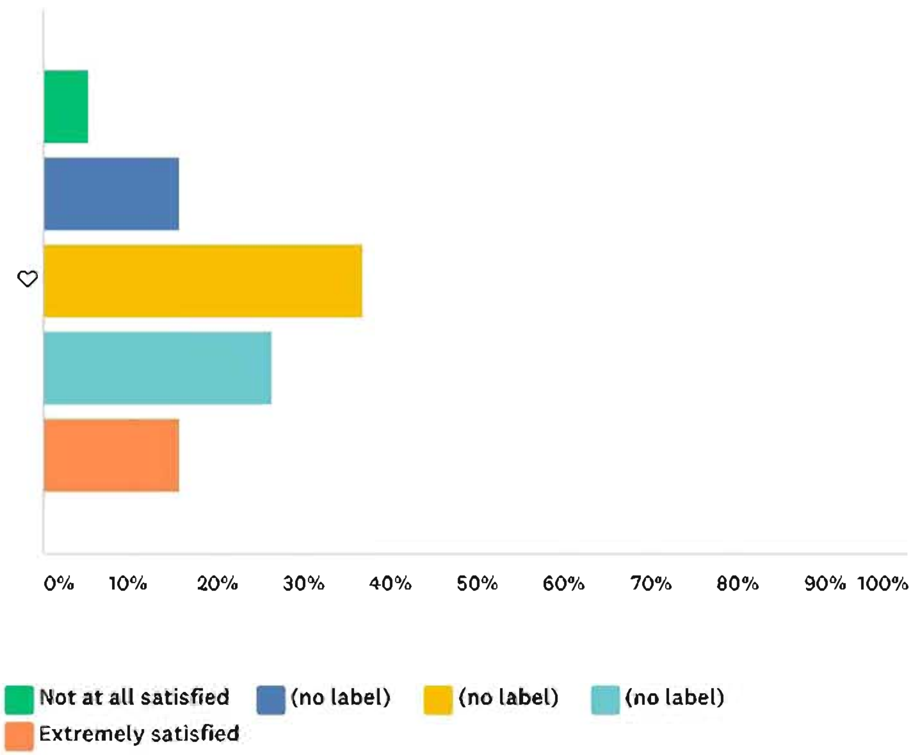
Answered: 38   Skipped: 6



	NOT AT ALL PROUD	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROUD	TOTAL	WEIGHTED AVERAGE
♡	7.89% 3	10.53% 4	34.21% 13	21.05% 8	26.32% 10	38	3.47

Q20 How satisfied are you with your experience living in this neighborhood?

Answered: 38 Skipped: 6



	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
	5.26% 2	15.79% 6	36.84% 14	26.32% 10	15.79% 6	38	3.32

Q21 What do you like most about this neighborhood?

Answered: 27 Skipped: 17

Q22 What do you like least about this neighborhood?

Answered: 28 Skipped: 16

Q23 What changes would most improve this neighborhood?

Answered: 27 Skipped: 17

Q24 Do you have any other comments, questions, or concerns?

Answered: 15 Skipped: 29

CITY OF LANSING
SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY

Resolution Approval for Adoption of Saginaw Street Corridor Improvement Authority Development and Finance Plan

August 27, 2019

At a meeting of the Board of Directors of the Saginaw Street Corridor Improvement Authority of the City of Lansing, Michigan, held on the 27th day of August 2019, at 5:30 p.m., pursuant to notice duly given:

PRESENT: Members: Jonathan Lukco, Sean Hammond, Diane Sanborn, Tiffany Dowling, and Jessica Yorko

ABSENT: Members: Jim Houthoofd and Claire Corre

The following preamble and resolution were offered by;

Member: Yorko, and supported by;

Member: Sanborn:

WHEREAS, the Saginaw Street Corridor Improvement Authority of the City of Lansing, to "exercise, through the actions of its Board, all powers specifically granted by the provisions of the City of Lansing, and such incidental powers as shall be necessary"; hereby, adopts the Development and Finance Plan of the Saginaw Street Corridor Improvement Authority of the City of Lansing.

NOW THEREFORE BE IT RESOLVED that the Board of Directors hereby adopts the Development and Finance Plan of the Saginaw Street Corridor Improvement Authority of the City of Lansing, a copy of which is attached hereto as Exhibit A.

YEAS: Five (5)

NAYS: Zero (0)

ABSTENTIONS: Zero (0)

ABSENT: Two (2)

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Saginaw Street Corridor Improvement Authority held on the 27th day of August 2019, and said resolution is on file in the office of the City Clerk (City of Lansing) and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with State of Michigan's Corridor Improvement Authority Act, Public Act 57 of 2018, including in the case of an informational meeting, notice by publication or posting of at least fourteen (14) days prior to the date of the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

8/27/19

Jonathan Lukco, Board Chair

CITY OF LANSING CORRIDOR IMPROVEMENT AUTHORITY

MACIA AND SSCIA DEVELOPMENT AND TIF PLANS

APPROVAL PROCESS SCHEDULE

DATE	RESPONSIBLE	ACTION	ATTENDANCE BY APPLICANT
August 27, 2019	LEAP/SSCIA	SSCIA Informational Meeting to discuss and adopt the Plan	
August 28, 2019	LEAP/MACIA	MACIA Informational Meeting to discuss and adopt the Plan	
August 30, 2019	LEAP/City Clerk	Submits resolutions approving Development and TIF plans for SSCIA and MACIA and set public hearings to Laserfiche	
September 9, 2019 7:00PM	Lansing City Council	Receives resolutions to approve the plans and set public hearings and refers it to the Committee on Development and Planning.	
September 23, 2019 4:00PM	Committee on Development and Planning	Board member(s) and facilitator present to the D&P Committee to review and approve resolutions to set public hearings.	Yes
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the public hearings for **7:00PM on October 28, 2019**.	
September 25, 2019	LEAP/City Clerk	*Posts Newspaper Advertisement I*	
September 25, 2019	LEAP/Boards/City Clerk/Chamber	*Mail public hearing notice to taxing entities, commercial businesses and state commission; place notice in 20 public places*	
September 29, 2019	LEAP/City Clerk	*Posts Newspaper Advertisement II*	

DRAFT

October 28, 2019 7:00PM	Lansing City Council	Holds public hearings at Council for creating Development and TIF Plan for Saginaw St. and Michigan Ave. Refers to the D&P Committee for approval.	Yes
November 18, 2019 4:00PM	Committee on Development and Planning	D&P Committee passes resolutions to approve the Development and TIF Plans.	(if requested)
November 18, 2019 7:00PM	Lansing City Council	City Council approves	Yes

DRAFT

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

A RESOLUTION TO SET A PUBLIC HEARING ON THE DEVELOPMENT AND TAX INCREMENT FINANCE PLAN OF THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

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

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on August 27th, 2019 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must hold a public hearing and receive written and spoken comments from members of the public on all aspects of the Plan, in compliance with Section 622 of the Act; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must also provide reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body, and allow those taxing jurisdictions to present their recommendations at the public hearing on the Plan, in compliance with Section 618 of the Act.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be set for October 28th, 2019, at 7:00 P.M. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comment from all members of the public and taxing jurisdictions specified herein, on all aspects of the Plan.

BE IT FURTHER RESOLVED that the Lansing City Clerk shall ensure that:

- notice of the time and place of the hearing to be given by publication twice in a newspaper of general circulation, the first of which shall be not less than 20 days before the date set for the hearing; and
- notice of the hearing to be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing; and

- notice to also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing; and
- notice to also be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

BE IT FURTHER RESOLVED that the notice of hearing shall contain all the following:

- a description of the proposed development area in relation to highways, streets, streams, or otherwise; and
- a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, and online at the City of Lansing's website; and
- a statement that all aspects of the development plan will be open for discussion at the public hearing.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing will make and preserve a record of the public hearing, including all data presented at the hearing.

Michigan Avenue Corridor Improvement Authority

Andy Schor, Mayor

DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

Approved and Recommended by the Michigan Avenue Corridor Improvement Authority August 28, 2019

Lansing Economic Development Corporation

LEAP stronger together

EAST MICHIGAN AVENUE

LANSING, MICHIGAN

CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

Michigan Avenue Corridor Improvement Authority Board Members

Jonathan Lum, Chair

Joan Nelson, Vice Chair

Yvette Collins, Recording Secretary

Elaine Barr, Treasurer

Joseph Ruth, Board Member

Scott Gillespie, Board Member

Andrea McSwain, Mayoral Designee

Board Facilitators – Lansing Economic Area Partnership (LEAP)

Karl Dorshimer, Vice President of Economic Development

Anum Mughal, Economic-Corridor Development Specialist

Sub Committee Members

Jonathan Lum

Joan Nelson

Elaine Barr

Plan prepared with assistance from

LEAP stronger together

Office: (517) 702-3387 Fax: (517) 702-3390
www.purelansing.com

Executive Summary

In 2009 the Lansing City Council approved the establishment of the Michigan Avenue Corridor Improvement Authority (MACIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city' commercial corridors and promote economic growth.

This Authority will allow for the reinvestment of property tax growth back into the corridor, improving public facilities such as bus shelters, streetscape, pedestrian infrastructure, develop plans, and other activities to accomplish these goals, as enumerated per section 611 of PA 57 2018.

In the effort of revitalizing the Michigan Avenue Corridor, there have been several studies completed soliciting input from residents, property owners, stakeholders, municipal staff and public officials. Based on these past efforts, MACIA board created a plan of action to improve the built and social environment of the corridor for all current and future residents and businesses.

In development of this plan, the Authority identified several key principles that were used in creation of the plan and are supported by the City's Master Plan to transform the visually unappealing character of the corridor, to encourage pedestrians and market the quality of the adjacent neighborhoods as attractive, livable and sustainable community gateways. These principles are:

- Traditional Neighborhood Design – Encouraging active lifestyles (walking or biking)
- Transit-Oriented Design – Compact, walkable, pedestrian-oriented, mixed-use corridor.
- Complete Streets – Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

This Development and Tax Increment Financing Plan arranges projects into three categories – public infrastructure, correct and prevent deterioration, and promote neighborhood aligned economic growth.

In the first year, the Authority plans to make strides in each of these categories – Improvement of streetscape (bike racks, receptacles, and benches) to facilitate the use of public transit stations such as bus stops, continue to create an inventory of existing businesses, pursue grant funding for future development projects and continue to develop a communication strategy.

The approval of the MACIA Development and TIF plan will allow for the Authority to begin its first steps in executing upon the vision set forth by the corridor's residents, businesses, and other stakeholders.

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Section I: INTRODUCTION

General Overview

As per the State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (formerly known as Act 280 of the Michigan Public Acts of 2005), allowing cities, villages, and townships to create an authority to:

> "correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act."

With the adoption of PA 57 of 2018, many local governments have utilized a Corridor Improvement Authority (CIA) to stimulate economic revitalization of business districts in transition within their community. A CIA is created to establish a development plan for a previously established Corridor Improvement District (CID). This plan outlines improvements to public or private properties that will prevent further deterioration of the district and encourage new investment. These specific plans may be funded by tax increment financing, private or corporate donations, and other grants.

The CIA is able to make strategic investments to the district by using tax increment financing. Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures or improvements within a development area is reinvested in the corridor and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the development area and facilitating economic growth and development. The justification for capturing the taxes is that no new investment would have been made within the district without the establishment of the CID; therefore no taxes are lost by the interested taxing jurisdictions for projects not brought to fruition, and, physical improvements that are made along the designated corridor have a direct benefit to the surrounding properties and their potential taxable value.

Powers of the Authority

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

The Authority will be able to carry out with the execution of the vision created for the Michigan Avenue Corridor as set forth by its Residents, Businesses, the City's Master Plan, and other

Stakeholders to improve the built and social environment of the corridor, to improve public facilities, encourage transit-oriented development, and conduct analysis and research.

History of Michigan Avenue Corridor

The City of Lansing grew from the decision to relocate the state capital from Detroit in 1847, further from British controlled Canada. Lansing was chosen after legislators were unable to decide among existing cities such as Ann Arbor, Marshall and Jackson. The city quickly grew as settlers moved to the new capital, with new settlements growing along the banks of the Grand River.

Lansing would undergo steady growth following the completion of the current capitol building in 1878 and the extension of railroads through the city. Deliberate decisions were made to grow the city around the new capitol building, and terminate important streets, including Michigan Avenue on the new capitol dome.

At the turn of the century, Lansing grew to become an industrial powerhouse. Following the founding of the Olds Motor Vehicle Company, the City became a major center for automobile manufacturing.

Meanwhile, a few miles away, East Lansing grew around what was originally the Agricultural College of the State of Michigan, which eventually became Michigan State University. The university was the first land-grant institution in the United States and served as a model for other land-grant colleges around the country. The MSU campus was established on the banks of the Red Cedar River and connected to East Lansing across Grand River Avenue. During the early part of the 20th century an electric streetcar ran along Michigan Avenue and Grand River Avenue, connecting East Lansing and MSU to downtown Lansing and the capitol.

Within a short time, the streetcar line was upgraded to an interurban line that connected Lansing and East Lansing with nearby towns, eventually reaching all the way to Owosso. After the rise of organized motordom and the state highway system, the line began to lose business, eventually discontinuing service in 1929. Over the past few decades, both Lansing and East Lansing have made significant efforts to diversify economically. New investments in walkable infill development can be seen in several places along the corridor, particularly close to downtown Lansing and across from the MSU campus.

As nearby residential areas grew more densely populated, small business owners occupied newly built commercial buildings. Most of these business owners lived in the surrounding neighborhoods, and their patrons were neighbors, too. The rapid growth of the Michigan Avenue commercial corridor was mostly driven by nearby residential demand for groceries, meats, baked goods, and personal care services.

Present Conditions

Lansing today continues to be characterized by its historic neighborhoods and eclectic mix of small businesses. Downtown Lansing and the popular Stadium District are offering many new, attractive urban buildings that are displaying local investment in the neighborhood. Although some investment has happened, the corridor is still incomplete in segments. There are areas where pedestrians face hostile environments, the result of streets that lack pedestrian amenities like coherent sidewalks and street trees. The corridor is often wide, high-speed, and with buildings that do not address the street. These problematic features create unwatched, uninteresting, even seemingly dangerous areas.

The medical campus of Sparrow Hospital is a major employer and an important amenity in the region. The hospital operates the only dedicated pediatric emergency room, the largest adult emergency room in the region as well as the state-of-the-art Herbert-Herman Cancer Center. Despite the hospital's great attributes, the pedestrian experience along Michigan Avenue near these properties is not healthy, as the buildings are set back far from the street with large asphalt parking lots in front.

Some of the commercial areas are considered an eyesore by the community. Even though some buildings are constructed close to the sidewalk, most of these are one or two stories and have architecture that is haphazard, generic and often built of inexpensive materials. Frequently these are commercial-style additions as new fronts to wood frame homes. The pedestrian realm is substandard, hindering comfortable pedestrian movement in the commercial areas. Sidewalks are discontinuous and interrupted by numerous curb cuts, and pedestrians often have little protection from sun, rain, and speeding traffic.

Single-family homes are located both directly north and south of the corridor. These neighborhoods offer a variety of home sizes to cater to a wider range of family types and income levels. Although quaint, these neighborhoods are often majority tenant-occupied, and many need investments from property owners.

Background and Plan Need

The Lansing City Council adopted Resolution Number 2009-278 declaring its intent to create and provide for the operation of the Michigan Avenue Corridor Improvement Authority on July 27, 2009. Following a formal public hearing on August 24, 2009, the Lansing City Council adopted Resolution Number 2009-417 on November 2, 2009, which established the Corridor Improvement Authority and designated the associated Development Area. In the resolution establishing the Authority, it was determined that a CIA was necessary to:

a) Correct and prevent deterioration in business districts
b) Redevelop the City's commercial corridors
c) Promote economic growth

In 2018, the Lansing City Council appointed two new members to the MACIA board and reappointed four members. The board had its Annual Meeting in January 2019 where the elections were conducted, and bylaws were adopted by the board. In April 2019, the bylaws were adopted and approved by the City Council.

In June 2019, the board reviewed and revised the Development and TIF Plan involving the Capital Area Transit Association (CATA), Public Service Department of the City of Lansing, Jody Washington from Lansing City Council and Michigan State University Community Economic Development.

PLAN DEVELOPMENT PROCESS

In March of 2008, community, business, and municipal leaders from the City of Lansing, Lansing Charter Township, and the City of East Lansing formed an exploratory committee to consider the unique opportunity presented by the recent passage of the Corridor Improvement Act to revitalize the Michigan Avenue corridor from the Pere Marquette railroad crossing in Lansing down to Michigan's intersection with Grand River Avenue in East Lansing. The committee solicited stakeholder input through a series of surveys and three public work sessions and took a bus tour of the entire corridor with stakeholders to better understand on-the-ground conditions.

