



AGENDA
Committee on Development and Planning
Monday, October 14, 2019 @ 4:00 P.M.
Council Conference Room, 10th Floor

Updated – 10/11/2019 p.m.

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 23, 2019

4. Discussion/Action:

A.) RESOLUTION – Appointment; Laurie Strauss Baumer; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2022

B.) ORDINANCE – Z-5-2019; 521 W Hillsdale Street; “DM-4” Residential to “D-1” Professional Office

C.) RESOLUTION – Introduction & Setting of Public Hearing; Z-6-2019; 33-01-01-16-428-131; Rezoning from “G-1” Business District to “H” Light Industrial

D.) RESOLUTION – ACT-14-2019; Easement; Northwest Corner of Miller and Aurelius for Traffic Signal

E.) RESOLUTION – Set Public Hearing; Retract Brownfield #45; Old Town Temple Building Rehabilitation Project

F.) RESOLUTION – Set Public Hearing; Brownfield #77; 500 Block Redevelopment Project at 501 S Capitol Avenue & 520 S. Washington Avenue

5. Other

6. Adjourn

[illegible]

DRAFT



MINUTES
Committee on Development and Planning
Monday, September 23, 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
Hannah Bryant LEAP
Kris Klein, LEAP
Joan Nelson
Karl Dorshimer, LEAP
Greg Venker, Assistant City Attorney – arrived at 4:02 p.m. left at 4:52 p.m.
John Long, Pres. ANC Board
Amanda O'Boyle – arrived at 4:03 p.m.
Jonathon Lukco
Scott Gillespie
Matt McNeil
Jonathon Lum
Andi Bourgeios

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM SEPTEMBER 9, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

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

Ms. Nelson distributed additional information on the property outlining the property, organization, and the proposed construction. The Allen Neighborhood Center partnered with Cinnarie and Cinnarie Solutions for the future plans for the conversion of the complex to occupy the block for a comprehensive community hub with 29 apartments and mixed use. Ms. Nelson

noted that of those 29 units they are hoping to have half of the units available for age friendly housing. The presentation concluded with a highlight of the four (4) strategic priorities which includes stabilization and strengthening of E. Kalamazoo Corridor, development of age-friendly affordable housing, creation of a pipeline for small-scale food-processing infrastructure, and growing the food innovation district. Mr. Klein and Mr. Dorshimer with LEAP had no additional information to add. Council Member Hussain inquired into the funding, and Ms. Nelson acknowledged they have gotten property specific grants, will be bringing in \$100,000 to build out, and also received \$850,000 from EGLE to address the challenges of the rehabilitation. Mr. Lun went through the footprint outlining the new and old parts of the building, noting they have been to the Board of Zoning Appeals. It was noted the East end of the current building will be torn down and rebuild within the same footprint. Council Member Hussain asked what the number of units would be at, and Ms. Nelson replied there will be four studio, 15 1 bedroom and 10 two bedroom with green features and amenities. Council Member Garza asked if they have chosen a developer for the construction and was told they are working with Cinnaire Solutions and speaking to two construction managers, both in Lansing. Council Member Washington asked if there would be a green space in the development for the resident and it was confirmed there would be areas on both the East and West sides of the rear development.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE OPRA DISTRICT AT 1611 EAST KALAMAZOO FOR OCTOBER 14, 2019. MOTION CARRIED 3-0.

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

Mr. McNeal introduced himself and acknowledged their work with the LEAP on the project that had already received the OPRA District approval under another business. Mr. Klein acknowledged the OPRA Certificate for that business, Spartan Internet, was revoked by City Council earlier in 2019, and Blackboard District LLC purchased the proposed in March 2019. Mr. McNeal briefly informed the Committee of their intentions to renovate the blighted property with market rate apartments with 40 units at 300-800 square feet. He confirmed they have spoken to the neighborhoods and intend to keep the current green space. The contractor for the property will be local and they plan to hire a property manager on site when the project is done. Council Member Hussain asked for historical information on the property, and when it was last a school, and was informed by the applicants, they thought it was 1990. Council Member Washington asked about the market rate, and Mr. McNeal stated it was intended to price for those live and work in the area, which they believe could be \$700. The OPRA Certificate itself will be for 12 years. Council Members asked where the project would be bid, and when they plan to begin, at which Mr. McNeal informed them they plan to begin in Spring 2020 and will post the work on the Bidders Exchange. Mr. Klein concluded by informing the Committee they will see a rezoning application in the future, because the applicant has applied to rezone it for increased density.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE OPRA CERTIFICATE AT 1030 SOUTH HOLMES ROAD FOR OCTOBER 14, 2019. MOTION CARRIED 3-0.

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

Mr. Lukco and Mr. Hammond spoke to the Committee on their plans for the Saginaw Corridor, which included the process that was taken over the last six months which included outreach, survey's and meeting with the City's Economic Development & Planning office. They have kept

it in line with the Master Plan and will update the plan as the Master Plan gets updated. The Authority focus was community driven and future reinvestment. This includes design focus on active lifestyles by encouraging walking or bikes; walkable, pedestrian-oriented mixed-use corridor, and safe transit for all uses of the streets. Ms. Bryant briefly went over the presentation slides and the slide on the funding, which will be addressed with grants, and partnerships public and private. The breakdown in the presentation was a three year based on 1% inflation total City of Lansing capture at \$10,809 and 15 year at \$225,107. Council Member Washington inquired into the neighborhoods and Mr. Hammond assured the Committee that neighborhoods are strong participants and have recently been heavily involved in recreational art, and trail projects. Council Member Garza asked about the potential for turning Saginaw into a 2-way street and Mr. Hammond agreed it would be a future study. Mr. Dorshimer concluded the discussion by stating this would not be a new tax, and they are not changing the tax base, but capturing more then City tax.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND FINANCE PLAN FOR OCTOBER 28, 2019. MOTION CARRIED 3-0.

Participant – lower rates allowing funding fro other spending in the city.

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

Mr. Lum outlined the plans, proposed work within the master plan, and partnerships with private owners in the corridor to extenuate. It was noted the plan also includes programming for future events, and their intent to initially capture enough to have a part time employee to go after grant opportunities. Mr. Gillespie spoke briefly on his support of the plan.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND FINANCE PLAN FOR OCTOBER 28, 2019. MOTION CARRIED 3-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:58 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee

Print

Application for Appointment to Board or Commission - Submission #3916

Date Submitted: 7/10/2018

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

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

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

Date*

7/9/2018

First Name*

Laurie

Middle

Strauss

Last Name*

Baumer

Other name(s) by which you have been known, including maiden names

Laurie Strauss

Date of Birth*

Address*

3122 Pinto Circle

City

Lansing

State

MI

Zip Code

48906

Email*

LBaumer@ourcommunity.org

Gender

female

Ward*

Regional

(1,2,3,4 or Regional)

Precinct

Best phone number to contact you*

517-664-9852

In what year did you move to Lansing? *

1964

Please use "0000" if you live outside of the City of Lansing

Additional information regarding experience and credentials

Nonprofit leadership, management, board development, fundraising, consulting, strategic planning, major project implementation, placemaking

Occupational Background

Executive nonprofit leader since 1991

Educational Background

Bachelor of Arts - College of Communication Arts & Sciences, MSU
Bachelor of Arts - College of Arts & Letters, MSU

Please attach a resume if available

Laurie Baumer Bio for PM Summit.doc

First choice for board to serve on

Arts and Culture Commission

Second choice of a board to serve on

-- Select One --

Third choice of a board to serve on

-- Select One --

Fourth choice of a board to serve on

-- Select One --

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission

Although I am no expert on the arts, my role at the foundation is largely focused on our strategic direction of placemaking, which includes performing and visual arts. As we initiate and implement placemaking projects and collaborate with other organizations on them, I believe I can lend perspective as a member on the Arts and Culture Commission.

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

Background Check Authorization*

This certification is not required, but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

☒ I agree

☐ I disagree

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

Date & Time

7/10/2018

Laurie Baumer

1:00 PM

Plummer, Marilyn

From: Laurie Baumer <lbaumer@ourcommunity.org>
Sent: Thursday, July 11, 2019 3:57 PM
To: Plummer, Marilyn
Cc: Anum Mughal
Subject: [EXTERNAL] RE: RE: The Michigan Avenue CIA Board

Hi Marilyn,

Please accept this email as indication of my interest in serving on the Board of the Michigan Avenue Corridor Improvement Authority. I am honored to be considered for this position.

Laurie Baumer

Laurie Strauss Baumer

Executive Vice President

Please note my new email address: lbaumer@ourcommunity.org



COMMUNITY
FOUNDATION

Capital Region Community Foundation

www.ourcommunity.org

Direct: (517) 664-9852

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

WHEREAS, the Mayor made the appointment of Laurie Strauss Baumer of 3122 Pinto Circle, Lansing, MI 48906 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire 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 October 14, 2019 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Laurie Strauss Baumer of 3122 Pinto Circle, Lansing, MI 48906 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2022.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-5-2019, 521 W. Hillsdale Street

Rezoning from “DM-4” Residential District to “D-1” Professional Office District

The Lansing City Council will hold a public hearing on Monday, , 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-5-2019. This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street from “DM-4” Residential District to “D-1” Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

For more information, please call Lansing City Council at 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., Monday, 2019 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, City Clerk

GENERAL INFORMATION

APPLICANT/OWNER: Shawn Watson
521 W. Hillsdale Street
Lansing, MI 48933

REQUESTED ACTION: Rezone 521 W. Hillsdale Street from "DM-4"
Residential to "D-1" Professional Office

EXISTING LAND USE: Single Family Dwelling

EXISTING ZONING: "DM-4" Residential District

PROPOSED ZONING: "D-1" Professional Office District

PROPERTY SIZE & SHAPE: 49.5' x 66' = 3,267 square feet

SURROUNDING LAND USE: N: Single & 2-Family Residential
S: 2-Family Residential
E: Vacant
W: Vacant

SURROUNDING ZONING: N: "DM-4" Residential District
S: "DM-4" Residential District
E: "D-1" Professional Office District
W: "D-1" Professional Office District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan
designates the subject property as "Downtown
Mixed Use Center: Edge". W. Hillsdale Street is
designated as a local road.

SPECIFIC INFORMATION

This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street, legally described as:

"East 3 rods of the West 7 rods of Lot 8, Block 162, Original Plat"

from "DM-4" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

AGENCY RESPONSES:

Assessor: No comments.

BWL:

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

Fire Marshal:

Parks & Rec.: No comments.

Public Service: No comments.

Transportation:

ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE**

The rezoning will allow for a zoning and land use pattern that is compatible with the area in which it is located. The surrounding area is characterized by a mix of office and varying density residential uses. The two properties to the east and the two properties to the west of the subject property are already zoned "D-1" Professional Office. As evidenced by the attached zoning map, the proposed rezoning will eliminate an inconsistent zoning pattern in the block in which it is located. Consistent zoning patterns create consistent land use patterns which is a primary goal of the Comprehensive Plan and of proper planning and zoning principles in general. Since the subject property is located between properties that are zoned "D-1" Professional Office, denying this request for "D-1" zoning would deprive the applicant of the same land use rights that are already afforded to the adjoining property owners.

The property at 527 W. Hillsdale was rezoned in 2008 from "DM-4" Residential to "D-1" Professional Office. The parcels that directly adjoin the subject property to the east and west are currently vacant, one or both of which could be combined with an adjoining parcel to create additional parking if necessary to support the proposed use(s) of the building and not overuse the on-street parking in the area. Furthermore, the "character" or appearance of the building will continue to be residential in nature and the activity generated will be minimal and not disruptive to the surrounding residential uses.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as "Downtown Mixed Use Center: Edge". The purpose of this designation is:

"To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods".

The Plan list the following as "typical uses" for the Downtown Mixed Use Center: Edge":

"Office, institutions, entertainment, *live-work and residential*. Retail and personal services as an accessory use should be located in the same building as a primary use. Automobile-oriented uses and light industrial are permitted with special approval. High rise office and residential towers with large surface parking lots and limited street frontage should not be permitted."

The applicant's proposal is to renovate the existing building at 521 W. Hillsdale for use as a law office. The "D-1" Professional Office district allows for office use, low-density multiple family residential use or a combination of both office and residential uses. These uses are consistent with the intent and purpose of the "Downtown Mixed Use Center: Edge" as described above and are among the "typical uses" listed in the Plan for this district.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No adverse impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. The traffic generated by converting the residential building at 521 W. Hillsdale Street into a law office is anticipated to be very low and likely even less than the volume of traffic that would be generated by multi-family residential use as permitted under the current zoning designation. There is already a strong mix of residential and non-residential traffic in the neighborhood. In addition, the subject property is located a mere 85+/- feet from Pine Street which is a collector road that is designed to carry a fairly high volume of traffic.

ENVIRONMENTAL IMPACT

There are no physical changes proposed for the site at this time and therefore, the rezoning will have no impact on the natural environment. Employees and visitors to the site will utilize the existing, paved driveway on the west side of the building which can accommodate 3-4 vehicles in tandem. It is unclear as to whether the driveway on the east side of the building is located on the subject property or the vacant lot. Law offices typically generate a very low volume of traffic and thus, the available parking should be adequate to support the demand. While parking in tandem for non-residential uses does not comply with the requirements of the Zoning Ordinance, the alternative is for the applicant to purchase one of the adjoining vacant lots, combine it with the subject property and develop it into a paved parking lot. Parking lots are not aesthetically or environmentally desirable in predominantly residential neighborhoods, particularly when they are not necessary from a practical standpoint and are only being constructed to fulfill a code requirement. Administrative site plan review and approval is required prior to construction of additional parking on the site or on one of the adjacent properties.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property to "D-1" Professional Office will not adversely impact land use patterns in the area. There is already a very strong presence of office zoning and land uses in the vicinity of the subject property. Offices are low impact uses that do not generate much traffic and do not create noise or other nuisances, thus making them compatible with adjoining or nearby residential uses.

Approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area. The "D-1" Professional Office zoning pattern has already been established and this request merely fills in a gap in the zoning along in the 500 block on the south side of W. Hillsdale Street.

SUMMARY

This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street, legally described as:

"East 3 rods of the West 7 rods of Lot 8, Block 162, Original Plat"

from "DM-4" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

The proposed rezoning is consistent with the land use pattern being advanced in the master plan and with the zoning and land use patterns already established in the area. In addition, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of this rezoning.

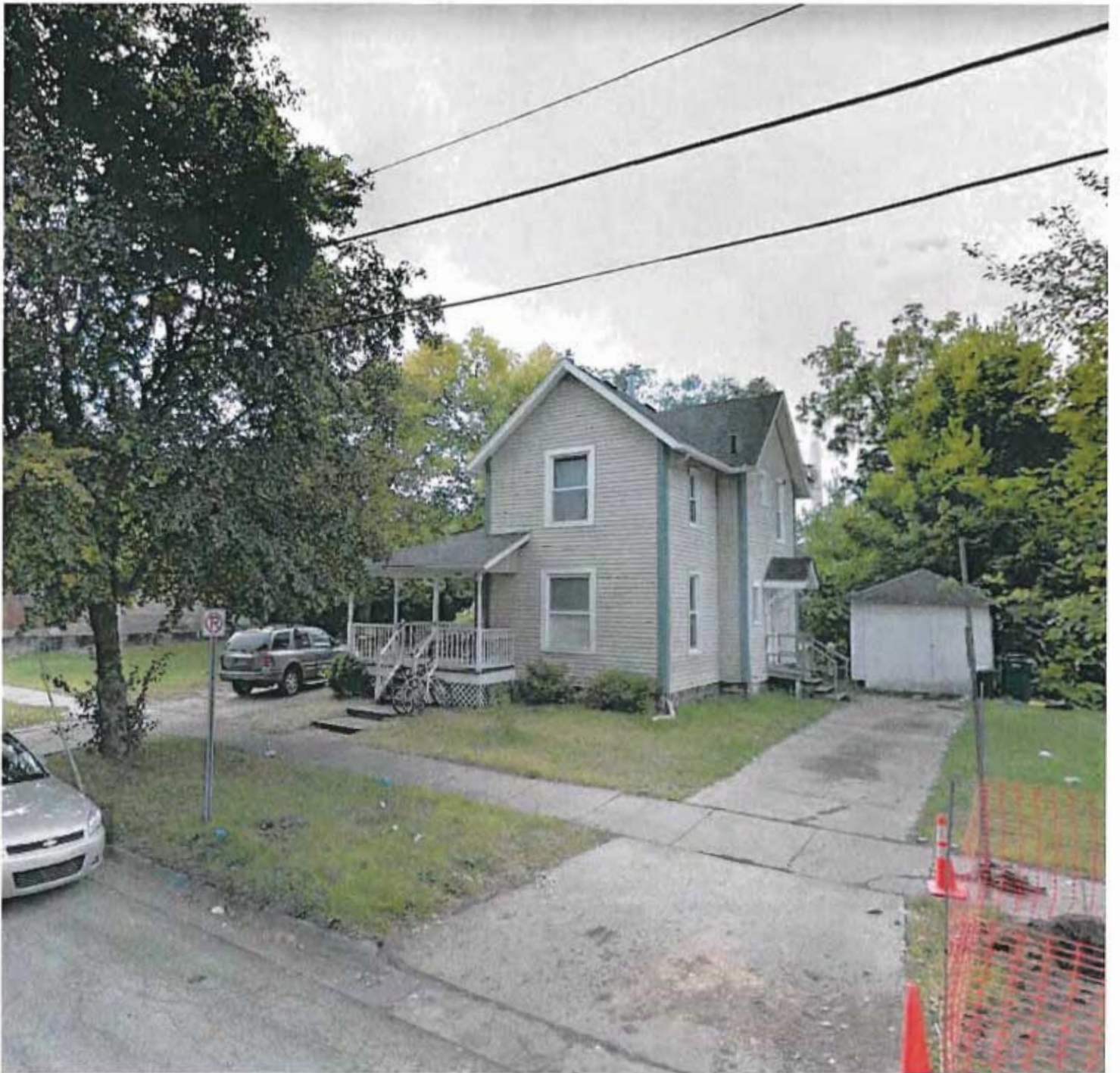
RECOMMENDATION

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

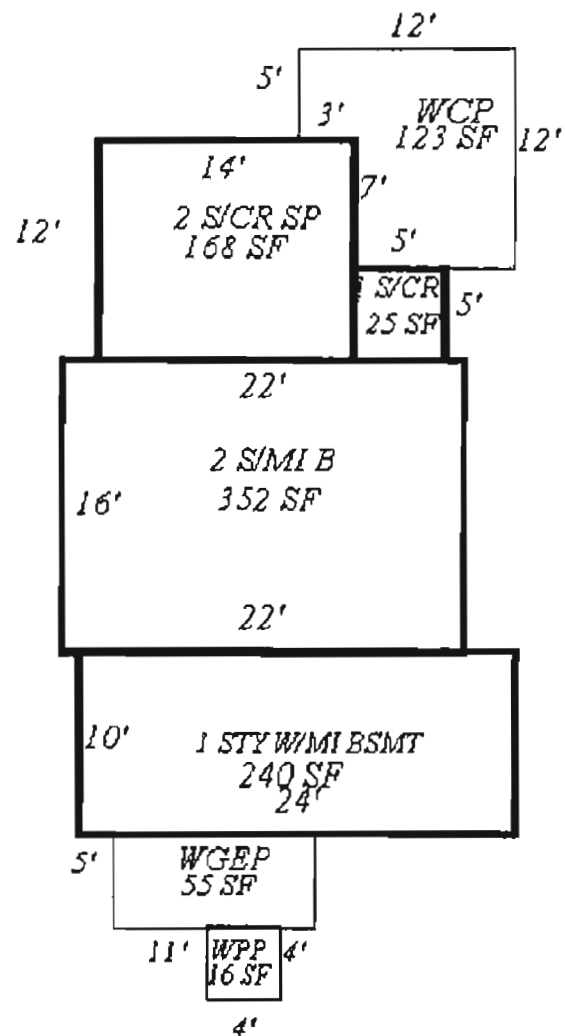
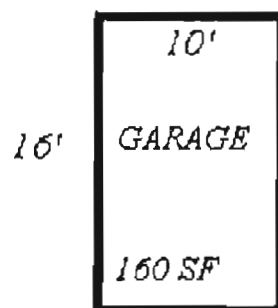
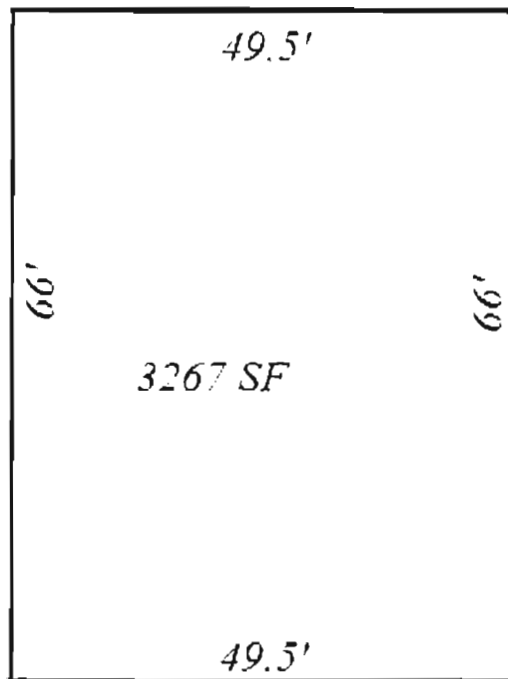
Recommend that Z-5-2019 be approved to rezone the property at 521 W. Hillsdale Street from "DM-4" Residential District to "D-1" Professional Office District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