Through this committee, and with significant support from the planning staff of all three municipalities, a Michigan Avenue Corridor Conceptual Development Plan was created. In order to provide context for further refinement and implementation, the committee wished to emphasize that an ideal plan would be driven by a bold vision, shaped by open processes, possessing a holistic perspective, and all while maintaining a sensitivity to scale at various nodes and sections of the corridor.

This was, of course, not the start of planning efforts around Michigan Avenue. The City of Lansing's Department of Planning and Development brought on Deardorff Design Resources Inc. to put together the East Michigan Avenue Revitalization Study in 1994. There have been other similar studies over the years, and the conceptual development plan gained insight from the findings and recommendations of those past plans.

In 2009, the momentum continued, as Michigan State University created a student research team to create a complete streets and transit-oriented development study entitled, "Transforming the Michigan Avenue Corridor." This complete street classification and analysis furthered the conversation about the corridor's needs and made the case for the development of a joint Corridor Improvement Authority via the three municipalities.

From late spring to the end of 2009, the City of Lansing, Lansing Township, and City of East Lansing each established a Michigan Avenue Corridor Improvement Authority, with the intent to implement a joint Development and Tax Increment Financing (TIF) Plan. All three municipalities also equipped their newly formed CIAs with a board made up of local business or property owners, residents, and other key stakeholders.

After a slight lull in the conversation, the Mid-Michigan Program for Greater Sustainability, a program funded by the U.S. Department of Housing and Urban Development (HUD), Michigan State Housing Development Authority (MSHDA) and local partners, picked up the effort with a renewed vigor. Administered by Tri-County Regional Planning Commission, this program brought thousands of people to the table to talk about the Michigan Avenue and Grand River Avenue corridor as the main street and economic backbone of the Lansing area. This extensive community engagement effort began in 2013 and included two 8-day charrettes, which brought residents, property owners, stakeholders and technical experts, municipal staff, public officials, and the planning team together to provide their ideas and recommendations.

The result of this massive public engagement was a visually friendly 150-page document entitled, "The Capitol Corridor: A Regional Vision for Michigan Avenue / Grand River Avenue," which, in 2014, was made available online with hard copy books circulated through the stakeholder group as well. Concurrent with that process, the Lansing Economic Area Partnership (LEAP) began re-engaging the CIA stakeholders on the topic of implementing a joint CIA Development and TIF Plan. Based on the stagnation that was witnessed in recent years, LEAP and the City of Lansing's CIA Board decided to push ahead with a Development and TIF Plan that, while being confined to the limits of the City of Lansing's jurisdiction along the corridor, learns from the many past studies referenced above, and looks to engage Lansing Township and East Lansing in continued conversation as the plan's objectives begin to be implemented with new tax capture revenue.

The Under the Bridge project is an example of the regional efforts and collaboration taking place along Michigan Avenue. The art and lighting project, scheduled to be completed in Spring 2017, was organized by the Michigan Avenue Corridor Improvement Authorities of Lansing, Lansing Township and East Lansing. The crowdfunding campaign raised over $100,000 from private donors and contributions from the State and local governments to fund the project at the US-127 overpass where it intersects with Michigan Avenue. The bridge sits at a pivotal point between the cities of Lansing and East Lansing and will be transformed into a vibrant gateway.

A grocery store and a hotel are planned for the 600 block of East Michigan Avenue, part of a mixed-use development slated to open by the end of 2020. The $40 million project will enhance the quality of life downtown and raise standards for existing properties. The market, hotel and dozens of one- and two-story residential units are planned for a 4.15-acre site on the southeast corner of Michigan Avenue and Larch Street that was once the location of Brogan's Tire Center and the Ballpark Mobil gas station, among other properties.

It is important to make the most of the current focus on revitalization along the corridor by implementing the efforts proposed in this plan. Efforts will promote neighborhood aligned growth and help unite the miles-long Michigan Avenue corridor with investments in infrastructure and improvements that reflect its importance to the region and the diversity of the communities that rely on it.

Section II: DEVELOPMENT PLAN

Benefits of Corridor Improvement District and Authority

The Michigan Avenue Corridor Improvement Authority recognizes the benefits to the district and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District (CID) Proposal and request to create a Corridor Improvement Authority states that a CID:

(a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements

(b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success

(c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts

(d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth

(e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue

(f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue

(g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base

(h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue

(i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists

(j) Improves the climate of community and economic development for residents and businesses alike

(k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety

(l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging "pride in place" and visitor attraction

(m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood

(n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects

(o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

Legal Basis of the Plan

This Development and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance are contained in the appendices.

Development Plan Requirements

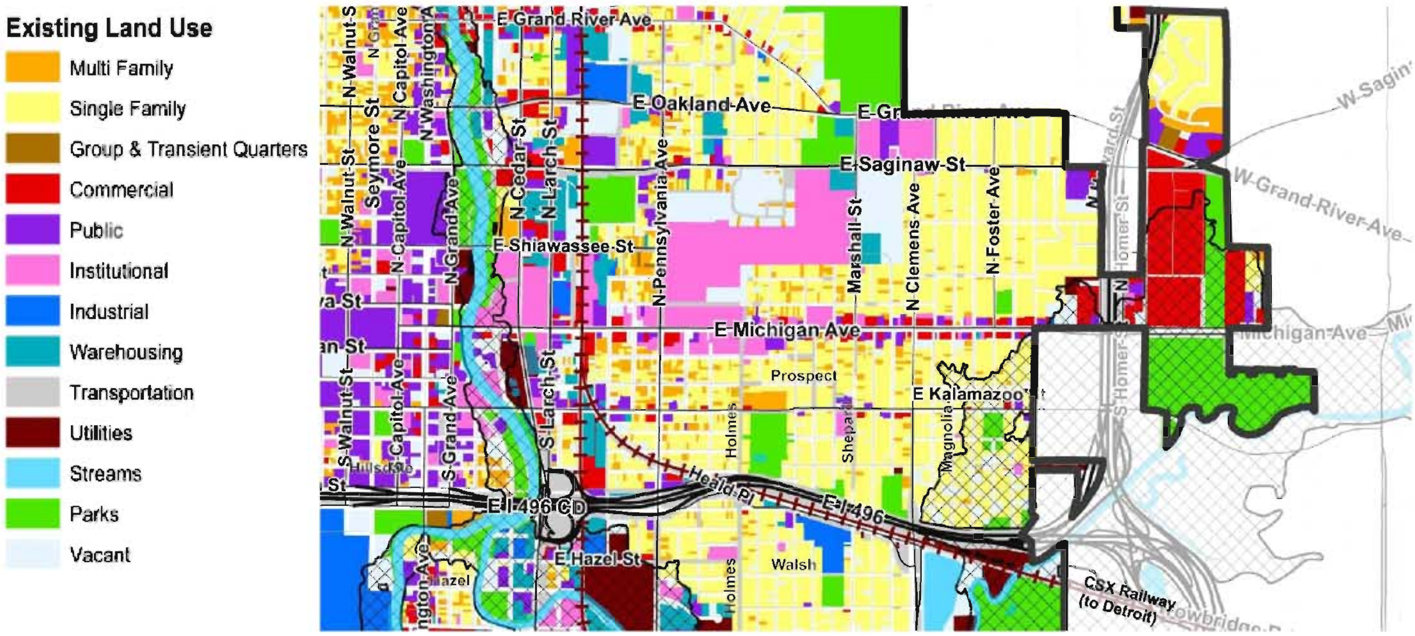
This section of the Development Plan provides specific information required in Section 125.4621 of the Tax Increment Financing Act. It consists of information requested in subsections 2(a) through 2(r):

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2009-279 adopted on July 27, 2009, with the proposed area encompassing 500 feet north and 500 feet south of the centerline of Michigan Avenue, and from the eastern edge of the Pere Marquette Rail Line in the City of Lansing to the west to the Lansing City limit to the east. A copy of the boundary map is contained in the Appendix H.

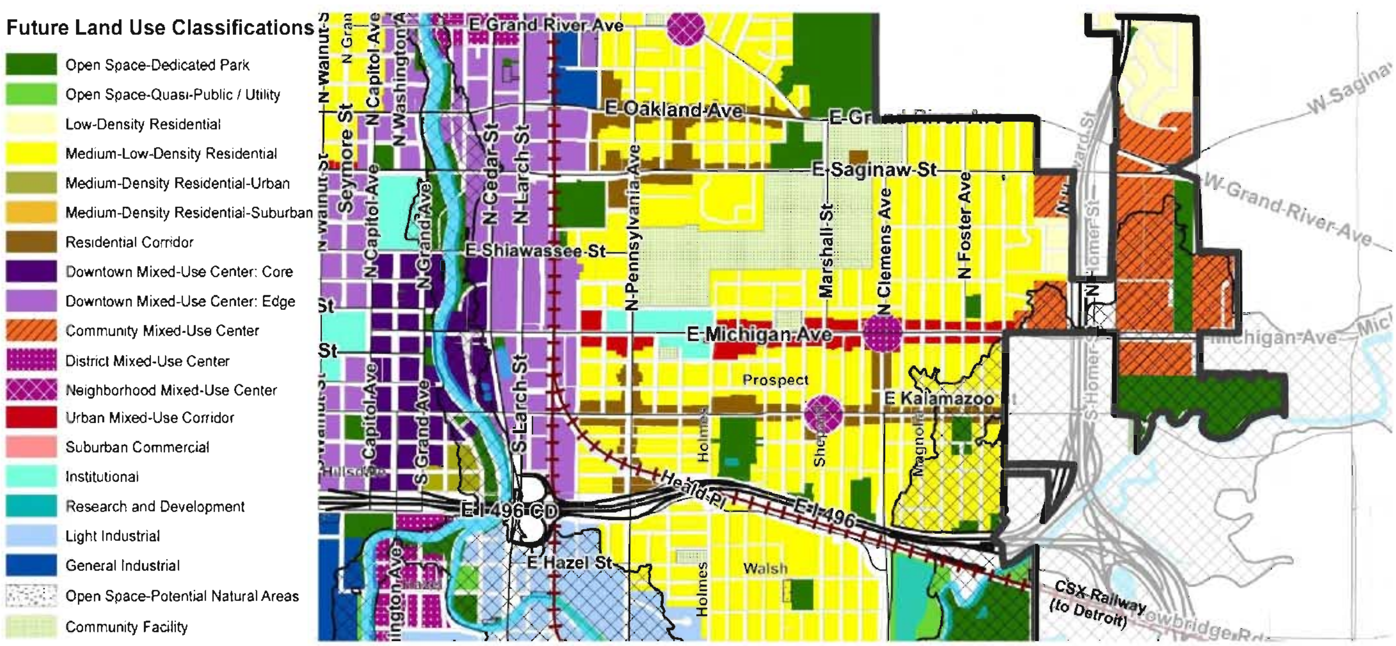
(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

Existing Land Use of the East Michigan Avenue Corridor



Source: Design Lansing 2012 Comprehensive Plan

Future Land Use of the East Michigan Avenue Corridor



Source: Design Lansing 2012 Comprehensive Plan

The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009. More detailed information about the parcel area, including parcel numbers, classes and property addresses is in the Appendix G.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

The Corridor Improvement Authority recognizes the value of open space and green space in an urban landscape and will look to incorporate green elements and maintain or beautify existing open space, when it has natural or community-oriented merit. The planned Red Cedar redevelopment is a prime example of this, in that the open space of the public park will be heavily invested in to connect to East Lansing and Michigan State University's campus.

Other public areas, such as medians and park land, will also be targeted for green infrastructure and non-motorized transit-oriented investments, among other things, as density grows through infill and other urban redevelopment projects.

Opportunities for activation of open space within the corridor will be considered on a case-by-case basis, with the CIA poised to provide input and support based on aforementioned corridor plans and the projects to be financed by this Development & TIF Plan. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

A description, including real estate contemplated for acquisition and/or disposition (including cost estimates, terms and schedule for implementation) for each specific improvement contemplated within the development area is contained in the project schedule and budget at the end of this section. There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

Source: Design Lansing 2012 Comprehensive Plan

Zoning changes, street layout adjustments, street level modifications, intersection and utilities changes are not contemplated at this time; except as may be proposed in the project schedule and budget at the end of this section. Design Lansing and form-based code will potentially lead zoning discussions in the future. The Board will make recommendations during City planning processes and advocate for zoning that lends itself to the dense commercial development that is a priority of the CIA.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be $1,762,300 over the 15-year course of this plan and is inclusive of administrative expenses and contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 57. Further, estimated costs for any items or improvements may be increased or decreased by the Authority board without amending this Plan based upon then-current preconstruction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State, Federal and Other Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the City Council
- Fees, memberships, sponsorships
- Public and private foundation grants

The proceeds to be received from tax increment revenues in the CID plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The planned developments are designed to benefit all businesses, property owners, and residents of the corridor. Information concerning the names of specific persons for whom benefits may accrue are unknown at this time, as there is no intention to sell or transact any portion of the Development to any person at this time.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number

of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Based on 2010 Census data, the estimated population of the City of Lansing's Michigan Avenue commercial corridor district is 6,455 people. There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

In accordance with the Act 57, the Authority reserves the right to amend this Plan as necessary to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57. The Authority maintains its ability to administratively prioritize and utilize funds for projects fitting the goals outlined in this plan without formal amendment to this plan.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

(r) Other material that the authority, local public agency, or governing body considers pertinent.

This Development Plan contemplates the use of tax increment financing. The Authority will comply with the City Council's Policy on Corridor Improvement Authorities and Districts, as amended.

Development and TIF Plan Schedule and Budget

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2019 and ends in the year 2034 (15 years). Projects have been listed based on estimated time of completion.

Intent to Update and Extend Duration or Terminate Plan

On or before the year 2034, the authority will consider action to update and extend the duration of the Development and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Resolution #2009-417, which created the authority and designated its Development Area. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.

Project Descriptions

Information was gathered through a variety of initiatives regarding what the Michigan Avenue CIA would undertake. The bulk of proposed investments are directly tied to the findings and recommendations of either the Michigan Avenue Corridor Conceptual Development Plan developed in 2008 or the Complete Streets Study done in 2009. These projects have been broken up into three goals summarized by the mission statement of the CIA:

"The Michigan Avenue Corridor Improvement Authority shall provide economic resources to improve and maintain public infrastructure, correct and prevent deterioration, and promote neighborhood aligned economic growth".

These three goals have been occurring in different capacities. It is the intention of this plan to outline what the CIA aims to directly implement and which activities it will provide support toward existing efforts. While the CIA does not intend to fund major infrastructure projects, funds will be prioritized around accentuating and enhancing new and existing infrastructure, in line with the City of Lansing's Capital Improvement Plan and conceptually focused on enabling multi-modal transit, complete streets and creating sense of place. A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section.

Rachel Wilke, Intern – Lansing Planning Department

Public Infrastructure: Many of the plans, especially "Transforming the Michigan Avenue Corridor: a complete streets and transit-oriented development study" and CATA's ongoing transportation studies, call for extensive and dynamic improvement in infrastructure to support motorists, bus riders, bikers and pedestrians alike. The Michigan Avenue Corridor Improvement Authority recognizes the importance of functioning infrastructure and complete streets to serve both the businesses and residents along the Michigan Avenue Corridor. It is the intention of the CIA to support the efforts of the Capital Area Transportation Authority (CATA), the city of Lansing and the Tri- County Regional Planning Commission. The CIA will be a platform to offer design input based off previous community visioning work that was part of the planning processes, some of which are ongoing.

The CIA proposes to directly support infrastructure upgrades that improve the attractiveness of the corridor and provide for a cohesive, multi-modal user experience. This entails the installation of benches, trashcans, landscaping, pedestrian lighting, median treatments, bicycle racks, public art, banners, way finding signage and other needed Placemaking elements. The CIA will work with the City of Lansing to identify maintenance and upkeep solutions. The CIA seeks to empower residents in taking ownership of their community by developing guidelines for temporary Placemaking installations that would or would not impede of the public right of way and facilitate communication between the city and residents.

The CIA will consider Public Infrastructure projects that improve the quality of life and business friendliness of the corridor while leveraging the partnerships and assets within the community.

Correct and Prevent Deterioration: Reversing Deterioration along the corridor will lead to the necessary outcomes of increased property values, increased private investment, an improved user experience, as well as an increase in community pride. Lansing is a certified Redevelopment Ready Community (RRC). Redevelopment Ready Communities® (RRC) is a certification program supporting community revitalization and the attraction and retention of businesses, entrepreneurs and talent throughout Michigan. The CIA acknowledges the benefit of cohesive planning, visioning and marketing identified in the RRC Best Practices and proposes to correct and prevent deterioration through leading the following proactive activities.