W HILLSDALE ST



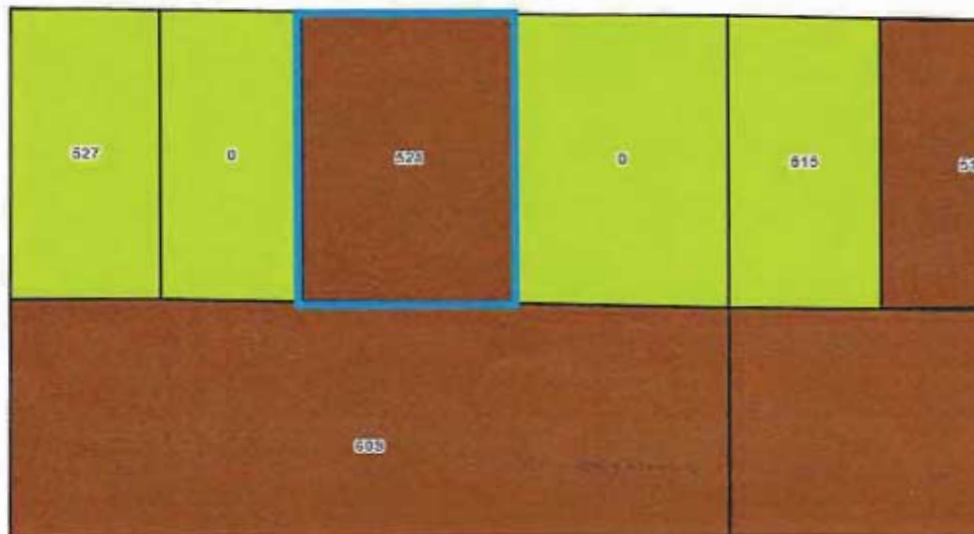
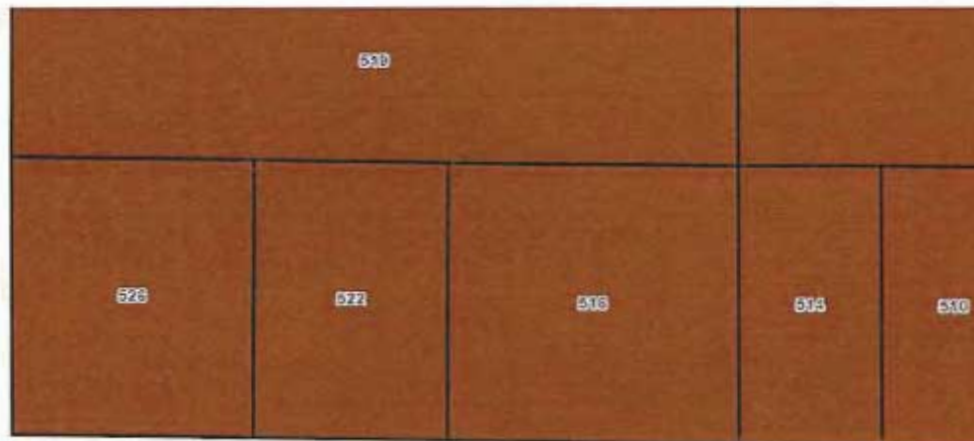




600

599

600



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



North



**Regular Meeting
LANSING PLANNING BOARD
July 2, 2019
6:30 p.m., Conference Room
Neighborhood Empowerment Center
600 W. Maple Street**

MINUTES

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

- a. Present: Josh Hovey, Katie Alexander, Farhan Bhatti & Gary Manns
- b. Absent: John Ruge, Tony Cox & Marta Cerna
- c. Staff: Bill Rieske, Susan Stachowiak, Andy Kilpatrick & Brett Kaschinske

2. APPROVAL OF AGENDA

Mr. Hovey approved the agenda by unanimous consent.

3. COMMUNICATIONS

4. PUBLIC HEARINGS

A. Z-5-2019, 521 W. Hillsdale Street – Rezoning from “DM-4” Residential to “D-1” Professional Office district

Ms. Stachowiak stated that this is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street from “DM-4” Residential District to “D-1” Professional Office District to permit the building at this location to be used for a small law office. She said that the two properties to the east and the two properties to the west of the subject property are already zoned “D-1” Professional Office and therefore, the proposed rezoning will eliminate an inconsistent zoning pattern in the block in which it is located. Ms. Stachowiak stated that while there is not a parking lot on the site, a one-attorney law office will generate a very small amount of traffic and therefore, the existing driveway should be adequate to support the proposed use.

Ms. Stachowiak said that staff is recommending approval of the request. She said that offices are low impact uses that do not generate much traffic and do not create noise or other nuisances, thus making them compatible with adjoining or nearby residential uses. She also said that approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area. The “D-1” Professional Office zoning pattern has already been established and this request merely fills in a gap in the zoning along in the 500 block on the south side of W. Hillsdale Street.

Mr. Hovey opened the public hearing.

Shawn Watson, 521 W. Hillsdale Street, spoke in support of his request. He said that he considered selling the building or renting it out but then found out that his attorney would like to use it for his law office which is the reason for the rezoning.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

- (1) **Minutes for approval:** June 4, 2019

Without objection, the June 4, 2019 minutes were approved.

- (2) **Z-5-2019, 521 W. Hillsdale Street – Rezoning from “DM-4” Residential to “D-1” Professional Office**

Without objection, Z-5-2019 was approved.

B. Old Business - None

C. New Business

- (1) **Act-11-2019 & Act 12-2019, 700 River Street & 342 E. St. Joseph Street, Property acquisition for parkland**

Mr. Rieske stated that the City of Lansing Parks and Recreation Department proposes to purchase two parcels with vacant houses located at the southwest corner of River and St. Joe Streets, near Cherry Hill Park, for additional parkland. He said that they would be purchased for fair market value from willing sellers. He also said that the properties are currently occupied by vacant houses and as a result of the acquisition, the houses will be removed from the floodplain and replaced by either vacant land or additional parking for Cherry Hill Park. Mr. Rieske said that the proposed acquisitions and demolitions coordinate well with City efforts to remove housing from the floodplain.

Brett Kaschinske, City of Lansing Director of Parks & Recreation, stated that the properties are part of a Michigan Department of Natural Resources Trust Fund Acquisition grant with 25% in matching funds. The City Council approved applying for the grant. He said that the River Street and St. Joe properties are located near Cherry Hill Park. The properties are in the flood plain, the buildings are vacant and would be demolished. Mr. Kaschinske said

that the options for the land would include possible expanded parking or green space; both options would also assist emergency management by removing the structures. The price is the appraised value and there is be no negotiation. Property owners are willing to sell. He said that the Park Board has also approved this request.

Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend approval of Act-11-2019 & Act 12-2019, to permit the acquisition of 700 River Street & 342 E. St. Joseph Street for parkland. On a voice vote, the motion carried 4-0.

(2) Act-13-2019, 600 E. Michigan Avenue, Right-of-Way Encroachment

Mr. Rieske stated that 600 E. Michigan-Lansing LLC proposes to install the north wall footing and foundation system for its new building at 600 E. Michigan Ave. within the right of way (ROW), but below the sidewalk, approximately 30" north of the north property line. The north building wall itself would be constructed on private property.

Andy Kilpatrick, Director of Public Service Department, said that the Public Service Department does not have any objection to the proposed encroachment into the Michigan Avenue public right of way, which will be granted though a permanent easement following approval by City Council. He said that the price for the easement will be based on the land value of the adjacent parcel and dimensions for the easement area and the legal description will be finalized with the applicant based on engineering plans and specifications. Mr. Kilpatrick said that the requested easement will be paved over with sidewalk, and would thus have no effect on the character of the area. He also said that the proposed easement is limited to the amount necessary for the proposed footings.

Jason Kidea, 600 E. Michigan, LLC, 330 Marshall Street, spoke in support of the request. He said that he appreciates the City's support for this project. Mr. Kidea said that the proposed easement is the most feasible and efficient way to install the footings and foundation system in the area.

Mr. Kilpatrick stated that requiring a slight building setback in the "G-1" Business district would eliminate the need for these types of easements in the future.

Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend approval of Act-13-2019 to grant an easement, approximately 30 inches in width, north from the south right-of-way line along E. Michigan Avenue for the purpose of installing below ground footings for the new building in the 600 block of E. Michigan Avenue. On a voice vote, the motion carried 4-0.

8. **REPORT FROM PLANNING MANAGER** - None
9. **COMMENTS FROM THE CHAIRPERSON** - None
10. **COMMENTS FROM BOARD MEMBERS** - None
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** - None
12. **ADJOURNMENT** – The meeting was adjourned at 6:43 p.m.

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-5-2019

Parcel Number's: 33-01-01-16-361-201

Address: 521 W. Hillsdale Street

Legal Descriptions: East 3 Rods of the West 7 Rods of Lot 8, Block 162, Original Plat from "DM-4" Residential District to "D-1" Professional Office District.

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

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

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

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-6-2019: Parcel #: 33-01-01-16-428-131, 100 Block of S. Larch Street, from “G-1”
Business District to “H” Light Industrial District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-6-2019, 100 Block of S. Larch Street

Rezoning from “G-1” Business District to “H” Light Industrial District

The Lansing City Council will hold a public hearing on Monday, _____, 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-6-2019. This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from “G-1” Business District to “H” Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the “H” Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

For more information, please call Lansing City Council at 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., Monday, _____, 2019 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, City Clerk

GENERAL INFORMATION

APPLICANT: Edward C. Carpenter Family Trust
c/o Jeff Landon, Farhat & Story, PC
1003 N. Washington Avenue
Lansing, MI 48906

OWNER: Edward C. Carpenter Family Trust
119 S. Larch Street
Lansing, MI 48912

REQUESTED ACTIONS: Rezone from "G-1" Business to "H" Light Industrial

EXISTING LAND USE: Parking lot

EXISTING ZONING: "G-1" Business District

PROPOSED ZONING: "H" Light Industrial District

PROPERTY SIZE: 43.3' x 135' = 5,847 square feet

SURROUNDING LAND USE: N: Parking Liskey's Auto Repair Facility
S: Future parking for new mixed-use building to the north
E: Parking lot
W: Stadium District (multi-family residential & commercial)

SURROUNDING ZONING: N: "H" Light Industrial District
S: "G-1" Business District
E: "G-1" Business District
W: "G-1" Business District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center. Edge. S. Larch Street is designated as an activity corridor.

DESCRIPTION:

This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the "H" Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

In 2018, the subject property was rezoned from “H” Light Industrial to “G-1” Business district along with the rest of the block bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the exception of 3 of the 4 parcels that comprise the Liskey’s auto repair facility site and 2 parcels along Barnard Street. The Liskey’s building is located on the northernmost parcel at 119 S. Larch and the parking is located on the 3 parcels to its south. At the time, the developer of the mixed use building that is currently under construction along E. Michigan Avenue was securing purchase agreements from the property owners in the area to assemble the land necessary to accommodate the development. The property was subsequently rezoned to the “G-1” Business district and since the developer had a purchase offer on the subject property, it was included in the rezoning. The developer did not end up purchasing the subject property and thus, the owner would like to return the zoning to “H” Light Industrial so that it will have the same zoning as the other 3 Liskey’s parcels

The subject property will continue to be used for parking to support the Liskey’s business. Since no changes are proposed for the site, the rezoning will have no impact on the surrounding land uses. The rezoning will, however, bring the use of the property for a parking lot into compliance with the Zoning Ordinance. Parking lots as the sole use of a parcel of land are permitted by right in the “H” Light Industrial district but would require a special land use permit in the “G-1” Business district. No special land use permit has been issued in this case and thus, it is nonconforming as it currently exists.

COMPLIANCE WITH MASTER PLAN:

The Central Lansing Comprehensive Plan designates the subject property for retail/commerce with upper floor mixed use. The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. The purpose of this designation as described in the Plan is:

“To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods.”

The existing “G-1” zoning is the most appropriate designation to facilitate the land use pattern being advanced in the Master Plan. It is acknowledged that the “H” Light Industrial zoning is not consistent with the Master Plan. This proposal, however, merely reverses the rezoning that occurred in 2018 since the reason for which it was rezoned at that time no longer exists.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The rezoning will have no impacts on vehicular or pedestrian traffic.

IMPACT ON PUBLIC FACILITIES:

The rezoning will have no impact on public facilities.

ENVIRONMENTAL IMPACT:

No changes are proposed for the subject property and thus, the rezoning will no impact on the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The subject property would have been used for parking if it had become part of the mixed-use development parcel.

SUMMARY

This is a request by Edward C. Carpenter Family Trust to rezone the parcel of land (Parcel No. 33-01-01-16-428-131) located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District. The purpose of the rezoning is to make the zoning of the subject property consistent with the "H" Light Industrial District zoning of the properties to the north that are also owned by the applicant for this request.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning is consistent with the existing zoning of the 3 parcels to its north. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area. Despite its conflict with the Master Plan, the request simply reverses the rezoning that occurred in 2018. The intent at that time was for the subject property to become part of the mixed use development occurring on the surrounding property. Since that did not occur, the applicant would like to have the property returned to its original zoning.

RECOMMENDATIONS

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

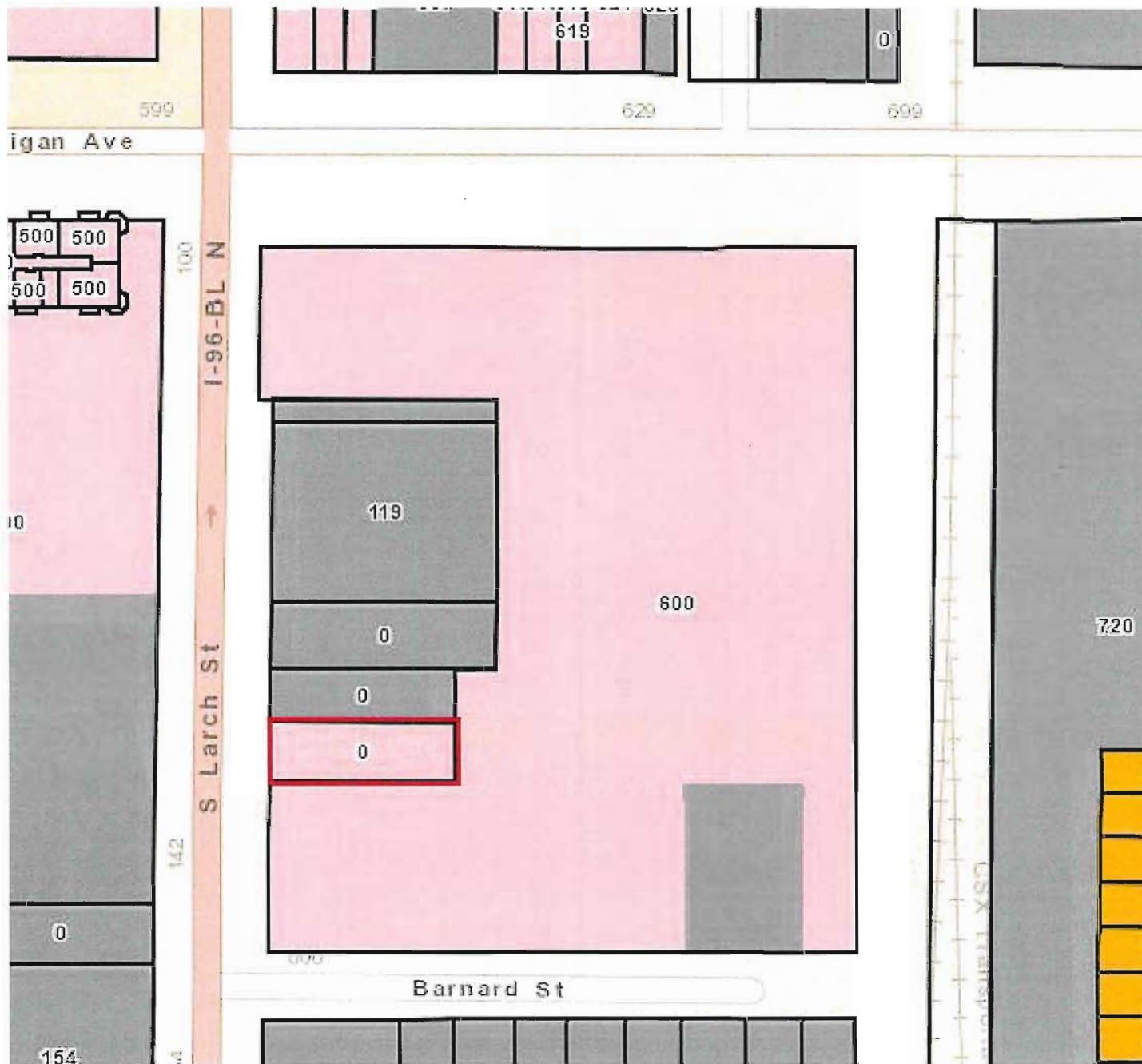
Z-6-2019 be approved to rezone parcel #: 33-01-01-16-428-131, located on the east side of the 100 block of S. Larch Street, approximately 120 feet north of the S. Larch/Barnard Street intersection from "G-1" Business District to "H" Light Industrial District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**







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



ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-6-2019

Parcel Number's: 33-01-01-16-428-131

Address: S. Larch Street

Legal Descriptions: South ½ of the North ½ of the West 135 Feet of Lot 2, Block 242, Original Plat, from "G-1" Business District to "H" Light Industrial District.

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

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

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, November 18, 2019 at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-6-2019: Parcel #: 33-01-01-16-428-131, 100 Block of S. Larch Street, from "G-1"
Business District to "H" Light Industrial District

Act-14-2019, NW Corner Miller & Aurelius Parcel #33-01-05-03-481-031, Easement for Traffic Signal

STAFF REPORT

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

APPLICANT AND PROPOSAL: The City of Lansing Public Service Department proposes to acquire an easement for the purpose of improving the traffic signal at the Miller and Aurelius intersection.

LOCATION: The site is located on the NW corner of Miller and Aurelius.

CURRENT OWNER(S): Jackson National Life, 1 Corporate Way, Lansing, MI 48951

EXISTING LAND USE & ZONING: Use: Vacant land. Zoning: "D-1" Professional Office District

PROPERTY SIZE AND SHAPE: Easement: Triangular (10' X 25')/2 = 125 square feet
Parent parcel: 100,131 SF (2.3 acres), roughly square in shape.

SURROUNDING LAND USE & ZONING Office/industrial uses. "I" Heavy Industrial District to the north. "D-1" Professional Office to the west. "A" Residential District to the south. Delhi Township industrial uses to the east.

AGENCY REFERRALS

Board of Water & Light: No response received.

Public Service Department: The easement is needed because there is not enough ROW to install both a signal pole and any future sidewalk.

ANALYSIS

LOCATION: The subject property is located on the NW corner of Miller & Aurelius.

CHARACTER: The property is currently vacant and undeveloped. An easement for the replacement of a traffic signal will have a negligible effect.