CIA staff will inventory current properties, engage with current property owners and assist with marketing available properties, when appropriate. The CIA will work with the Lansing Economic Area Partnership (LEAP) to identify and pursue city, state and federal incentives and any other applicable grant programs that align with the goals of the Corridor Improvement Authority. The CIA proposes to offer incentives, if funding is available, to assist with building improvements. For example, a façade grant program is planned to help businesses along the corridor address the costs associated with preserving and/or restoring aging building façades. To protect existing corridor assets, CIA proposes to support and strengthen commercial code compliance and coordinate with the City of Lansing and community-based organizations on events to clean and beautify the corridor.

Promote Neighborhood Aligned Economic Growth: The CIA will act as organizational lead, in partnership with the City of Lansing and Lansing Economic Area Partnership, on community engagement for the redevelopment of the corridor. The CIA understands the importance of a strong foundation set in partnerships and shared vision. The CIA will adopt a public participation plan that will facilitate frequent stakeholder input. For the health of existing and new businesses, the CIA will develop a marketing and branding plan for the corridor. The CIA will work in conjunction with the Small Business Development Center (SBDC), Lansing Economic Area Partnership (LEAP) and the Lansing Regional Chamber (LRC) in supporting new and existing businesses through one on one consultation, referral to resources and hosting business to business events. This may include connection to the existing incubator network, or the establishment of new incubators/ accelerators, if needed. The CIA will work closely with community-based organizations and organized neighborhood groups on community engagement and planning for projects on corridor, including development of strategies for transition between commercial and residential.

In 2012, the Michigan Office of Urban and Metropolitan Initiatives commissioned U3 Ventures to conduct the Michigan Anchor Institution Opportunity Analysis of eight cities across Michigan, including Lansing. The resulting report documents the impact of Michigan State University, Lansing Community College, and Sparrow Health System on the Lansing region and Michigan Avenue Corridor. The CIA will continue the work of the Anchor Initiative by developing a strategy to engage business, non-profit and governmental agencies that offer historic and future employment, influence and the ability to change, and benefit from, the corridor.

The CIA, although not establishing a joint district at this time, will potentially continue to work in conjunction with Lansing Charter Township and the City of East Lansing to work towards a shared vision for the entirety of corridor.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

Table 1: Projects Anticipated in Public Infrastructure

Action	Timeframe	Total Cost	Expected Completion
Develop and install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	Short	$ 30,000	1-2 years
Install bicycle racks and related equipment, especially near transit stations such as bus stops	Short	$ 33,000	1-2 years
Plan, develop and install banners	Short	$ 50,000	2-5 years
Install pedestrian infrastructure (benches, trash cans, etc.) to increase and facilitate use of public transit stations such as bus stops	Medium	$ 75,000	5-10 years
Install and increase pedestrian oriented lighting especially near transit stations such as bus stops	Medium - Long	$ 200,000	8-15 years
Install public art (sculptures, murals, etc.)	Medium - Long	$ 80,000	8-15 years
Install and maintain public flowerbeds and landscaping	Medium - Long	$ 100,000	8-15 years
Placemaking projects (e.g. community-initiated initiatives, events and improvements)	Short, Medium or Long	$ 50,000	Ongoing

Table 2: Projects Anticipated in Correction & Prevention of Deterioration

Action	Timeframe	Total Cost	Expected Completion
Organize efforts to clean and beautify corridor	Short	$ 15,000	Ongoing

Create property inventory, prioritize redevelopment and marketing properties	Short	$ 45,000	5-10 years
Organize community events that highlight positive corridor news	Short - Medium	$ 20,000	Ongoing
Award program to encourage good business behavior	Short - Medium	$ 15,000	Ongoing
Façade grant program (Matching Grant)	Medium - Long	$ 300,000	10-15 years

Table 3: Projects Anticipated in Promotion of Neighborhood-Aligned Economic Growth

Action	**Timeframe**	**Total Cost**	**Expected Completion**
Host community input sessions around development projects	Medium	$ 30,000	5-10 years
Create a marketing and branding plan for corridor	Short - Medium	$ 50,000	2-5 years
Sponsorship of corridor-focused projects and non-profit activities	Long	$ 100,000	10-15 years

OTHER SOURCES OF FINANCING

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

- Future tax increment revenues
- State, Federal or Other grants
- Special assessments as may be approved by the City of Lansing
- Interest on investments
- Donations received by the CIA
- Fees, sponsorships and memberships
- Public and private foundation grants
- Proceeds from any property, building or facility owned, leased or sold by the CIA
- Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
- Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Michigan Avenue Corridor Improvement District.

Tax Increment Financing Plan

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the Development Plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred, and
3. The duration of the program.
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies.
5. A statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.
6. A clear statement of the portion of captured value intended to be used by the Authority for the Plan, and the intended use.

1. Detailed explanation of the Tax Increment Financing Procedure

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The Michigan Avenue CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the "Captured Assessed Value of all real and personal property located in the Development Area." The tax amounts to be transmitted are hereinafter referred to as "Tax Increment Revenue".

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment Plan's capture.

The "Captured Assessed Value" is defined by the Act as "the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value..." The "initial assessed value" is defined by the Act as the "assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted..."

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain such additional information as the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

2. The maximum amount of bonded indebtedness to be incurred

The CIA does not anticipate bonding based on currently identified projects. However, the CIA maintains the authority to bond to support future development projects. Below is the current financial position of the Authority.

Description of Current Financial Position

Current Assets: The Michigan Avenue Corridor Improvement Authority fund balance at the time of preparation of this analysis is $0.00. The Lansing Economic Area Partnership (LEAP) has contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

Anticipated Revenue: The CIA district contains 142 individual commercial properties. The 2019 taxable value of all properties is $22,047,037. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in Appendix I.

Expenses: The CIA will be responsible for all expenses for each project listed in the Development Plan using TIF funding. Other sources of funding may be leveraged from time to time in addition to the TIF.

3. Duration of The CIA and Tax Increment Financing District

The initial duration of the CIA's TIF district is 15 years. This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the sole purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

5. Estimated Impact of The Tax Increment Financing Plan

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the

Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

6. Use of Tax Increment Revenue

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the “Project Fund”) and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.
2. To repay amounts advanced by the City for project costs, including costs for preliminary plans, projects, fees, and for other professional services.
3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the “Project Reserve Fund”).
4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City.

Appendix A:

Full Ordinance – Intent to Establish the Michigan Avenue Corridor Improvement Authority

RESOLUTION #2009-279

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

WHEREAS, the City of Lansing, in conjunction with the City of East Lansing and Charter Township of Lansing has prepared and forwarded a resolution of intent to create the Michigan Avenue Corridor Improvement Authority (the Authority) in accordance with the provisions of the Michigan Corridor Improvement Authority, Public Act 280 of 2005, as amended (the Act);

WHEREAS, the Michigan Avenue Corridor Improvement Authority Development Area, as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along Michigan Avenue bounded by an area of all commercial property, as defined by PA 206 of 1893, found within 500 feet north and 500 feet south of the centerline of Michigan Avenue, and from the eastern edge of the Pere Marquette Rail Line in the City of Lansing to the west to the Lansing City limit to the east, and specifically identified in Exhibit A;

WHEREAS, the District meets all of the requirements of section 5 of Public Act 280 of 2005, including:

1. The Proposed Development Area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification – Concepts, Criteria and Procedures;" and

2. The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres; and

3. More that half 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, Act 206 of 1893, as amended (MCL 211.34c); and

4. 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 proceeding thirty (30) years.

5. The Proposed Development Area is presently served by municipal water and sewer; and

6. The Proposed Development Area is zoned to allow for mixed use that includes high density residential use

and;

WHEREAS, in accordance with Act 280 the City would further agree to the following with respect to the Proposed Development Area:

1. To expedite the local permitting and inspection process in the Proposed Development Area; and

2. To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area

and;

WHEREAS, at least one member of the Authority must reside within ½ 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;

BE IT FURTHER RESOLVED that the City Council hereby declares its intent to work together with the City of East Lansing and the Charter Township of Lansing to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 280;

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

BE IT FURTHER RESOLVED that the authority will be known as the "Michigan Avenue Corridor Improvement Authority."

BE IT FINALLY RESOLVED that a public haring shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on 24th day of 2009, for the purpose of receiving comment on the establishment of the Michigan Avenue Corridor Authority as set forth in Public Act 280 of 2005. 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 City 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.

Appendix B:

Affidavit of Notice of Public Hearing on Creation of the MACIA

AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

I, the undersigned, hereby state that on **May 8th**, 2009, I personally posted a notice of public hearing to be held by the City Council of the City of East Lansing on consideration on the creation of the Michigan Avenue Corridor Improvement Authority of the City of East Lansing, ***a copy of which notice is attached hereto*** and made a part hereof, in the following conspicuous and public places in the district described in the notice:

1. Utility Pole at the Southeast corner of Hillcrest St and Grand River Ave
2. Utility Pole in the parking lot at 111 Cowley Ave.
3. Utility Pole on Hillcrest Ave, north of the corner with Elm Pl
4. Utility Pole in the parking lot at 404 Michigan Ave
5. Utility Pole in the parking lot at 1226 Michigan Ave
6. Utility Pole on the east side of Highland Ave, north side of parking lot entrance
7. Utility Pole on the south side of Elm Pl, at the corner with Hillcrest
8. Utility Pole on the south side of Elm Pl, parking lot entrance
9. Utility Pole on the east side of Louis St, mid-first block
10. Utility Pole on the east side of Louis St, at the northeast corner with Michigan Ave.
11. Utility Pole at 111 Cowley Ave, north side of parking lot entrance
12. Utility Pole at 111 Cowley Ave, south side of parking lot entrance
13. Utility Pole on the east side of Center St, at 626 Michigan Ave
14. Utility Pole on the east side of Center St, at the northeast corner with Michigan Ave.
15. Utility Pole in the northeast corner of the Harrison Roadhouse parking lot
16. Utility Pole on Harrison Rd, northwest corner with Michigan Ave.
17. Utility Pole on Michigan Ave, northwest corner with Harrison Rd.
18. Utility Pole at the northwest corner of Michigan Ave and Highland Ave
19. Utility Pole at the northeast corner of Michigan Ave and Highland Ave
20. Utility Pole at the southwest corner of Michigan Ave and Reniger Ct

C Leuca

Cristina Leuca, Development Intern

Appendix C:

Resolution Establishing the MACIA and Designation of the Development Area

I, CHRIS SWOPE, CITY CLERK of the City of Lansing, Michigan, do hereby certify that I have compared the annexed copy of Resolution #2009-417, which established the Michigan Avenue Corridor Improvement Authority and Designation of the Development Area, which was adopted November 2, 2009, with the original now on file in my office, and that it is a correct copy thereof, and of the whole of such original.

RECEIVED/FILED
MICHIGAN DEPT OF STATE
2017 JUN 16 AM 11:21
ELECTIONS/GREAT SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Lansing this 15th day of June 2017.

CHRIS SWOPE, City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 • TDD 517-483-4479 • 517-377-0068 FAX
www.lansingmi.gov/clerk • clerk@lansingmi.gov
s:\clerk_staff\administrative\certified copy chris v2.doc

RESOLUTION #2009-417
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANSING

Resolution Establishing Michigan Avenue Corridor Improvement Authority
And Designation of the Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of MCL 125.2871, et seq., Act 280, Public Acts of Michigan, 2005, as amended (Act 280), to create a corridor improvement authority; and

WHEREAS, the City Council held a public hearing on August 24, 2009 pursuant to Act 280 in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS, at least 60 days have passed since the public hearing; and

WHEREAS, the City Council intends to proceed with the establishment of a corridor improvement authority;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity: Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to correct and prevent deterioration in business districts, to redevelop the City s commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2005, MCL 125.2871, et seq., as amended.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 280 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Authority" means the Michigan Avenue Corridor Improvement Authority (also known as “MACIA”) created by this resolution.

"Act 280" means Act No. 280 of the Public Acts of Michigan of 2005, as amended. MCL 125.2871, et seq.

“Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

“Chief Executive Officer" means the Mayor of the City of Lansing.

"City" means the City of Lansing, Ingham and Eaton Counties, Michigan.

"City Council" means the City Council of the City of Lansing.

"Development Area" means the development area designated by this resolution, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

3. Creation of Authority. There is hereby created pursuant to Act 280 a Corridor Improvement Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and Act 280. The enumeration of a power in this resolution or in Act 280 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

5. Description of Development Area. The Development Area shall consist of the territory in the City described in Exhibit A to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 280.

6. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member s successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

7. Powers of Authority. Except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

8. Fiscal Year: Adoption of Budget. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the some time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City

and copies of the audit report shall be filed with the City Council.

9. Section Headings: Severability. Section headings are provided for convenience only and are not intended to be part of this resolution. If any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

10. Publication. Recording and Filing. This resolution shall be published once after its adoption in full in a newspaper of general circulation in the City of Lansing, and the City Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

Appendix D:

Powers of Authority

Powers of the Authority

Detailed powers of the Corridor Improvement Authority board are listed below per 125.4611 section 611 of PA 57:

(a) Prepare an analysis of economic changes taking place in the development area.

(b) Study and analyze the impact of metropolitan growth upon the development area.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

Appendix E:

Appointed Members to the MACIA Board

Michigan Avenue Corridor Improvement Authority: **Joan M. Nelson** as a Member for a term to expire June 30, 2022;

RESOLUTION #2018-302

Reappointment: **Joseph Ruth** as a Member for a term to expire June 30, 2022;

RESOLUTION #2018-302

Reappointment: **Jonathan Lum** as a Resident Member for a term to expire June 30, 2020;

RESOLUTION #2018-209

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

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

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

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

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

By Council Member Hussain

Motion Carried

RESOLUTION #2018-122

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

WHEREAS, the Mayor made the appointment of **Elaine M.** Barr of 519 S. Jenison Avenue, Lansing, MI 48915 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2019; and

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

WHEREAS, the Committee on Development & Planning took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Elaine M. Barr of 519 S. Jenison Avenue, Lansing, MI 48915 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2019.

By Council Member Hussain

Motion Carried

City Clerk Swope administered the Oath of Office to Elaine M. Barr

RESOLUTION #2017-204

Reappointment: **Scott Gillespie** for a term to expire June 30, 2021

Appendix F:

MACIA Bylaws

BYLAWS OF THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

Rev: January 16, 2019

ARTICLE I - NAME

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

ARTICLE II - PURPOSE

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

ARTICLE III - AUTHORITY BOARD OF DIRECTORS

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

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

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

ARTICLE IV - OFFICERS

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

Section 2. **Removal of Officers.** An officer may be removed by the Authority Board whenever, in its judgment, the best interest of the Authority Board will be served.

Section 3. **Chairperson.** The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.

Section 4. **Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.

Section 5. **Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.

Section 6. **Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.

Section 7. **Delegation of Duties of Officers**. In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.

Section 8. **Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by ballot. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

ARTICLE V - EMPLOYMENT OF DIRECTOR

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

ARTICLE VI - MEETINGS

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

Section 2. **Annual Meeting.** Starting in the year 2019, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.

Section 3. **Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.

Section 4. **Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.

Section 5. **Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.

Section 6 **Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.

Section 7 **Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.

Section 8 **Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.

Section 9 **Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.

Section 10 **Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the

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

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

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

ARTICLE VII - EXECUTIVE COMMITTEE

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

ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES

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

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

ARTICLE IX - INDEMNIFICATION

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

Section 2. **Reimbursement.** Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

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

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

ARTICLE X - AMENDMENTS OF BYLAWS

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

Adopted: January 25th, 2019

Jonathan Lum

Chairperson Secretary

The foregoing bylaws of the Michigan Avenue Corridor Improvement Authority of the City of Lansing were approved by resolution of the Lansing City Council duly adopted at a regular meeting of the Council held pursuant to statutory notice on the 7__ day of ________, 2019.

________________________________ __________, City Clerk

Appendix G:

List of Affected Properties by Parcel Identification Number

Parcel Number	Property Address	Class
33-01-01-15-403-002	1300 EUREKA ST	201
33-01-01-15-426-401	1520 E MICHIGAN AVE	201
33-01-01-15-304-152	920 E MICHIGAN AVE	201
33-01-01-14-153-201	2201 E MICHIGAN AVE	201
33-01-01-14-156-126	2033 E MICHIGAN AVE	201
33-01-01-15-429-002	1800 E MICHIGAN AVE	201
33-01-01-15-426-391	1522 E MICHIGAN AVE	201
33-01-01-15-279-083	1605 E MICHIGAN AVE	201
33-01-01-14-176-122	2401 E MICHIGAN AVE	201
33-01-01-15-426-001	1500 E MICHIGAN AVE	201
33-01-01-14-301-031	1918 E MICHIGAN AVE	201
33-01-01-15-280-121	1825 E MICHIGAN AVE	201
33-01-01-14-305-001	2300 E MICHIGAN AVE	201
33-01-01-15-280-081	1723 E MICHIGAN AVE	201
33-01-01-14-156-101	2017 E MICHIGAN AVE	201
33-01-01-15-304-071	915 EUREKA ST	201
33-01-01-14-154-202	2305 E MICHIGAN AVE	201
33-01-01-15-401-271	1426 E MICHIGAN AVE	201
33-01-01-15-304-061	913 EUREKA ST	201
33-01-01-14-154-191	2301 E MICHIGAN AVE	201
33-01-01-15-281-071	1909 E MICHIGAN AVE	201
33-01-01-15-426-451	1504 E MICHIGAN AVE	201
33-01-01-15-429-631	1810 E MICHIGAN AVE	201
33-01-01-15-429-621	1816 E MICHIGAN AVE	201
33-01-01-14-176-152	2419 E MICHIGAN AVE	201
33-01-01-14-305-411	2312 E MICHIGAN AVE	201
33-01-01-14-304-001	2200 E MICHIGAN AVE	201
33-01-01-15-402-192	1452 E MICHIGAN AVE	201
33-01-01-15-281-061	1905 E MICHIGAN AVE	201
33-01-01-15-304-133	930 E MICHIGAN AVE	201
33-01-01-15-427-001	1600 E MICHIGAN AVE	201
33-01-01-14-327-451	2522 E MICHIGAN AVE	201
33-01-01-14-305-401	2316 E MICHIGAN AVE	201
33-01-01-15-428-125	1720 E MICHIGAN AVE	201
33-01-01-15-329-201	1022 EUREKA ST	201
33-01-01-14-305-391	2320 E MICHIGAN AVE	201
33-01-01-15-428-161	1706 E MICHIGAN AVE	201
33-01-01-15-401-253	1430 E MICHIGAN AVE	201
33-01-01-15-428-131	1716 E MICHIGAN AVE	201

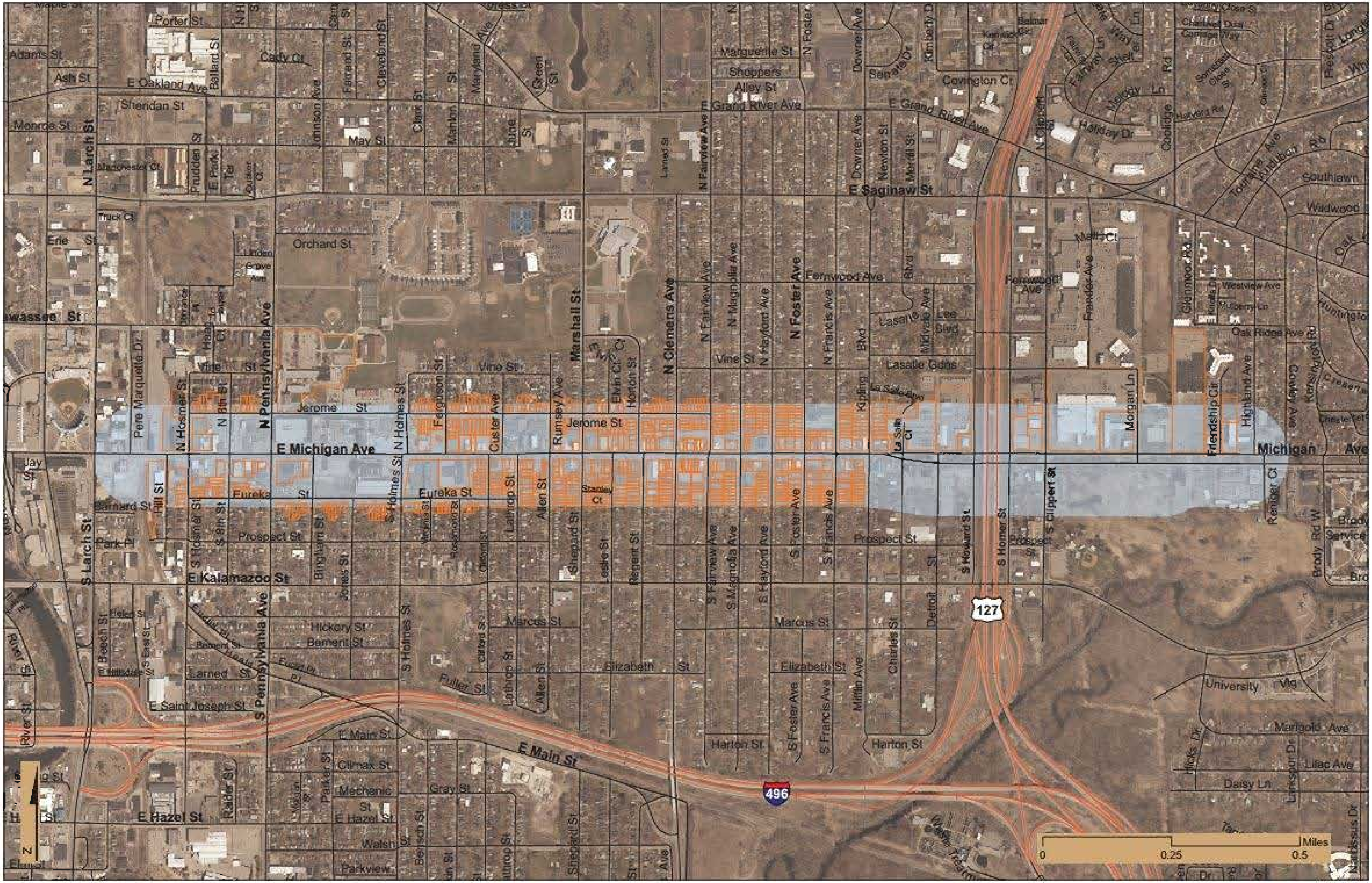
33-01-01-14-179-092	2607 E MICHIGAN AVE	201
33-01-01-14-304-381	114 S HAYFORD AVE	201
33-01-01-14-301-021	1914 E MICHIGAN AVE	201
33-01-01-14-152-181	2121 E MICHIGAN AVE	201
33-01-01-14-177-221	2515 E MICHIGAN AVE	201
33-01-01-14-305-422	2306 E MICHIGAN AVE	201
33-01-01-15-280-091	1805 E MICHIGAN AVE	201
33-01-01-15-429-641	1806 E MICHIGAN AVE	201
33-01-01-15-259-151	1447 E MICHIGAN AVE	201
33-01-01-14-156-111	2019 E MICHIGAN AVE	201
33-01-01-14-156-071	2001 E MICHIGAN AVE	201
33-01-01-14-154-221	2311 E MICHIGAN AVE	201
33-01-01-15-429-602	1824 E MICHIGAN AVE	201
33-01-01-14-176-141	2409 E MICHIGAN AVE	201
33-01-01-15-281-082	1915 E MICHIGAN AVE	201
33-01-01-14-179-102	2615 E MICHIGAN AVE	201
33-01-01-14-301-001	1910 E MICHIGAN AVE	201
33-01-01-14-326-421	2418 E MICHIGAN AVE	201
33-01-01-15-259-101	1427 E MICHIGAN AVE	201
33-01-01-15-430-021	131 REGENT ST	201
33-01-01-14-176-132	2405 E MICHIGAN AVE	201
33-01-01-14-304-411	2208 E MICHIGAN AVE	201
33-01-01-13-151-014	3335 E MICHIGAN AVE	201
33-01-01-15-430-011	125 REGENT ST	201
33-01-01-14-154-231	2323 E MICHIGAN AVE	201
33-01-01-15-428-002	1700 E MICHIGAN AVE	201
33-01-01-15-427-591	1606 E MICHIGAN AVE	201
33-01-01-14-156-092	2011 E MICHIGAN AVE	201
33-01-01-14-177-231	2521 E MICHIGAN AVE	201
33-01-01-15-281-051	1901 E MICHIGAN AVE	201
33-01-01-14-155-052	1923 E MICHIGAN AVE	201
33-01-01-15-303-012	117 S HOSMER ST	201
33-01-01-14-156-082	2005 E MICHIGAN AVE	201
33-01-01-14-177-202	2511 E MICHIGAN AVE	201
33-01-01-14-156-122	2021 E MICHIGAN AVE	201
33-01-01-14-152-171	2101 E MICHIGAN AVE	201
33-01-01-15-401-282	1420 E MICHIGAN AVE	201
33-01-01-15-326-083	1026 E MICHIGAN AVE	201
33-01-01-15-402-182	1456 E MICHIGAN AVE	201
33-01-01-14-326-001	2400 E MICHIGAN AVE	201
33-01-01-15-279-042	1601 E MICHIGAN AVE	201

33-01-01-14-303-441	2116 E MICHIGAN AVE	201
33-01-01-14-256-102	203 N CLIPPERT ST	201
33-01-01-14-327-462	2510 E MICHIGAN AVE	201
33-01-01-15-402-003	1438 E MICHIGAN AVE	201
33-01-01-15-259-073	1417 E MICHIGAN AVE	201
33-01-01-15-304-161	912 E MICHIGAN AVE	201
33-01-01-15-430-001	1908 E MICHIGAN AVE	201
33-01-01-15-153-091	815 JEROME ST	201
33-01-01-15-427-562	1620 E MICHIGAN AVE	201
33-01-01-15-259-122	1433 E MICHIGAN AVE	201
33-01-01-15-280-071	1717 E MICHIGAN AVE	201
33-01-01-15-302-322	108 S HOSMER ST	201
33-01-01-15-155-045	809 E MICHIGAN AVE	201
33-01-01-14-256-080	125 N CLIPPERT ST	201
33-01-01-15-280-042	1703 E MICHIGAN AVE	201
33-01-01-15-258-092	1309 E MICHIGAN AVE	201
33-01-01-14-256-042	200 N HOMER ST	201
33-01-01-15-304-001	900 E MICHIGAN AVE	201
33-01-01-15-301-012	720 E MICHIGAN AVE	201
33-01-01-13-151-038	3315 E MICHIGAN AVE	201
33-01-01-15-401-003	1322 E MICHIGAN AVE	201
33-01-01-14-256-064	3003 E MICHIGAN AVE	201
33-01-01-15-401-303	1400 E MICHIGAN AVE	201
33-01-01-13-151-002	3301 E MICHIGAN AVE	201
33-01-01-14-226-021	3131 E MICHIGAN AVE	201
33-01-01-13-151-023	3433 E MICHIGAN AVE	201
33-01-01-15-151-032	735 E MICHIGAN AVE	201
33-01-01-14-178-232	2801 E MICHIGAN AVE	201
33-01-01-14-226-031	3165 E MICHIGAN AVE	201
33-01-01-14-302-001	2000 E MICHIGAN AVE	201
33-01-01-14-302-392	2020 E MICHIGAN AVE	201
33-01-01-14-302-411	2016 E MICHIGAN AVE	201
33-01-01-14-302-421	2012 E MICHIGAN AVE	201
33-01-01-14-302-431	2010 E MICHIGAN AVE	201
33-01-01-14-302-441	2006 E MICHIGAN AVE	201
33-01-01-14-302-451	2004 E MICHIGAN AVE	201
33-01-01-14-302-461	2002 E MICHIGAN AVE	201
33-01-01-14-304-391	2224 E MICHIGAN AVE	201
33-01-01-14-304-401	2216 E MICHIGAN AVE	201
33-01-01-15-279-091	1621 E MICHIGAN AVE	201
33-01-01-15-303-121	S EIGHTH ST	202

33-01-01-14-305-381	S FOSTER AVE	202
33-01-01-14-303-002	E MICHIGAN AVE	202
33-01-01-14-303-431	S MAGNOLIA AVE	202
33-01-01-14-303-462	E MICHIGAN AVE	202
33-01-01-15-428-122	LESLIE ST	202
33-01-01-14-301-011	E MICHIGAN AVE	202
33-01-01-15-281-041	HORTON AVE	202
33-01-01-14-302-012	S CLEMENS AVE	202
33-01-01-14-302-352	S FAIRVIEW AVE	202
33-01-01-14-327-442	S MIFFLIN AVE	202
33-01-01-15-280-101	1809 E MICHIGAN AVE	202
33-01-01-15-280-111	1815 E MICHIGAN AVE	202
33-01-01-15-303-141	E MICHIGAN AVE	202
33-01-01-14-303-451	E MICHIGAN AVE	202
33-01-01-15-259-052	E MICHIGAN AVE	202
33-01-01-15-155-002	800 JEROME ST	202
33-01-01-14-256-071	E MICHIGAN AVE	202
33-01-01-13-151-034	FRIENDSHIP CIRCLE	202
33-01-01-14-178-241	2827 E MICHIGAN AVE	202
33-01-01-14-179-133	E MICHIGAN AVE	202
33-01-01-15-326-801	1004 E MICHIGAN AVE	210

Appendix H:

MACIA District Map – Parcels included within Michigan Avenue Corridor



Freeway
Freeway Ovramp
Main Arterial
Connector Road
Michigan Avenue Corridor Improvement Parcels
Parcels
Michigan Avenue Corridor Improvement Buffer
City Boundary

Michigan Avenue Corridor Improvement Authority

Appendix I:

Projections and Taxing Jurisdiction Impact Tables

City of Lansing - Michigan Avenue Corridor Improvement Authority: Tax Increment Revenue Projections

Corridor Parcels Taxable Value = 22,047,037
2019

Updated 8/16/2019

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 0.75% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	22,047,037	22,047,037	0	0	0	0
2020	22,047,037	22,212,390	165,353	3,214	258	3,472
2021	22,047,037	22,378,983	331,946	6,453	518	6,971
2022	22,047,037	22,546,825	499,788	9,716	780	10,496
2023	22,047,037	22,715,926	668,889	13,003	1,043	14,047
2024	22,047,037	22,886,296	839,259	16,315	1,309	17,624
2025	22,047,037	23,057,943	1,010,906	19,652	1,577	21,229
2026	22,047,037	23,230,877	1,183,840	23,014	1,847	24,861
2027	22,047,037	23,405,109	1,358,072	26,401	2,119	28,520
2028	22,047,037	23,580,647	1,533,610	29,813	2,392	32,206
2029	22,047,037	23,757,502	1,710,465	33,251	2,668	35,920
2030	22,047,037	23,935,684	1,888,647	36,715	2,946	39,662
2031	22,047,037	24,115,201	2,068,164	40,205	3,226	43,431
2032	22,047,037	24,296,065	2,249,028	43,721	3,508	47,230
2033	22,047,037	24,478,286	2,431,249	47,263	3,793	51,056
2034	22,047,037	24,661,873	2,614,836	50,832	4,079	54,912
				399,571	32,064	431,635
					Discount rate	0.04
					NPV =	290,239

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	Ingham County 9.6573 Mills (80%/20% Rev. Sharing)	Ingham County 9.6573 Mills (90%/10% Rev. Sharing)	City of Lansing + County
38.5805	0	0	0	0	0	0	0	0	0	0	0
38.5805	6,379	3,214	258	630	497	1,597	116	68	1,277	1,437	4,811
38.5805	12,807	6,453	518	1,264	998	3,206	232	136	2,565	2,885	9,659
38.5805	19,282	9,716	780	1,903	1,503	4,827	349	205	3,861	4,344	14,542
38.5805	25,806	13,003	1,043	2,547	2,011	6,460	468	274	5,168	5,814	19,463
38.5805	32,379	16,315	1,309	3,195	2,524	8,105	587	344	6,484	7,294	24,420
38.5805	39,001	19,652	1,577	3,849	3,040	9,763	707	414	7,810	8,786	29,415
38.5805	45,673	23,014	1,847	4,507	3,560	11,433	828	485	9,146	10,289	34,447
38.5805	52,395	26,401	2,119	5,170	4,084	13,115	949	557	10,492	11,804	39,516
38.5805	59,167	29,813	2,392	5,839	4,612	14,811	1,072	629	11,848	13,329	44,624
38.5805	65,991	33,251	2,668	6,512	5,143	16,518	1,196	701	13,215	14,867	49,770
38.5805	72,865	36,715	2,946	7,190	5,679	18,239	1,320	774	14,591	16,415	54,955
38.5805	79,791	40,205	3,226	7,874	6,219	19,973	1,446	848	15,978	17,976	60,178
38.5805	86,769	43,721	3,508	8,562	6,763	21,720	1,572	922	17,376	19,548	65,441
38.5805	93,799	47,263	3,793	9,256	7,311	23,479	1,699	997	18,783	21,131	70,743
38.5805	100,882	50,832	4,079	9,955	7,863	25,252	1,828	1,072	20,202	22,727	76,085
	792,986	399,571	32,064	78,253	61,806	198,497	14,367	8,427	158,797	178,647	598,067
Discount rate	0.04										
NPV =	533,218										