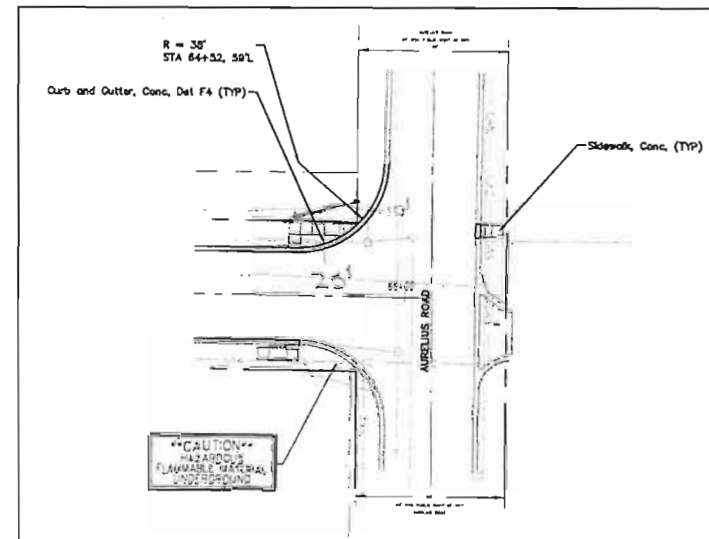
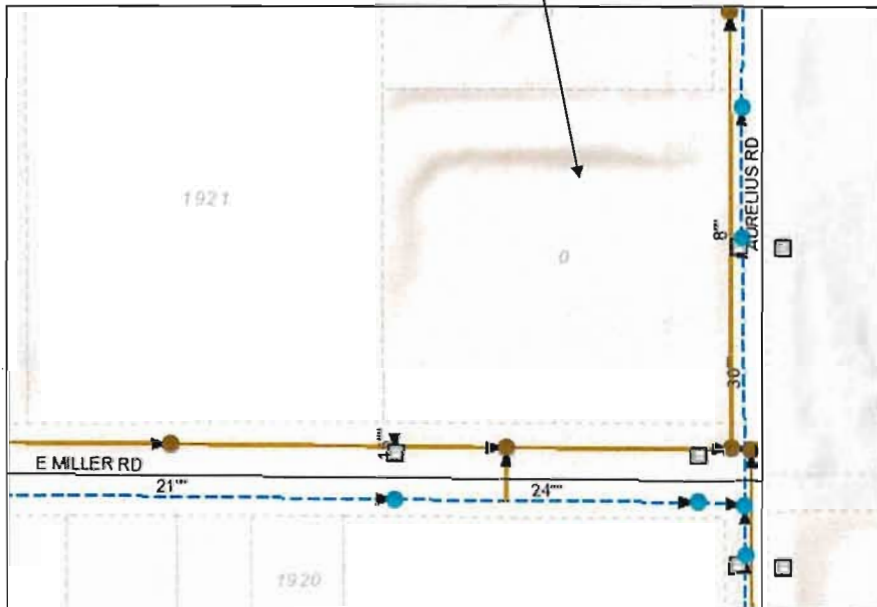
EXTENT: The proposed easement to the 125 square feet nearest to the NW corner of the intersection (SE corner of the property).

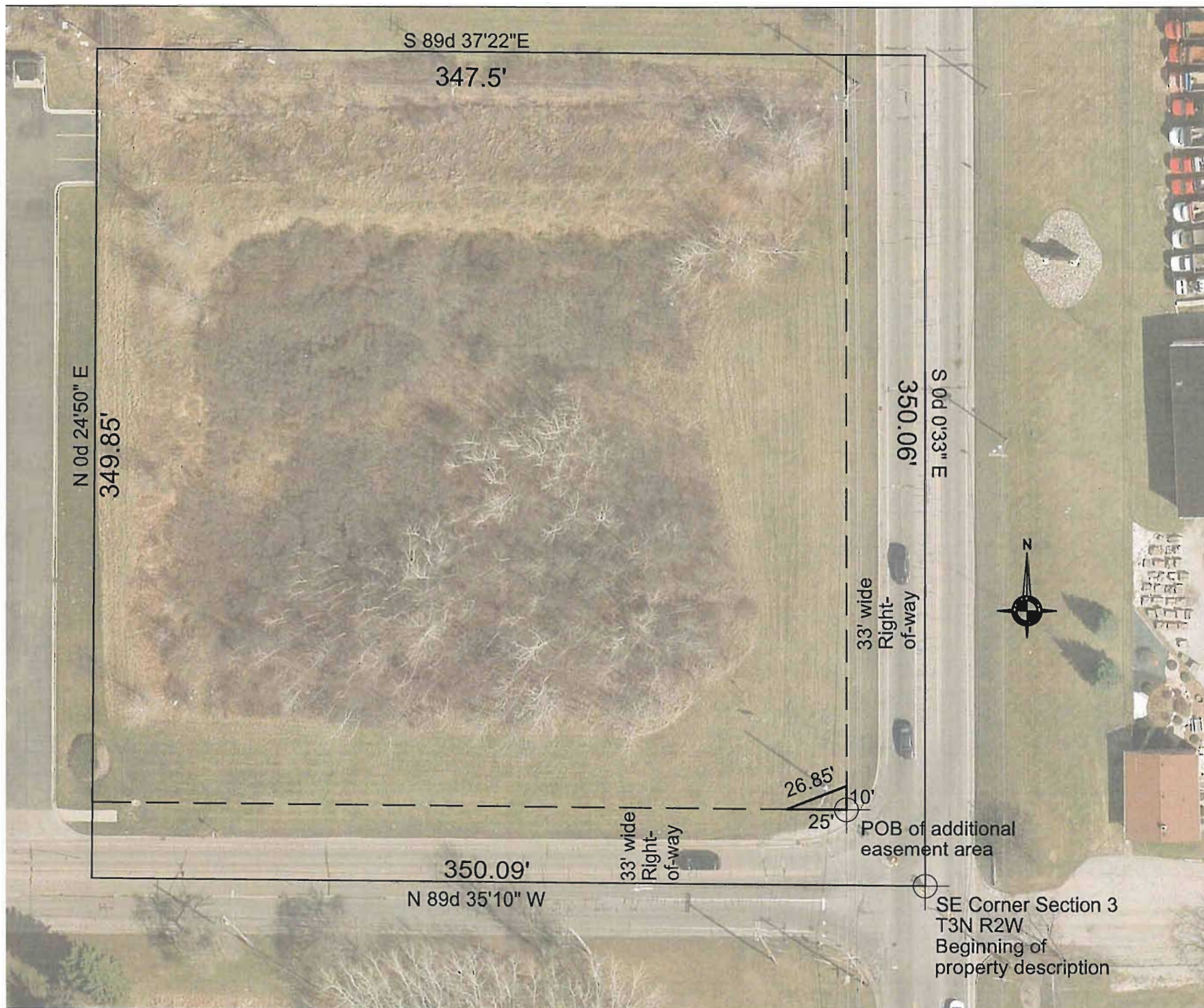
STAFF RECOMMENDATION

Staff recommends approval as proposed.

Proposed Easement - Miller Road at Aurelius ACT 33 Review

Parcel 33-01-05-03-481-031







Lansing Parcel Viewer



Search Address or Parcel



-84.523 42.669 Degrees

Layer List

Layers

Flood Zones

Lansing Tax Parcels

Survey Sections

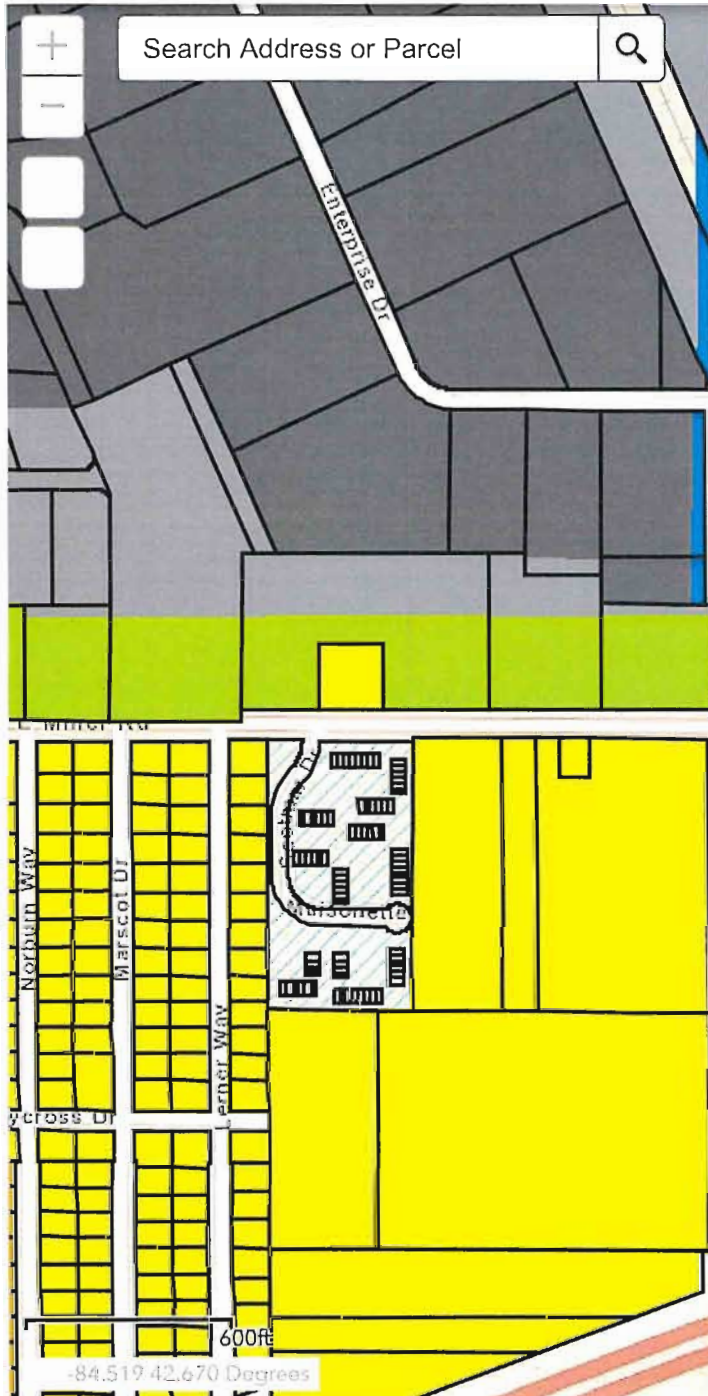
Lansing Zoning

Tri-County Imagery





Lansing Parcel Viewer



Legend

Lansing Tax Parcels



Lansing Zoning

ZoningDistrict

NONE

- A, Residential - Single
- B, Residential - Single
- C, Residential - 2 Unit
- CUP, Community Unit Plan
- D-1, Professional Office
- D-2, Residential/Office
- DM-1, Residential - Multiple
- DM-2, Residential - Multiple
- DM-3, Residential - Multiple
- DM-4, Residential - Multiple
- E-1, Apartment Shop
- E-2, Local Shopping
- F, Commercial
- F-1, Commercial
- G-1, Business
- G-2, Wholesale
- H, Light Industrial
- I, Heavy Industrial
- J, Parking
- ROW, Right of Way