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 1.00% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	22,047,037	22,047,037	0	0	0	0
2020	22,047,037	22,267,507	220,470	4,286	344	4,630
2021	22,047,037	22,490,182	443,145	8,615	691	9,306
2022	22,047,037	22,715,084	668,047	12,987	1,042	14,029
2023	22,047,037	22,942,235	895,198	17,403	1,397	18,799
2024	22,047,037	23,171,657	1,124,620	21,863	1,754	23,617
2025	22,047,037	23,403,374	1,356,337	26,367	2,116	28,483
2026	22,047,037	23,637,408	1,590,371	30,917	2,481	33,398
2027	22,047,037	23,873,782	1,826,745	35,512	2,850	38,362
2028	22,047,037	24,112,520	2,065,483	40,153	3,222	43,375
2029	22,047,037	24,353,645	2,306,608	44,840	3,598	48,439
2030	22,047,037	24,597,181	2,550,144	49,575	3,978	53,553
2031	22,047,037	24,843,153	2,796,116	54,356	4,362	58,718
2032	22,047,037	25,091,585	3,044,548	59,186	4,749	63,936
2033	22,047,037	25,342,501	3,295,464	64,064	5,141	69,205
2034	22,047,037	25,595,926	3,548,889	68,990	5,536	74,527
				539,114	43,262	582,376
					Discount rate	0.04
					NPV =	391,334

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	Ingham County 9.6573 Mills (80%/20% Rev. Sharing)	Ingham County 9.6573 Mills (90%/10% Rev. Sharing)	City of Lansing + County
38.5805	0	0	0	0	0	0	0	0	0	0	0
38.5805	8,506	4,286	344	839	663	2,129	154	90	1,703	1,916	6,415
38.5805	17,097	8,615	691	1,687	1,333	4,280	310	182	3,424	3,852	12,894
38.5805	25,774	12,987	1,042	2,543	2,009	6,452	467	274	5,161	5,806	19,438
38.5805	34,537	17,403	1,397	3,408	2,692	8,645	626	367	6,916	7,781	26,048
38.5805	43,388	21,863	1,754	4,282	3,382	10,861	786	461	8,689	9,775	32,723
38.5805	52,328	26,367	2,116	5,164	4,079	13,099	948	556	10,479	11,789	39,466
38.5805	61,357	30,917	2,481	6,055	4,782	15,359	1,112	652	12,287	13,823	46,275
38.5805	70,477	35,512	2,850	6,955	5,493	17,641	1,277	749	14,113	15,877	53,153
38.5805	79,687	40,153	3,222	7,864	6,211	19,947	1,444	847	15,958	17,952	60,100
38.5805	88,990	44,840	3,598	8,782	6,936	22,276	1,612	946	17,820	20,048	67,116
38.5805	98,386	49,575	3,978	9,709	7,668	24,628	1,783	1,046	19,702	22,165	74,202
38.5805	107,876	54,356	4,362	10,645	8,408	27,003	1,954	1,146	21,602	24,303	81,359
38.5805	117,460	59,186	4,749	11,591	9,155	29,402	2,128	1,248	23,522	26,462	88,588
38.5805	127,141	64,064	5,141	12,546	9,909	31,825	2,304	1,351	25,460	28,643	95,889
38.5805	136,918	68,990	5,536	13,511	10,672	34,273	2,481	1,455	27,418	30,845	103,263
	1,069,922	539,114	43,262	105,582	83,391	267,818	19,385	11,370	214,254	241,036	806,932
Discount rate	0.04										
NPV =	718,946										

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 1.50% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	22,047,037	22,047,037	0	0	0	0
2020	22,047,037	22,377,743	330,706	6,429	516	6,945
2021	22,047,037	22,713,409	666,372	12,954	1,040	13,994
2022	22,047,037	23,054,110	1,007,073	19,577	1,571	21,149
2023	22,047,037	23,399,921	1,352,884	26,300	2,110	28,411
2024	22,047,037	23,750,920	1,703,883	33,123	2,658	35,782
2025	22,047,037	24,107,184	2,060,147	40,049	3,214	43,263

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	Ingham County 9.6573 Mills (80%/20% Rev. Sharing)	Ingham County 9.6573 Mills (90%/10% Rev. Sharing)	City of Lansing + County
38.5805	0	0	0	0	0	0	0	0	0	0	0
38.5805	12,759	6,429	516	1,259	994	3,194	231	136	2,555	2,874	9,623
38.5805	25,709	12,954	1,040	2,537	2,004	6,435	466	273	5,148	5,792	19,390
38.5805	38,853	19,577	1,571	3,834	3,028	9,726	704	413	7,780	8,753	29,303
38.5805	52,195	26,300	2,110	5,151	4,068	13,065	946	555	10,452	11,759	39,365
38.5805	65,737	33,123	2,658	6,487	5,124	16,455	1,191	699	13,164	14,809	49,578
38.5805	79,482	40,049	3,214	7,843	6,195	19,895	1,440	845	15,916	17,906	59,945

2026	22,047,037	24,468,792	2,421,755	47,079		3,778	50,857
2027	22,047,037	24,835,824	2,788,787	54,214		4,351	58,565
2028	22,047,037	25,208,361	3,161,324	61,456		4,932	66,388
2029	22,047,037	25,586,487	3,539,450	68,807		5,522	74,328
2030	22,047,037	25,970,284	3,923,247	76,268		6,120	82,388
2031	22,047,037	26,359,838	4,312,801	83,841		6,728	90,569
2032	22,047,037	26,755,236	4,708,199	91,527		7,345	98,872
2033	22,047,037	27,156,564	5,109,527	99,329		7,971	107,300
2034	22,047,037	27,563,913	5,516,876	107,248		8,606	115,854
				828,203		**66,461**	**894,664**
						Discount rate	0.04
						NPV =	**600,360**

38.5805	93,433	47,079		3,778	9,220	7,282	23,388	1,693	993	18,710	21,049	70,467		
38.5805	107,593	54,214		4,351	10,617	8,386	26,932	1,949	1,143	21,546	24,239	81,146		
38.5805	121,965	61,456		4,932	12,036	9,506	30,530	2,210	1,296	24,424	27,477	91,986		
38.5805	136,554	68,807		5,522	13,475	10,643	34,182	2,474	1,451	27,345	30,763	102,988		
38.5805	151,361	76,268		6,120	14,937	11,797	37,888	2,742	1,609	30,310	34,099	114,156		
38.5805	166,390	83,841		6,728	16,420	12,969	41,650	3,015	1,768	33,320	37,485	125,491		
38.5805	181,645	91,527		7,345	17,925	14,158	45,468	3,291	1,930	36,375	40,922	136,996		
38.5805	197,128	99,329		7,971	19,453	15,364	49,344	3,572	2,095	39,475	44,410	148,673		
38.5805	212,844	107,248		8,606	21,004	16,589	53,278	3,856	2,262	42,622	47,950	160,526		
	1,643,646	**828,203**		**66,461**	**162,198**	**128,107**	**411,430**	**29,780**	**17,467**	**329,144**	**370,287**	**1,239,633**		
Discount rate	0.04													
NPV =	**1,102,961**													

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 2.25% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	22,047,037	22,047,037	0	0		0	0
2020	22,047,037	22,543,095	496,058	9,643		774	10,417
2021	22,047,037	23,050,315	1,003,278	19,504		1,565	21,069
2022	22,047,037	23,568,947	1,521,910	29,586		2,374	31,960
2023	22,047,037	24,099,248	2,052,211	39,895		3,201	43,096
2024	22,047,037	24,641,481	2,594,444	50,436		4,047	54,483
2025	22,047,037	25,195,915	3,148,878	61,214		4,912	66,126
2026	22,047,037	25,762,823	3,715,786	72,235		5,797	78,032
2027	22,047,037	26,342,486	4,295,449	83,504		6,701	90,204
2028	22,047,037	26,935,192	4,888,155	95,026		7,626	102,651
2029	22,047,037	27,541,234	5,494,197	106,807		8,571	115,378
2030	22,047,037	28,160,912	6,113,875	118,854		9,538	128,391
2031	22,047,037	28,794,532	6,747,495	131,171		10,526	141,697
2032	22,047,037	29,442,409	7,395,372	143,766		11,537	155,303
2033	22,047,037	30,104,864	8,057,827	156,644		12,570	169,214
2034	22,047,037	30,782,223	8,735,186	169,812		13,627	183,439
				1,288,097		**103,366**	**1,391,463**
						Discount rate	0.04
						NPV =	**931,815**

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	Ingham County 9.6573 Mills (80%/20% Rev. Sharing)	Ingham County 9.6573 Mills (90%/10% Rev. Sharing)	City of Lansing + County		
38.5805	0	0		0	0	0	0	0	0	0	0	0		
38.5805	19,138	9,643		774	1,889	1,492	4,791	347	203	3,832	4,312	14,434		
38.5805	38,707	19,504		1,565	3,820	3,017	9,689	701	411	7,751	8,720	29,193		
38.5805	58,716	29,586		2,374	5,794	4,576	14,698	1,064	624	11,758	13,228	44,283		
38.5805	79,175	39,895		3,201	7,813	6,171	19,819	1,434	841	15,855	17,837	59,714		
38.5805	100,095	50,436		4,047	9,878	7,801	25,055	1,814	1,064	20,044	22,550	75,491		
38.5805	121,485	61,214		4,912	11,988	9,469	30,410	2,201	1,291	24,328	27,369	91,624		
38.5805	143,357	72,235		5,797	14,147	11,173	35,884	2,597	1,523	28,708	32,296	108,119		
38.5805	165,721	83,504		6,701	16,354	12,916	41,482	3,003	1,761	33,186	37,334	124,986		
38.5805	188,587	95,026		7,626	18,610	14,699	47,206	3,417	2,004	37,765	42,486	142,232		
38.5805	211,969	106,807		8,571	20,918	16,521	53,059	3,840	2,253	42,447	47,753	159,866		
38.5805	235,876	118,854		9,538	23,277	18,384	59,044	4,274	2,507	47,235	53,139	177,897		
38.5805	260,322	131,171		10,526	25,689	20,290	65,163	4,716	2,766	52,130	58,646	196,334		
38.5805	285,317	143,766		11,537	28,156	22,238	71,419	5,169	3,032	57,135	64,277	215,185		
38.5805	310,875	156,644		12,570	30,678	24,230	77,817	5,632	3,304	62,253	70,035	234,461		
38.5805	337,008	169,812		13,627	33,257	26,267	84,358	6,106	3,581	67,487	75,922	254,170		
	2,556,349	**1,288,097**		**103,366**	**252,266**	**199,244**	**639,894**	**46,316**	**27,167**	**511,915**	**575,904**	**1,927,991**		
Discount rate	0.04													
NPV =	**1,711,899**													

All-in Non-School Tax Capture Millage

Taxing Authority	*Millage Rate*
Lansing Oper	19.4400
Ingham Cnty Sum	6.8000
Ingham County	3.2800
LCC	3.8072
CATA	3.0070
CADL	1.5600
Airport Auth/CRAA	0.6990
Zoo Millage	0.4100
	39.0032

Not included in TIF Capture

Taxing Authority	*Millage Rate*	
Lansing Debt	0.2600	2019 Winter
Lansing School Debt	4.6000	8.9560
Lansing School Oper	18.0000	
Lansing School Sink		2019 Summer
Ingham Intermediate	4.7062	63.6134
State Education	6.0000	
		2019 Total
	33.5662	**72.5694**
		County Total
		10.0800

CITY OF LANSING
MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY

Resolution Approval for Adoption of Michigan Avenue Corridor Improvement Authority Development and Finance Plan

August 28, 2019

At a meeting of the Board of Directors of the Michigan Avenue Corridor Improvement Authority of the City of Lansing, Michigan, held on the 28th day of August 2019, at 8:30 a.m., pursuant to notice duly given:

PRESENT:	Members:	Jonathan Lum, Joan Nelson, Scott Gillespie, Elaine Barr, Yvette Collins
ABSENT:	Members:	Joseph Ruth

The following preamble and resolution was offered by;

Member:	Nelson, and supported by;
Member:	Barr:

WHEREAS, the Michigan Avenue Corridor Improvement Authority of the City of Lansing, to "exercise, through the actions of its Board, all powers specifically granted by the provisions of the City of Lansing, and such incidental powers as shall be necessary"; hereby, adopts the Development and Finance Plan of the Michigan Avenue Corridor Improvement Authority of the City of Lansing.

NOW THEREFORE BE IT RESOLVED that the Board of Directors hereby adopts the Development and Finance Plan of the Michigan Avenue Corridor Improvement Authority of the City of Lansing, a copy of which is attached hereto as Exhibit A.

YEAS:	Five (5)
NAYS:	Zero (0)
ABSTENTIONS:	Zero (0)
ABSENT:	One (1)

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Michigan Avenue Corridor Improvement Authority held on the 28th day of August 2019, and said resolution is on file in the office of the City Clerk (City of Lansing) and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with State of Michigan's Corridor Improvement Authority Act, Public Act 57 of 2018, including in the case of an informational meeting, notice by publication or posting of at least fourteen (14) days prior to the date of the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Jonathan Lum

Jonathan Lum, Board Chair

CITY OF LANSING CORRIDOR IMPROVEMENT AUTHORITY

MACIA AND SSCIA DEVELOPMENT AND TIF PLANS

APPROVAL PROCESS SCHEDULE

DATE	RESPONSIBLE	ACTION	ATTENDANCE BY APPLICANT
August 27, 2019	LEAP/SSCIA	SSCIA Informational Meeting to discuss and adopt the Plan	
August 28, 2019	LEAP/MACIA	MACIA Informational Meeting to discuss and adopt the Plan	
August 30, 2019	LEAP/City Clerk	Submits resolutions approving Development and TIF plans for SSCIA and MACIA and set public hearings to Laserfiche	
September 9, 2019 7:00PM	Lansing City Council	Receives resolutions to approve the plans and set public hearings and refers it to the Committee on Development and Planning.	
September 23, 2019 4:00PM	Committee on Development and Planning	Board member(s) and facilitator present to the D&P Committee to review and approve resolutions to set public hearings.	Yes
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the public hearings for **7:00PM on October 28, 2019**.	
September 25, 2019	LEAP/City Clerk	*Posts Newspaper Advertisement I*	
September 25, 2019	LEAP/Boards/City Clerk/Chamber	*Mail public hearing notice to taxing entities, commercial businesses and state commission; place notice in 20 public places*	
September 29, 2019	LEAP/City Clerk	*Posts Newspaper Advertisement II*	

DRAFT

October 28, 2019 7:00PM	Lansing City Council	Holds public hearings at Council for creating Development and TIF Plan for Saginaw St. and Michigan Ave. Refers to the D&P Committee for approval.	Yes
November 18, 2019 4:00PM	Committee on Development and Planning	D&P Committee passes resolutions to approve the Development and TIF Plans.	(if requested)
November 18, 2019 7:00PM	Lansing City Council	City Council approves	Yes

DRAFT

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

A RESOLUTION TO SET A PUBLIC HEARING ON THE DEVELOPMENT AND TAX INCREMENT FINANCE PLAN OF THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

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

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on August 27th, 2019 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must hold a public hearing and receive written and spoken comments from members of the public on all aspects of the Plan, in compliance with Section 622 of the Act; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must also provide reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body, and allow those taxing jurisdictions to present their recommendations at the public hearing on the Plan, in compliance with Section 618 of the Act.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be set for October 28th, 2019, at 7:00 P.M. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comment from all members of the public and taxing jurisdictions specified herein, on all aspects of the Plan.

BE IT FURTHER RESOLVED that the Lansing City Clerk shall ensure that:

- notice of the time and place of the hearing to be given by publication twice in a newspaper of general circulation, the first of which shall be not less than 20 days before the date set for the hearing; and
- notice of the hearing to be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing; and

- notice to also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing; and
- notice to also be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

BE IT FURTHER RESOLVED that the notice of hearing shall contain all the following:

- a description of the proposed development area in relation to highways, streets, streams, or otherwise; and
- a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, and online at the City of Lansing's website; and
- a statement that all aspects of the development plan will be open for discussion at the public hearing.