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

Act-14-2019, NW Corner of Miller and Aurelius [PPN #33-01-05-03-481-031 (part)],
Easement for Traffic Signal

WHEREAS, the Public Service Department proposes to acquire an easement at the NW corner of Miller and Aurelius Roads for the purpose of upgrading the traffic signal at the intersection of those two roads; and

WHEREAS, the property is owned by Jackson National Life Insurance Company; and

WHEREAS, the proposed easement is triangular in shape, 125 square feet in size; and

WHEREAS, on September 3, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the easement will facilitate the installation of a new traffic signal while preserving the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (5-0) to recommend approval of the proposed easement; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-14-2019, the acquisition of an easement over the 125 square feet nearest to the NW corner of the intersection, legally described as:

Beginning at the SE corner of Section 3, thence north 10 feet along the west line of Aurelius Road, thence southwesterly 26.86 feet to the north line of Miller Road, thence east 25' along said line to the P.O.B.

from Jackson National Life, for the sum of \$1.00 (One and No/100 Dollars).

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

RESOLUTION #2019-

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION DECLARING INTENT TO TERMINATE BROWNFIELD PLAN #45
OLD TOWN TEMPLE BUILDING REHABILITATION PROJECT
AND SETTING PUBLIC HEARING FOR THE SAME

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has forwarded a request to terminate Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project under section 14(8) subdivision (b) of the Act; and

WHEREAS, Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project, was previously approved by the Lansing City Council on November 9, 2009 for property commonly referred to as 502 E. Cesar E. Chavez Avenue located in the City of Lansing; and

WHEREAS, the project for which eligible activities were identified in Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project failed to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan; and

WHEREAS, if a brownfield plan is terminated under subdivision (b) of section 14(8), the governing body may approve a new brownfield plan for the eligible property under which tax increment revenues may be captured for up to the period of time provided under section 13 (5); and

WHEREAS, pursuant to section 14(b)(i) of the Act, written notice of intent to terminate is required to be sent to by certified mail to Old Town Temple, LLC, the developer for Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project (the Developer); and

WHEREAS, pursuant to section 14(b)(ii) of the Act, the Developer must have the ability to be heard at a public meeting on the proposed termination, no less than 30 days after notice of the intent to terminate has been sent to the Developer by certified mail.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council intends to terminate Brownfield Plan #45.

BE IT FURTHER RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 18th day of November, for the purpose of allowing the Developer an opportunity to be heard on the termination of Brownfield Plan #45.

BE IT FINALLY RESOLVED that the Lansing City Clerk is directed to send notice of intent to terminate Brownfield Plan #45, and notice of the hearing on November 18, 2019, by certified mail to the Developer.

*Lansing Brownfield
Redevelopment Authority*



**500 BLOCK
REDEVELOPMENT PROJECT**
501 S. Capitol Avenue, Lansing MI
520 S. Washington Avenue, Lansing MI
Tax Parcel Nos.
33-01-01-16-381-002
33-01-01-16-381-004

Brownfield Plan #77

Revised August 27, 2019

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

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

Approved by the LBRA –
____/____/2019

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

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- A. Eligible Property – Legal Descriptions and Eligible Property Boundary Maps
 - Exhibit A-1: 501 Block LLC Lot Survey
 - Exhibit A-2: 502 Block LLC Lot Survey
- B. Basis of Eligibility –
 - DEQ Acknowledgement of Receipt of a Baseline Environmental Assessment letters dated May 30, 2018
 - Exhibit B-1: 501 Block LLC Letter
 - Exhibit B-2: 502 Block LLC Letter
 - Functional Obsolescence Determination letter dated August 14, 2019
 - Exhibit B-3: 501 Block LLC Letter
- C. Table 4 – Tax Increment Financing Estimates
- D. Projected Infrastructure Improvements Eligible Activity Costs Detail
- E. Estimated Breakdown of Developer Eligible Activity Costs by Entity

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #77 – 500 Block Redevelopment Project

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name: 500 Block Redevelopment Project

Applicant/Developer: Entity Name: 501 Block, LLC and 502 Block, LLC
(referred to as “Owner(s)” or “Developer(s)”)
Contact: Patrick N. Smith
Mailing Address: 505 Bath Street
Santa Barbara, California 93101
Phone: (805) 965-2100
Email: psmith@westpacinv.com

Eligible Property Location: The Eligible Property (“Property”) consists of two parcels located at:

- 501 S. Capitol Avenue, Lansing MI
- 520 S. Washington Avenue, Lansing MI

Parcel Information: Tax Parcel Nos.:

- 33-01-01-16-381-002
- 33-01-01-16-381-004

Property Size: Approximately 2.867-acres

Type of Eligible Property: Facility (Contaminated) and Functionally Obsolete

Project Description: 501 Block, LLC and 502 Block, LLC are single-purpose company’s formed to develop, construct, finance, and own the 500 Block Redevelopment Project, a mixed-use multi-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments (the “Project”).

The proposed renovation and new construction project will redevelop the substantially vacant, contaminated and functionally obsolete parcels into a mixed-use redevelopment project bringing new residents and employment into the City of Lansing’s core downtown. The proposed Project phasing for the buildings is as follows:

- Phase I –
 - Building 1 – 501 S. Capitol office building renovation into a mixed-use building with approximately 23,461 square feet of finished office/commercial space and four (4) floors of residential with an estimated 44 multifamily residential apartments. Start of construction beginning with asbestos abatement and demolition is anticipated to begin by November 14, 2019 with completion of full renovation by August 1, 2021.

- Building 2 – Newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with an estimated 116 multifamily residential apartments and approximately 3,500 square feet commercial. Start of construction beginning with site demolition is anticipated to begin by September 1, 2020 and new construction completion by May 1, 2022.
- Phase II – is not part of this Brownfield Plan currently and will be committed to upon the success of Phase I. Phase II contemplates a newly constructed mixed-use building along South Washington Avenue and Lenawee Street that will bring additional multifamily residential apartments and commercial. Phase II will require an amendment to this Brownfield Plan to address further eligible activity costs which will allow this phase to be completed in the future.

Total Capital Investment and Deployment/Completion

Dates:

This Brownfield Plan (the “Plan”) anticipates approximately \$31.2 million in Total Capital Investments including projected costs of developer eligible activities hard costs at \$7,196,602 but not including acquisition and cost of financing for this Project or its eligible activities.

The proposed Project Capital Investment breakdown with deployment and completion milestones for Phase I are as follows:

- Building 1 - \$8.6 million for 501 S. Capitol building renovation into a mixed-use building:
 - Deployment Start – November 14, 2019
 - Completion – August 1, 2021
- Building 2 - \$22.6 million for a newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street:
 - Deployment Start – September 1, 2020
 - Completion – May 1, 2022

Estimated Job Creation and Employed-by Dates:

During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over an estimated 32-month construction period.

Upon Project completion and stabilization, a total of approximately 14 local full-time equivalent (FTE) jobs are projected to be created as are identified by each building with anticipated 100% employed-by milestone dates below:

- Building 1 – approximately 9 FTE jobs upon building stabilization at the 501 S. Capitol Building Renovation. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – August 1, 2022 to allow for stabilization.

- Building 2 – approximately 5 FTE jobs upon building stabilization in the South Capitol Avenue and West Hillsdale Street building. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – May 1, 2022 to allow for stabilization.

Estimated and Capped

Duration of Plan Capture: 19 years (2021-2039), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture. However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended.

Estimated and Capped

Duration of Plan: 20 years (2020-2039) estimated but capped at 24 years (2020-2043), unless amended.

Base Year of Plan: 2020

First Year of Plan Capture: 2021

Estimated Gain in Taxes:
(after Project completion)

	Estimated Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2020	Starting in 2023	Starting in 2023
	\$2,409,200	\$10,726,857	\$ 8,317,657
Annual Taxes Paid	\$ 183,875	\$634,822	\$ 450,946

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

Total New Taxes Received by Taxing Units	\$ 2,218,482
Total New Taxes Captured	\$ 11,024,756
Total New Taxes	\$ 13,243,238

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

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357	\$ 19,545
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000	\$ 789
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357	\$ 19,545
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 468,497	\$ 24,658
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 6,547,551	\$ 344,608
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 3,250,993	\$ 171,105
Total New Tax Capture (See Table 1a)	\$ 11,024,756	\$ 580,250
* To meet Developer Reimbursement Obligations.		

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

Estimated New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	19
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
CITY OF LANSING			
City Operating - Lansing	10%	\$ 389,189	\$ 20,484
City Debt - Lansing	100%	\$ 45,115	\$ 2,374
<i>Subtotal to Above</i>	-	\$ 434,304	\$ 22,858
INGHAM COUNTY			
Ingham County	10%	\$ 218,819	\$ 11,517
Potter Park Zoo & Potter Park	10%	\$ 8,208	\$ 432
<i>Subtotal to Above</i>	-	\$ 227,027	\$ 11,949
Capital Region Airport Authority - CRAA	10%	\$ 13,994	\$ 737
Capital Area Transportation Authority - CATA	10%	\$ 60,200	\$ 3,168
LIBRARY	-	-	
Capital Area District Libraries - CADL	10%	\$ 31,231	\$ 1,644
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	
ISD Operating	10%	\$ 4,004	\$ 211
ISD Special Education	10%	\$ 90,214	\$ 4,748
COMMUNITY COLLEGE	-	-	
Lansing Community College - LCC	10%	\$ 76,220	\$ 4,012
<i>Subtotal to Above</i>	-	\$ 275,864	\$ 14,519
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100%	\$ 798,181	\$ 42,010
Lansing School District Sinking Fund	10%	\$ 60,060	\$ 3,161
<i>Subtotal to Above</i>	-	\$ 858,241	\$ 45,171
<i>Subtotal of All of the Above</i>	-	\$ 1,795,435	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10%	\$ 106,192	\$ 5,589
Local School Operating - LSO	10%	\$ 316,855	\$ 16,677
<i>Subtotal to Above</i>	-	\$ 423,047	\$ 22,266
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 2,218,482	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$11,024,756 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$9,798,544. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$9,798,544 so long as there are available revenues.