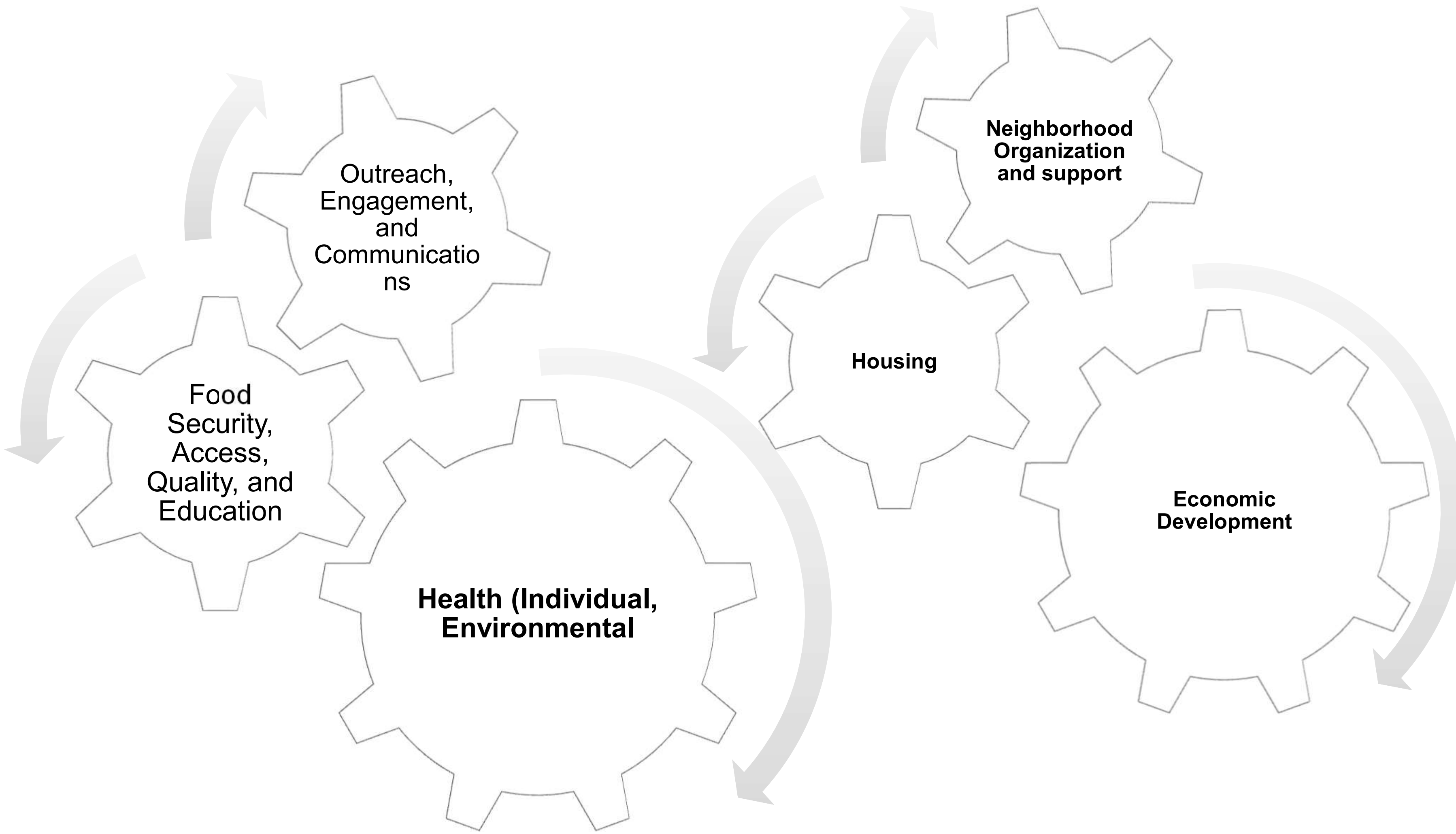
BE IT FINALLY RESOLVED that the City Council of the City of Lansing will make and preserve a record of the public hearing, including all data presented at the hearing.

Preserving and Creating Place on Lansing's Eastside

ALLEN
NEIGHBORHOOD CENTER

A place-based organization, serving as a hub for neighborhood revitalization and for activities that promote the health and well-being of the Eastside community and other regional stakeholders.

Comprehensive and Integrative Community Development



Purchased in August 2018

Allen Place Partnership

Allen Neighborhood Center (and its wholly owned subsidiary ANC Holdings, LLC)

Cinnaire Solutions, the development arm of Cinnaire Corporation, headquartered in REO Town, Lansing.

Current Occupants of the Property

- Allen Neighborhood Center with its Allen Market Place facility and
- Happendance Lansing Studio

Current Condition- Functionally Obsolete!

Rehabilitation Challenges

1. Three USTs, courtesy of Al’s Service Station, 1938-58
2. Vapor Intrusions, from two (!) dry cleaning companies
3. Lawn Mowing Repair concerns
4. Car detailing concerns
5. Asbestos
6. Interior and Exterior Demolition
7. Further Environmental Investigation

Coming Soon: Allen Place

ALLEN PLACE
19.08.20
ALLEN NEIGHBORHOOD CENTER
SHEPARD ST & E KALAMAZOO ST
pH design

The Allen Place Project envisions the conversion of the current complex into a 3-story Allen Place, a comprehensive community space that will provide 29 units of age-friendly, mixed-income housing along with commercial space, integrative services and programming.

Key Figures

Overall Development: $10,000,000

Number of Units: 29 (4 Studio, 15 One-BR, 10 Two-BR)

Square footage: 30,000 square feet of residential and 20,000 square feet of commercial space

Green features: Substantial green space and gathering areas, raingardens, passive design (i.e., electric heat in residential units), solar doks, electric car charging station, shared vehicles/car rental, bike and scooter parking and storage, recycling and composting opportunities, and more.

Amenities: Integrated programming with ANC's food and health services, including access to exercise/dance classes, weekly on-site market, gardening and cooking workshops, and more.

Estimated date of completion: ***April 1, 2021***

Allen Place will address 4 Strategic Priorities

1. Stabilization and Strengthening of the E. Kalamazoo St. Corridor

2. Development of age-friendly and affordable housing for older neighbors

3. Creation of a pipeline for small-scale food-processing infrastructure (ISD to Incubator to Accelerator to Sole Proprietorship)

4. Growing the Food Innovation District between Penn. and US127

- ANC and Allen Place Food Programs (Market, Food Hub, Incubator and Accelerator Kitchens, Culinary School)
- Gardening Operations in both Hunter Park and Foster Park
- Lansing Urban Farm Project and 10 Urban Farms in Urbandale
- Neogen Corporation

Thank you for your interest.

Joan Nelson
Allen Neighborhood Center
1611 E. Kalamazoo St.
Lansing, MI 48912
517.999.3912
joann@allenneighborhoodcenter.org

allenneighborhoodcenter.org

Questions?

1030 Holmes St.

Blackboard District L.L.C.

Holmes Street School

General Description

- Built in 1923
- 3 story brick building
- Roughly 31,000 square feet
- Sits on 2.2 acres
- In disrepair after a failed development

Proposed Use

We intend to convert the building into 40 apartments. Property will be landscaped to promote use outside. Units will be studio/1 bedroom and have high end finishes.

*rendering

Rehabilitation

- Electrical
- Plumbing
- HVAC
- Kitchen Cabinets/Countertops
- Exterior Lighting
- Suppression
- Landscaping
- Asphalt

Fixed Building Equipment

- Drywall
- Doors
- Flooring
- Light/Plumbing Fixtures
- Appliances
- Windows
- Roof/Masonry Repairs
- Paint

10.2019

We anticipate the rehabilitation to start October 2019 and wrap up by June 2021

Application for rezoning submitted 9.18.2019

Expected Economic Advantages

We will create jobs including permanent positions to oversee the building. By being exempt we will be able to greatly increase the walkability of the neighborhood and create a space that can be enjoyed by the entire community. Our goal is to offer Lansing a unique space live and enjoy.

Questions?

SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY

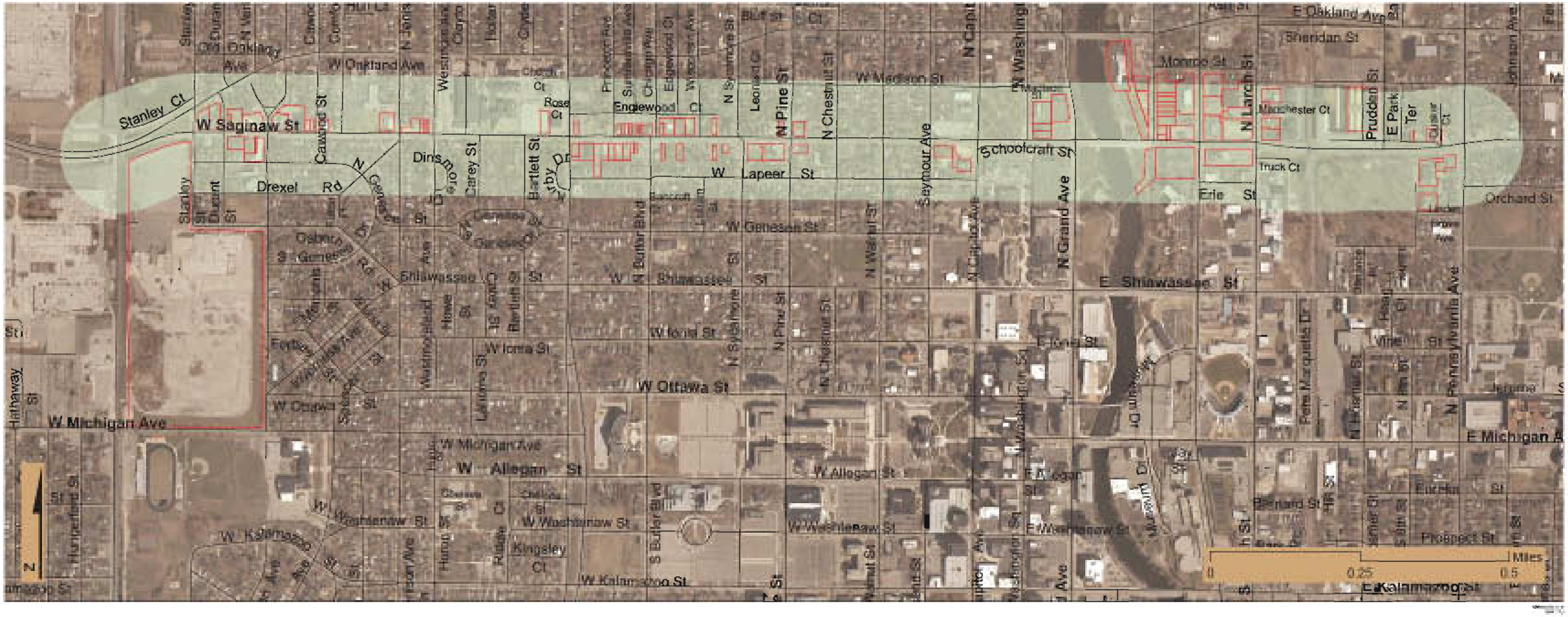
Development and Finance Plan

What is a Corridor Improvement Authority (CIA) ?

- Corridor Improvement Authority is a legal entity whose sole purpose is to advocate for and make structural and aesthetic improvements to designated development area on Saginaw Street.
- It's an authorized board and is governed by board members whose primary purpose is to correct and prevent deterioration and promote economic growth within the corridor.
- It is a funding mechanism for corridor improvements
- **A Corridor Improvement Authority will NOT create a new tax or raise taxes**

Saginaw Street Board Members

- Jonathon Lukco, Chair
- Sean Hammond, Vice Chair
- Claire Corr, Recording Secretary
- Diane Sanborn, Treasurer
- Tiffany Dowling, Board Member
- Jessica Yorko, Board Member
- Jim Houthoofd, Board Member



Freeway
Freeway Onramp
Main Arterial
Collector Road
Saginaw Street Corridor Improvement Parcels
Parcels
Saginaw Street Corridor Improvement Buffer
City Boundary

Saginaw Street Corridor Improvement Authority

Saginaw Street CIA Summary

2009

The Saginaw Street Corridor Improvement Authority was established by City Council

2015

The Saginaw Oakland Commercial Association teamed up with the City of Lansing and the Lansing Economic Area Partnership (LEAP) to get the SCIA back up and running

2016

4 former General Motors sites went back on the market, one of which is managed by RACER Trust

$26,000 to activate Point West Art and Trail Project

Cities of Service Love Your Block AmeriCorps VISTAs, volunteers installed signage, crosswalks, and other street features.

2017

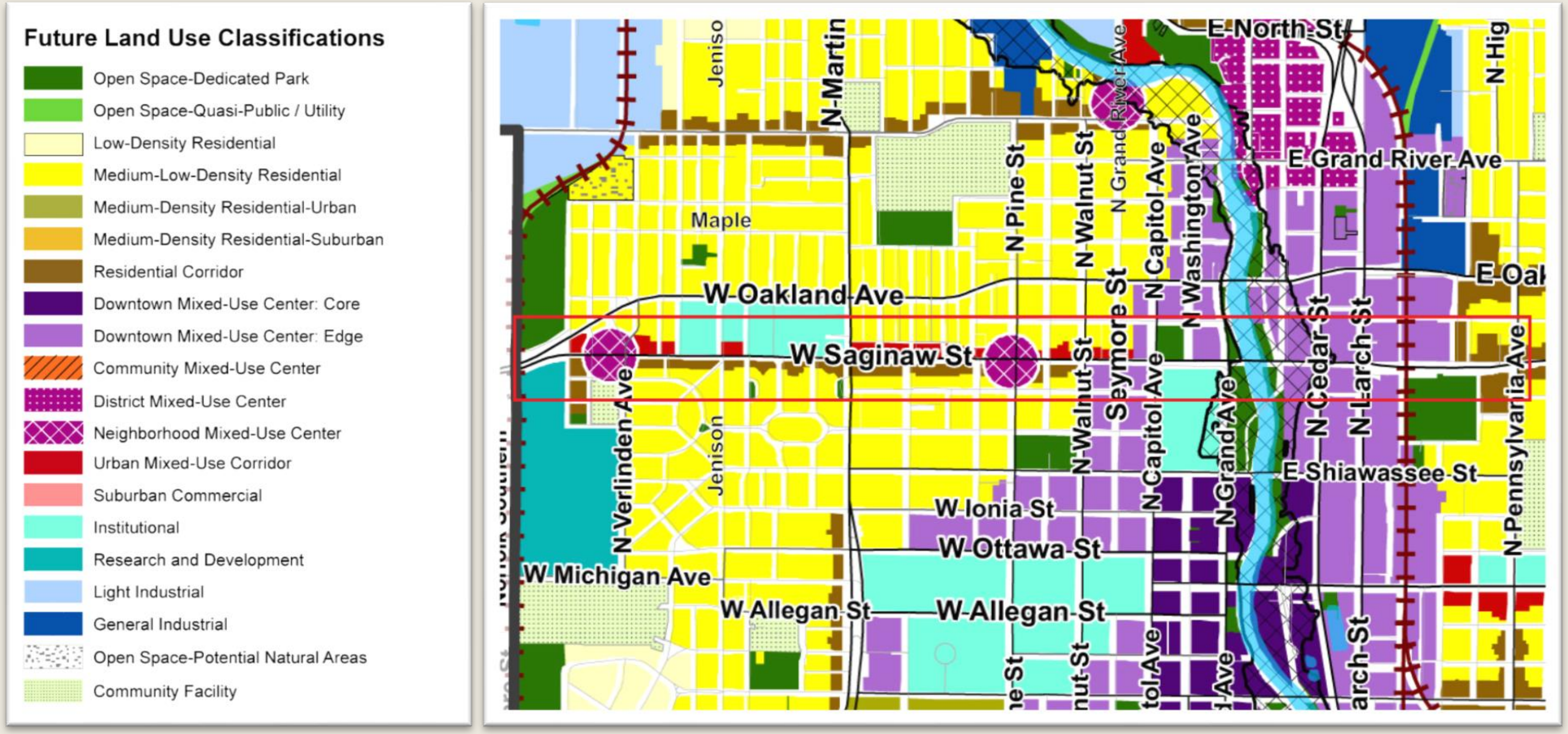
Prosperity, a 16 ft. tall stainless-steel sculpture, was designed by artist Fritz Olsen with a vision of honoring the history of the auto industry in the area.

El Azteco West added a patio and bar.