All planned infrastructure improvements are public (see Exhibit D – Projected Infrastructure Improvements Eligible Activity Costs Detail) and make up 4.50% of the developer's total private investment (not including developer eligible activity hard costs).

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 27,785
Due Care Activities	\$ 744,287
Additional Response Activities	\$ 20,000
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 1,210,309
Lead and Asbestos Abatement Activities	\$ 2,606,975
Infrastructure Improvements Activities	\$ 698,831
Site Preparation Activities	\$ 949,727
Contingency (15%)	\$ 938,687
Interest (3% Simple Interest)	\$ 2,477,892
<i>Subtotal</i>	\$ 9,674,494
Brownfield Plan & Work Plan Preparation	\$ 104,050
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 9,798,544
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
<i>Subtotal: To BRA & State</i>	\$ 1,226,212
GRAND TOTAL	\$ 11,024,756
* To meet Developer Reimbursement Obligations.	

The estimated breakdown of projected Eligible Activity Costs between the two Developer entities (501 Block, LLC and 502 Block, LLC) is illustrated and subject to change in Exhibit E - Estimated Breakdown of Developer Eligible Activity Costs by Entity.

INTRODUCTION

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

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

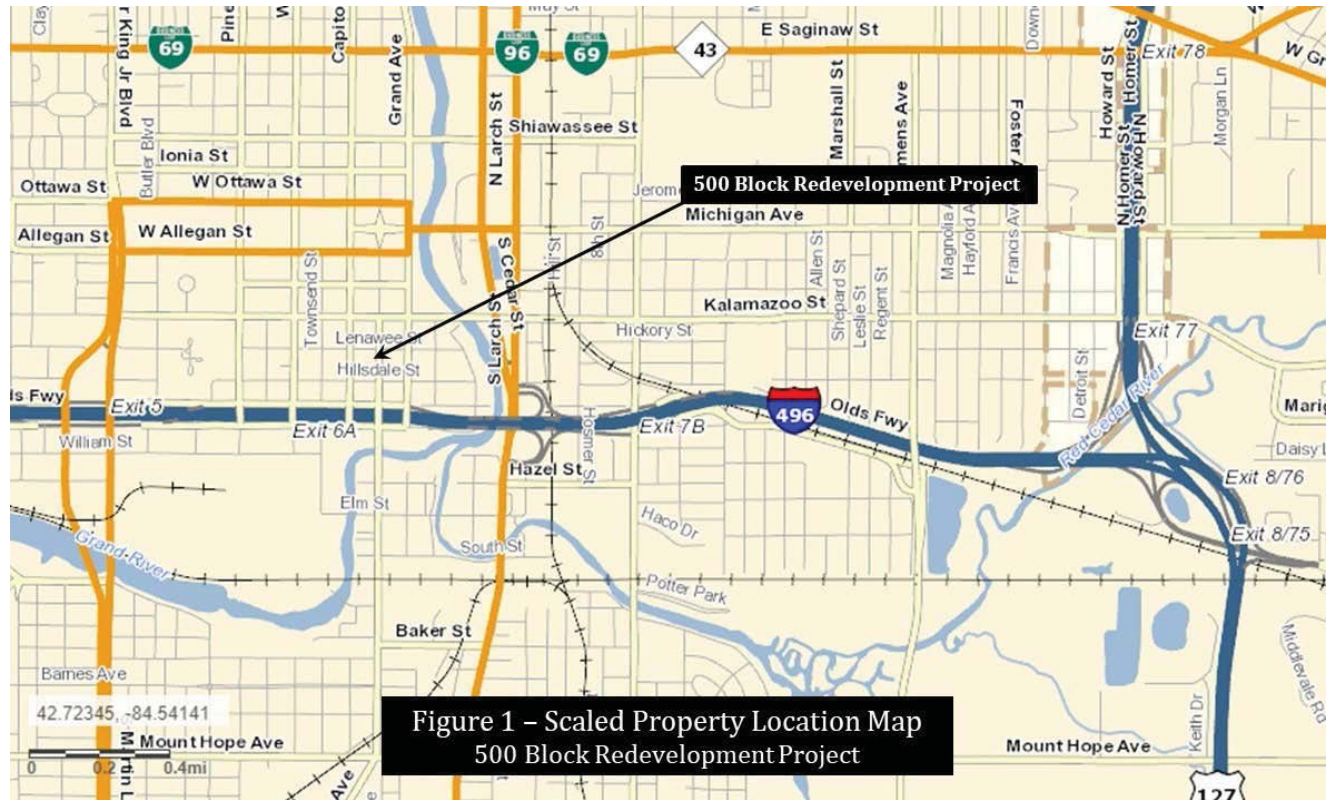
The identification or designation of a developer that is the subject of this Plan, shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that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

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

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

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

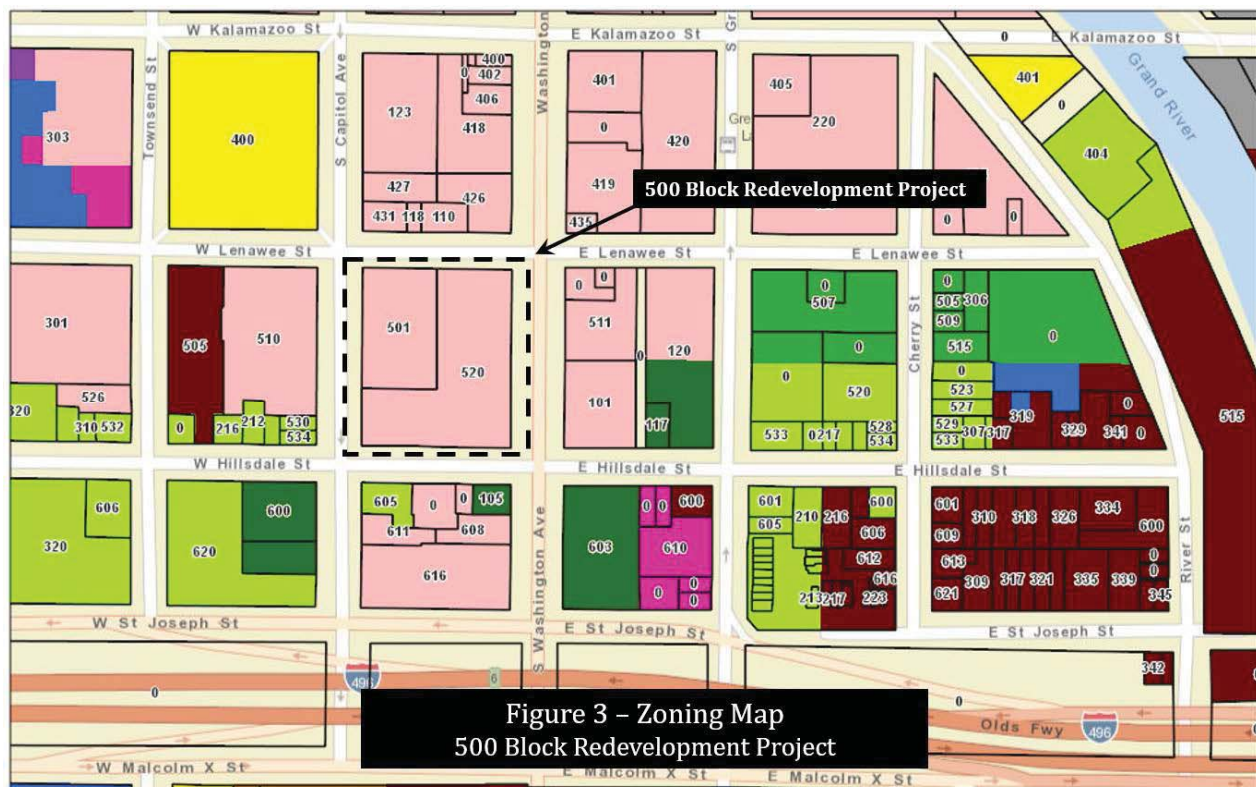
The Eligible Property (“Property”) consists of two parcels and is located at 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing Michigan. The Property is situated to the north of Hillsdale Street, east of S. Capitol Avenue, south of Lenawee Street, and west of S. Washington Avenue as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 2.867-acres in the City of Lansing (“City”) on two parcels as depicted on Figure 2 – Eligible Property Map.



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

Eligible Property		
Address	Tax ID	Basis of Eligibility
501 S. Capitol Avenue	33-01-01-16-381-002	Facility and Functionally Obsolete
520 S. Washington Avenue	33-01-01-16-381-004	Facility

The Property is surrounded by similar commercial, professional office, business and residential operations as are proposed by the Developer. The Property is zoned "G-1" Business District and this zoning district allows for the proposed Project development under the use by Special Condition and Special Land Use Permit which is the same as "D-1" Professional Office District, residential uses at "DM-4" density and an off street parking facility by special permit. All other planned uses are permitted uses under the current zoning and the permitted uses are the same as "F" Commercial; however, since this district is only found in the downtown area, there are no parking or setback requirements, or height restrictions. See below Figure 3 – Zoning Map with zoning classifications for the Property and surrounding parcels.



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

The 520 S. Washington Avenue parcel and building is currently vacant, and the 510 S. Capitol Avenue parcel contains a large former credit union headquarters office building that is substantially vacant. The large office building currently temporarily retains a branch of the credit union on the first floor.

The Property is in an area close to amenities which are both walkable and bikeable. The Property's Walkscore scores well for both walkability and bikability, earning a score of 78 and 76 out of 100 respectively. A Walkscore shows how walkable any given location is, similarly, a bike score indicates the ease of bike commuting in a particular area. Necessities and amenities such as markets, transit stops, and entertainment venues are all considered when calculating these scores. These scores are good indicators of how desirable the Property will be to the target market demographic. We expect the Walkscore to improve once some of the identified amenities are completed and open for business.