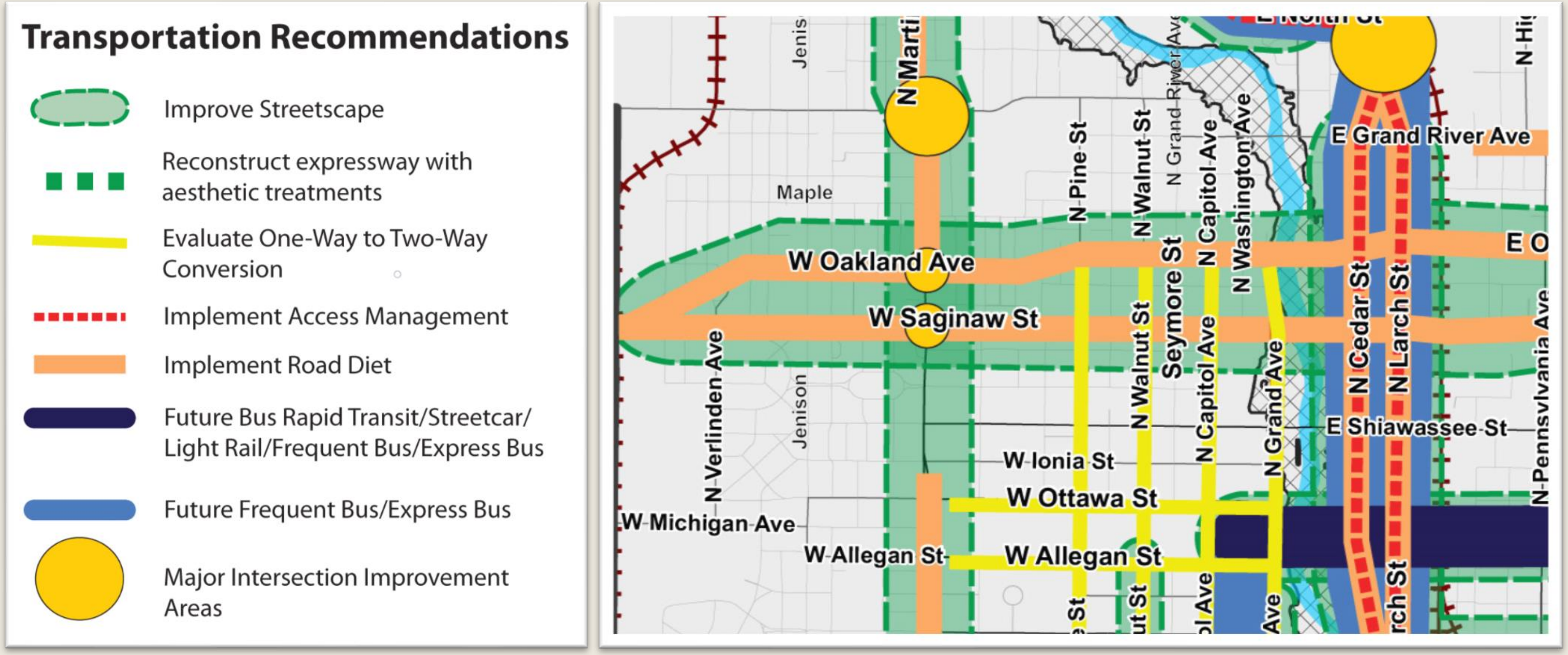
2019

Biggby Coffee and 909 & 913 West Saginaw received Façade grants for improvements

Lansing's Masterplan for Saginaw Street - Land Use



Lansing’s Masterplan for Saginaw Street - Transportation



SSCIA Priorities & Principles

Correct and prevent deterioration in the business districts

Redevelop the city's commercial corridors

Economic Growth

- **Traditional Neighborhood Design** – design focused on encouraging active lifestyles and reduce dependence on the automobile by encouraging walking or biking.
- **Transit-Oriented Design** – the creation of compact, walkable, pedestrian-oriented, mixed-use corridor.
- **Complete Streets** – designing for safe transit by all users of streets, from pedestrians, bicyclists, public transit users, and automobile drivers.

The Main Street Approach

Economic Vitality	Design	Organization	Promotion
• *Build a diverse economic base* • *Smart new investments* • *Strong entrepreneurship ecosystem*	• *Inviting, inclusive atmosphere* • *Celebrate historic character* • *Accessible people – centered public spaces*	• *Forge partnerships* • *Broad community engagement*	• *Market Corridor defining assets* • *Support buy-local experience*

Economic Vitality/Restructuring

- Focuses on capital, incentives, and other economic and financial tools to assist in re-establishing the Corridor as the commercial core of the surrounding neighborhoods.
  - *Rehabilitation of vacant buildings and lots*
  - *Recruit and Support business diversity*

❑ *Near-Term:* Continue to create an inventory of existing businesses and pursue marketing of the corridor’s commercial real estate opportunities.

Design

- Supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.
- To enhance the character of the corridor through physical change
  - *Transit-Oriented Design*
  - *New and innovative features to slow traffic*
  - *Encourage people to stop and visit*

❑ *Near-Term:* Pursue improvements of streetscape (bike racks, receptacles, and benches) to facilitate the use of public transit stations such as bus stops.

Organization

- Creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district.
- Organization ensures that the work of commercial corridor revitalization is supported through fundraising and volunteer development as well traditional funding.

❑ *Near-Term:* pursue grant funding for future development projects and develop Board Member Onboarding.

Promotions/Marketing

- Position the Corridor as the social core of the neighborhood and strengthen a positive image.
- Continued work is needed to market and brand the district to draw in:
  - *A strong customer base,*
  - *Help businesses thrive*
  - *Foster a sense of community*

❑ *Near-Term:* Continue to develop the Authority's webpage and develop a communication strategy.

Sources of Financing

- Future tax increment revenues
- State, Federal or Other grants
- Public and private foundation grants
- Fundraising and Donations received by the CIA
- Fees, sponsorships and memberships
- Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
- Moneys obtained from other sources approved by the City of Lansing

Tax Increment Financing (TIF)

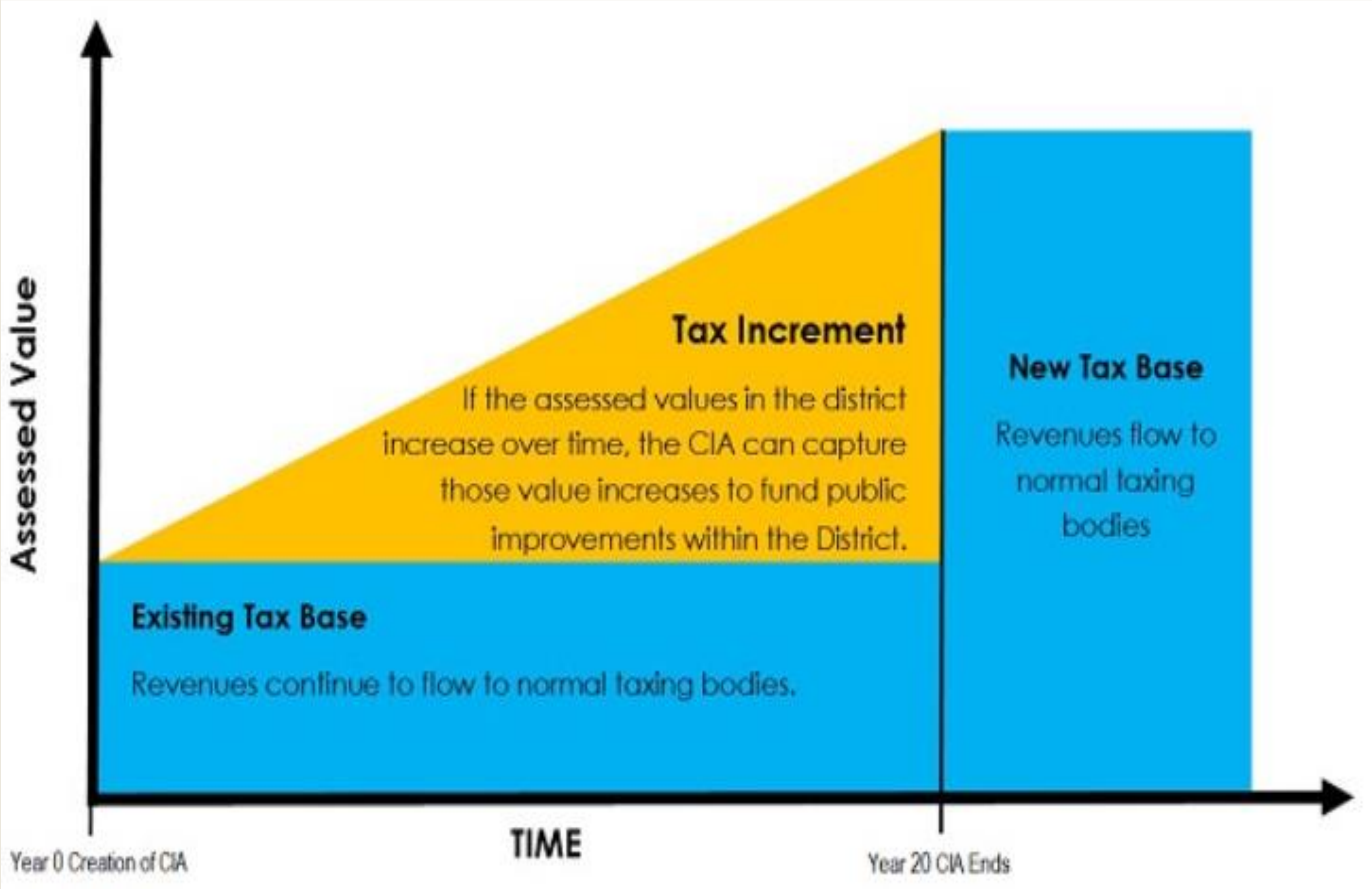
The Authority does not create a new tax or increase taxes

The TIF district is an area where future tax growth from commercial properties will be captured by the TIF district for implementation of improvements within the district

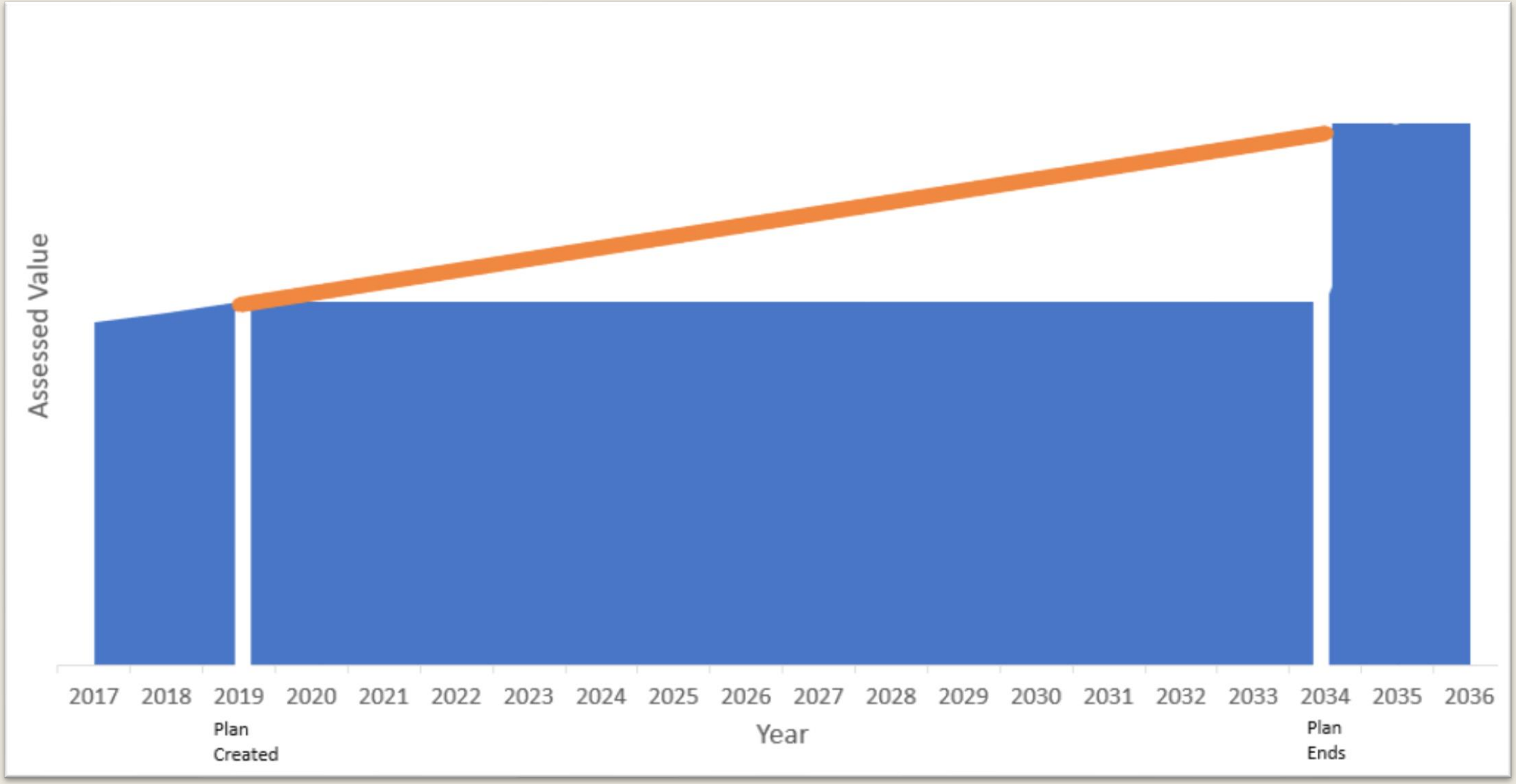
Reinvest back into the corridor for public improvements

Leverage other taxes and funding sources to maximize result

Tax Increment Financing Example



Projection for Saginaw Street CIA - TIF



Projected TIF Values (end 2034)

Year	City of Lansing Tax Capture	All Tax Capture Available
2019	-	-
2020	$1,790	*$3,552*
2021	$3,597	*$7,139*
2022	$5,423	*$10,762*
Total after 3 years:	$10,809	***$21,452***
Total after 15 years:	**$225,107**	***$446,747***

Hannah Bryant

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Michigan Avenue Corridor Improvement Authority

Development and Tax Increment Financing Plan

Michigan Avenue CIA Summary

- 2009 – City Council approved the establishment of the Michigan Avenue CIA
- Goal: to correct and prevent deterioration in the business district, redevelop the commercial corridor and promote economic growth.
- Several studies completed with input from residents, property owners, stakeholders, municipal staff and public officials
- Spring 2017 - The Under the Bridge project completed with a crowdfunding campaign

Board Members

Jonathan Lum, Chair

Joan Nelson, Vice Chair

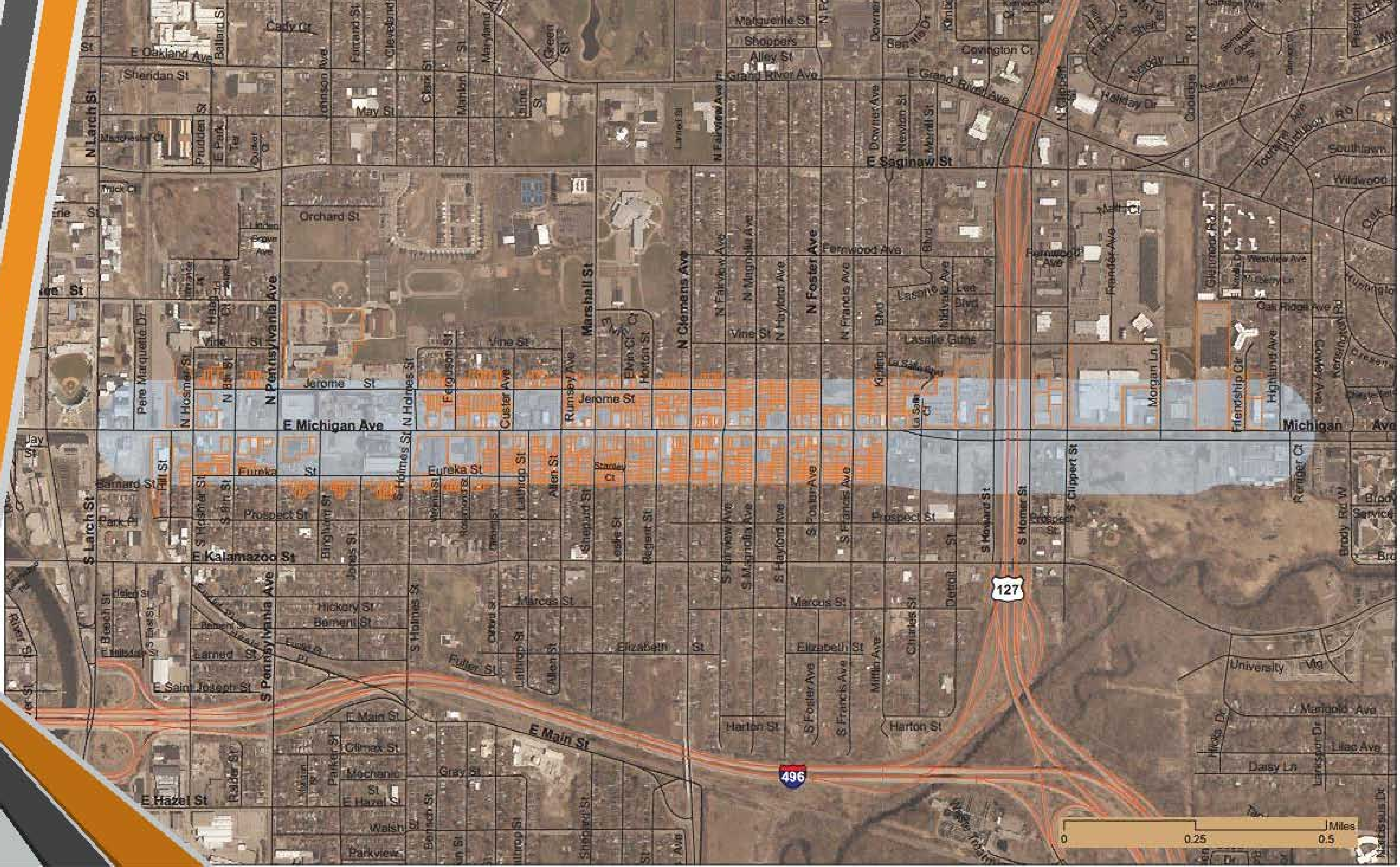
Yvette Collins, Recording Secretary

Elaine Barr, Treasurer

Joseph Ruth, Board Member

Scott Gillespie, Board Member

Andrea McSwain, Mayoral Designee


E Oakland Ave
Sheridan St
N Larch St
E Saginaw St
Orchard St
Vine St
Jerome St
E Michigan Ave
Michigan Ave
Eureka St
Prospect St
Barnard St
Park Pl
S Larch St
E Kalamazoo St
S Pennsylvania Ave
N Pennsylvania Ave
N Holmes St
S Holmes St
Hickory St
Bement St
Larned St
E Saint Joseph St
E Main St
Climax St
Mechanic St
E Hazel St
Walsh St
Parkview
Marshall St
N Clemens Ave
N Fairview Ave
N Magnolia Ave
N Hayford Ave
N Foster Ave
N Francis Ave
S Fairview Ave
S Magnolia Ave
S Hayford Ave
S Foster Ave
S Francis Ave
Fernwood Ave
Lasalle Gdns
Marcus St
Elizabeth St
Harton St
S Howard St
S Homer St
S Clippert St
E Grand River Ave
Holiday Dr
Southlawn
Wildwood
Morgan Ln
Friendship Ctr
Highland Ave
University
Marigold Ave
Lilac Ave
Daisy Ln
Ferguson St
Custer Ave
Rumsey Ave
Lathrop St
Allen St
Shepard St
Regent St
Bingham St
Jones St
Pere Marquette Dr
N Hosmer St
S Hosmer St
Fuller St
Gray St
Hill St
127
496
Miles
0
0.25
0.5

MACIA Priorities

1. Improve and maintain public infrastructure

2. Correct and prevent deterioration

3. Promote neighborhood aligned economic growth

Public Infrastructure Projects

Action	Timeframe
Develop and install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	Short
Install bicycle racks and related equipment, especially near transit stations such as bus stops	Short
Plan, develop and install banners	Short
Install pedestrian infrastructure (benches, trash cans, etc.) to increase and facilitate use of public transit stations such as bus stops	Medium
Install and increase pedestrian oriented lighting especially near transit stations such as bus stops	Medium - Long
Install public art (sculptures, murals, etc.)	Medium - Long
Install and maintain public flowerbeds and landscaping	Medium - Long
Placemaking projects (e.g. community-initiated initiatives, events and improvements)	Short, Medium or Long

Correction & Prevention of Deterioration Projects

Action	Timeframe
Organize efforts to clean and beautify corridor	Short
Create property inventory, prioritize redevelopment and marketing properties	Short
Organize community events that highlight positive corridor news	Short - Medium
Award program to encourage good business behavior	Short - Medium
Façade grant program (Matching Grant)	Medium - Long

Promotion of Neighborhood-Aligned Economic Growth Projects

Action	Timeframe
Host community input sessions around development projects	Medium
Create a marketing and branding plan for corridor	Short - Medium
Sponsorship of corridor-focused projects and non-profit activities	Long

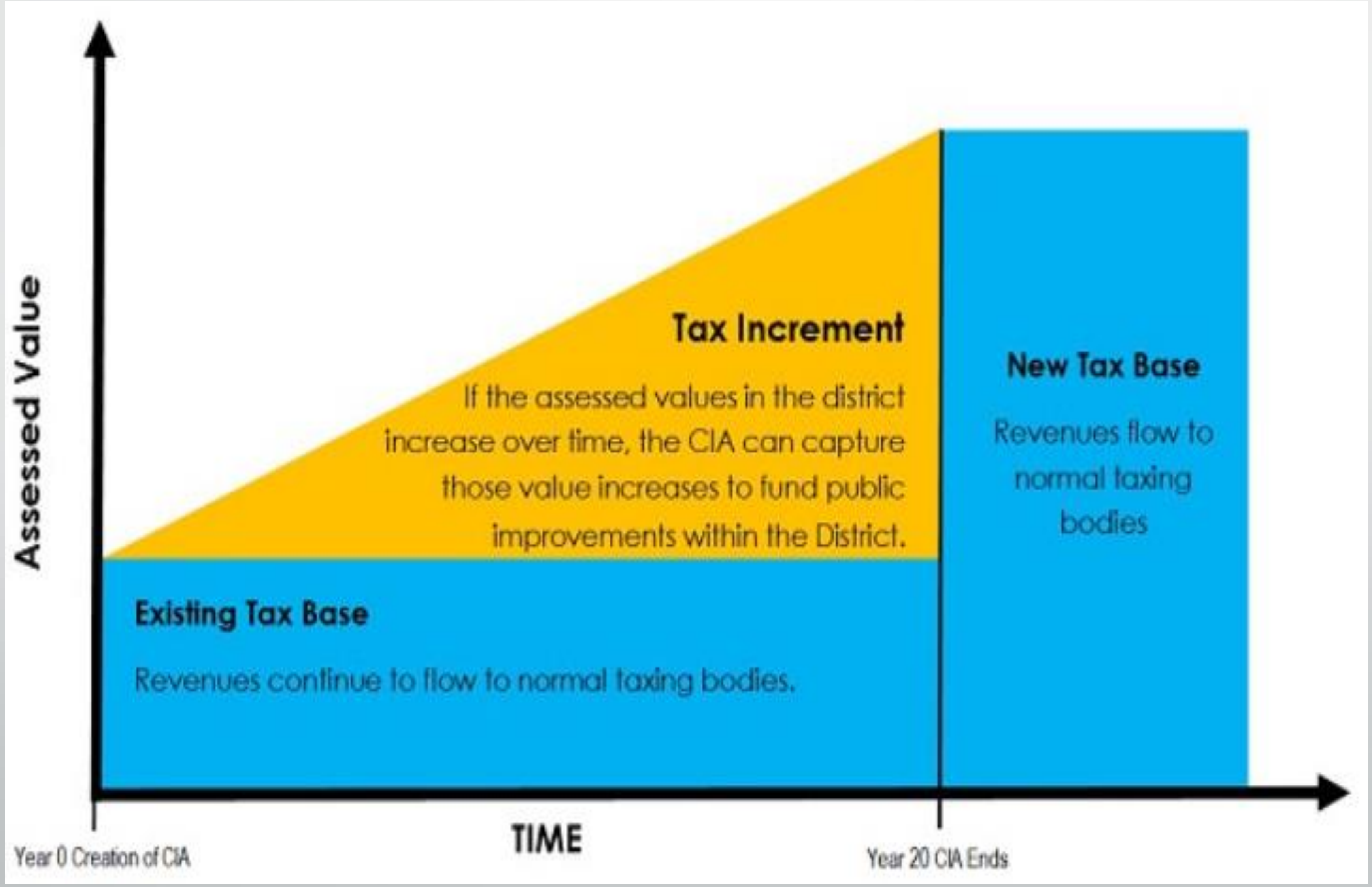
Sources of Financing

- Future tax increment revenues
- State, Federal or Other grants
- Donations received by the CIA
- Fees, sponsorships and memberships
- Public and private foundation grants
- Proceeds from any property, building or facility owned, leased or sold by the CIA
- Moneys obtained from other sources approved by the City of Lansing

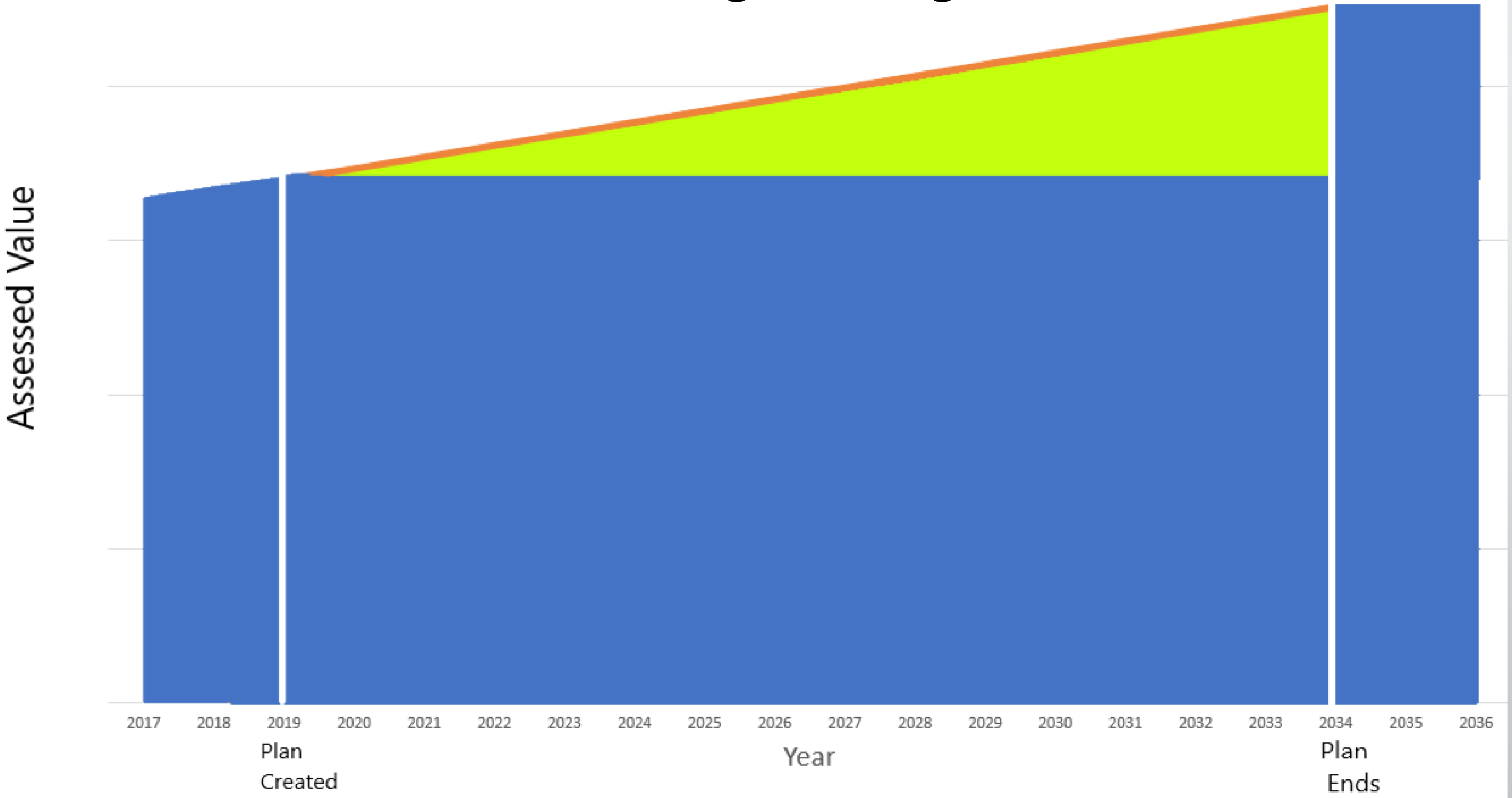
Tax Increment Financing (TIF)

- *The Authority does not create a new tax or increase taxes*
- The TIF district is an area where future tax growth from commercial properties will be captured by the TIF district for implementation of improvements within the district
- Reinvest back into the corridor for public improvements
- Leverage other taxes and funding sources to maximize result

TIF Projection Example



Tax Increment Financing – Michigan Avenue



Projected TIF Values (end 2034)

Years	City of Lansing Tax Capture	All Tax Capture
2019	-	**-**
2020	$6,429	***$12,759***
2021	$12,954	***$25,709***
2022	$19,577	***$38,853***
Total after 3 years:	$38,960	***$77,321***
Total after 15 years:	$828,203	***$1,643,646***

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LEAP stronger together

Lansing Economic Development Corporation

ALLEN
NEIGHBORHOOD CENTER

1611 E. Kalamazoo St., Lansing, MI 48912   517-367-2468
www.allenneighborhoodcenter.org

Allen Place Project

Summary - Our Project envisions converting the Kircher Complex at the 1600 Block of East Kalamazoo Street, between Shepard and Allen Streets on Lansing's Eastside, into Allen Place, a comprehensive community space that provides 29 units of mixed-income housing along with commercial space, integrative services and programming.

The project is sponsored by Allen Neighborhood Center (ANC), a place-based organization that serves as a non-profit hub for neighborhood revitalization and for activities that promote the health and well-being of Lansing's Eastside community and other stakeholders. ANC is generously partnered and ably mentored on this project by co-sponsor and co-developer Cinnaire Solutions, the development affiliate of Cinnaire Corporation.

The building was constructed in stages, with the first section built in 1932. The complex has served as home to many small businesses over the years including the Allen Neighborhood Center and the Allen Farmers Market. In the past several years, several of the commercial tenants have moved out and parts of the building currently sit vacant.

The project proposes rehabilitating the two-story Kircher Complex and adding a third floor, while constructing 3-story additions on to the east and west ends of the building. The proposed development will provide 29 units of mixed income housing for a total of 30,000 square feet of residential space, and over 20,000 square feet of commercial space. The commercial space will have a decidedly food-oriented focus, e.g., an Accelerator Kitchen (for graduates of ANC's Incubator Kitchen for entry level food entrepreneurs) and an ISD-operated culinary school for high school students. The Accelerator and culinary school, along with ANC's 5-year old Incubator Kitchen, will create a pipeline of small-scale food processing infrastructure on the block. Apartments will be targeted to all age groups, families, seniors and young professionals. We anticipate that many of ANC's neighbors over the age of 55 will be interested in living in our "age-friendly" development—where design will facilitate social interaction and social programming.

Submitted @ mtg

Project amenities will include active programming from ANC, a community room, computer center, close proximity to an exercise/dance studio, outdoor picnic areas and 'green spaces', an on-site farmers market, cooking classes and other events in our commercial kitchen, and much more!

More About Allen Neighborhood Center

Allen Neighborhood Center (ANC), founded in 1999, is a dynamic organization for neighborhood revitalization. ANC serves Lansing's "Eastside," the low-moderate income northeast quadrant of Michigan's Capital City, an area of significant assets and challenges. We take a comprehensive and integrative approach to community development, having discovered the value of simultaneous effort in food security, health access, home repair education, commercial corridor revitalization, and social capital building. A place-based organization with deep roots on the Eastside, we work collaboratively with a broad array of regional partners and organizations that share our comprehensive agenda. The programs and services of Allen Neighborhood Center and its Allen Market Place facility, build synergistically on this robust regional collaboration while meeting food security and economic development needs within the Eastside.

For two decades, our strategies have built upon and strengthened the social infrastructure and neighbor to neighbor connections of the Eastside. Our proposed Allen Place development will follow in that tradition and contribute to a neighborhood culture that gives life to our motto: *"Much more than a place, community is an experience."*

ALLEN PLACE
19.08.20
ALLEN NEIGHBORHOOD CENTER
SHEPARD ST & E KALAMAZOO ST
pH design