Some of the key assets near the Property are the various restaurants and bars that enliven the Washington Square/Washington Avenue corridor as well as the remodeled CATA Transit hub. The amenities along with their respective distances from the Property are:

- Reutter Park, 0.1 mile
- Restaurants and Shopping, 0.1 mile
- The Grand River, 0.2 mile
- Capitol Area District Library, 0.2 mile
- CATA Transit Hub, 0.3 mile
- New Michigan Avenue Urban Meijer Grocery (under construction), 0.5 mile
- State Historic Museums, 0.5 mile
- Ballpark/Stadium on Michigan Avenue, 0.5 mile
- Sparrow Hospital, 1.0 mile
- Pharmacy, 1.0 mile

510 S. Capitol Avenue parcel has been deemed “functionally obsolete” and is also a “facility” while the 520 S. Washington Avenue parcel has been identified as a “facility” forming each parcel's basis of eligibility in accordance with Act 381. The parcels are located within the boundaries of the City of Lansing, Michigan.

CURRENT PROPERTY CONDITIONS



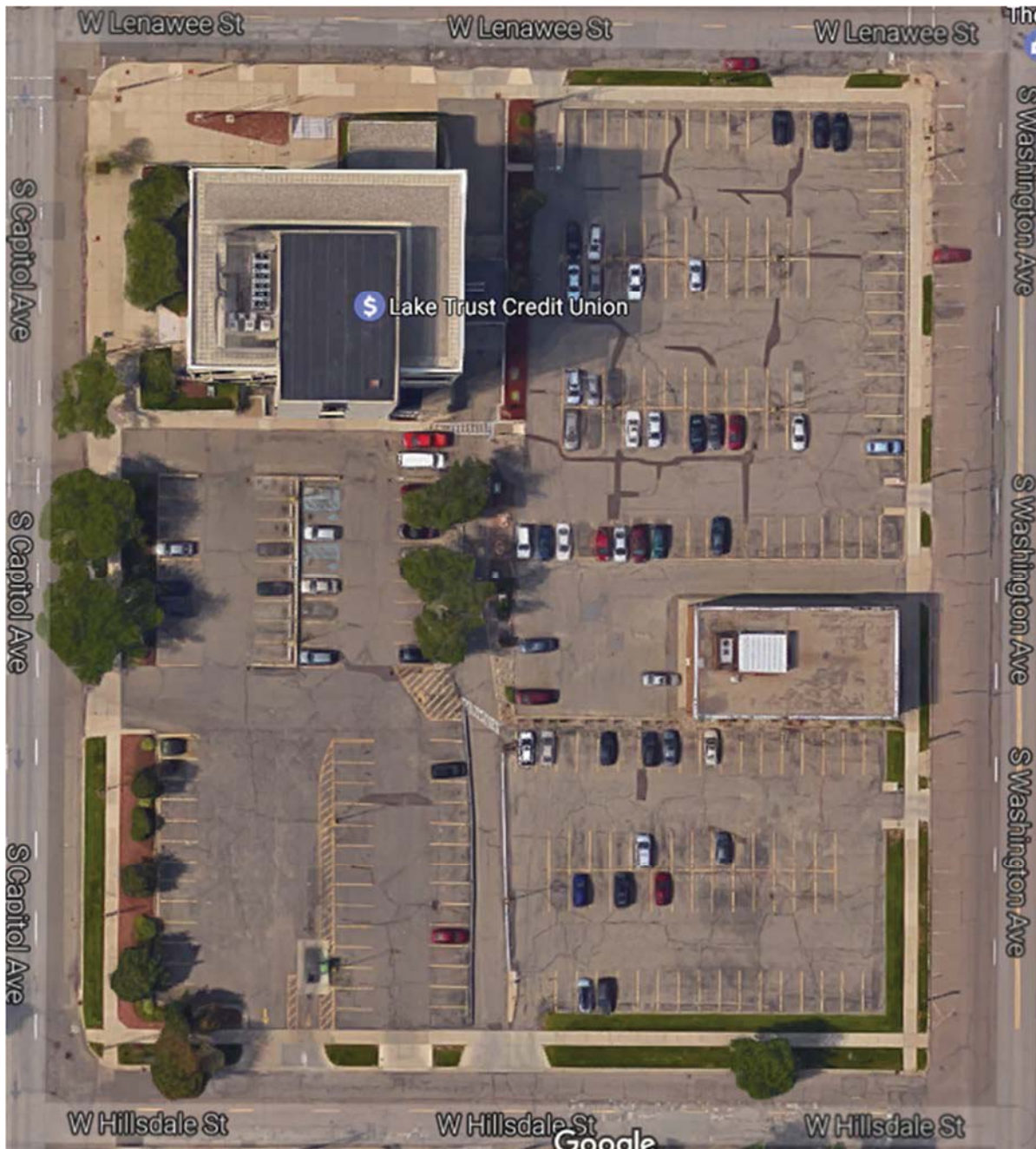
The Project proposes to redevelop an underutilized, substantially abandoned, vacant, functionally obsolete, and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) {formerly called the Michigan Department of Environmental Quality (“MDEQ”)} and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; (3) interior and exterior demolition and clean-up of the existing structure that will address the functional obsolescence on the Property; and (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, select demolition of buildings and site, environmental due care and additional response activities, site preparation, infrastructure improvements and redevelopment into an mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues

resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement (“Agreement”) between the Developer and the Authority.

The Project proposes a mixed-use two-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments. Phase II is not part of this Brownfield Plan currently and will be committed to upon the success of Phase I. Phase II will require an amendment to this Brownfield Plan to address further eligible activity costs which will allow this phase to be completed in the future.

CURRENT SITE PLAN

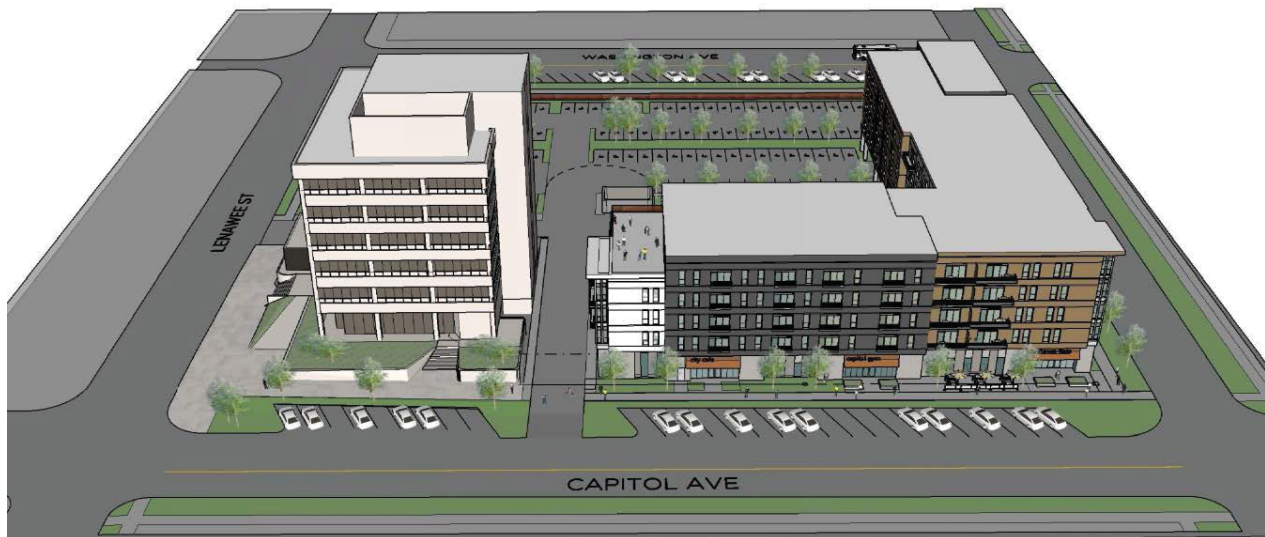


PROJECT PHASE 1 PLAN - BUILDINGS 1 & 2

Birdseye View Looking North



Birdseye View Looking East



PROJECT PHASE 1 RENDERINGS – BUILDINGS 1 & 2

View Looking South along Capitol Avenue



View Looking Northeast from Capitol Avenue & Hillsdale Street



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

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
501 S. Capitol Avenue	33-01-01-16-381-002	Facility and Functionally Obsolete
520 S. Washington Avenue	33-01-01-16-381-004	Facility

Exhibit B includes the formal determination of functional obsolescence as made by the City of Lansing Assessor on August 14, 2019 for the 501 S. Capitol Avenue parcel included in the Property as it is related to its basis of eligibility and inclusion in the Plan.

The current Owners, 501 Block, LLC and 502 Block, LLC completed a Baseline Environmental Assessment Report dated January 29, 2018 (“BEA Report”) which was filed with the Michigan Department of Environmental Quality (DEQ) on May 25, 2018. The BEA Report includes a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. The DEQ transmitted an Acknowledgement of Receipt of a Baseline Environmental Assessment letter dated May 30, 2018 (“DEQ BEA Letter”). Exhibit B includes a copy of each entities DEQ BEA Letter.

As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

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

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

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

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

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or

Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

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

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) {formerly called the Michigan Department of Environmental Quality (“MDEQ”)} and Michigan Strategic Fund (“MSF”) Board (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available. However, the dollar increases in eligible activity costs reimbursed with local-only tax increment revenues as a result of non-authorization by the state shall not exceed more than 10% of the projected State-School Tax Capture portion identified at \$3,250,933 on Table 1a, page 20, without an amendment to this Plan.

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

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs, Authority Administration (5% from local-only tax revenues, see Table 1a page 20) and Authority Local Brownfield Revolving Fund (5% from local-only tax revenues, see Table 1a page 20) as described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost

of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Eligible activities are estimated at approximately \$11,024,756 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$9,798,544. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$9,798,544 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied sooner.

The Project is planned to be completed by May 1, 2022. Therefore, the Authority shall not be obligated to reimburse Developer Eligible Activities completed after May 1, 2023.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
			66.55%	33.45%	100.00%	100.00%
DEQ Eligible Activities						
Department-Specific Activities						
Baseline Environmental Assessment (BEA) Activities		\$ 27,785	\$ 18,491	\$ 9,294	\$ -	\$ -
Due Care Activities		\$ 744,287	\$ 495,337	\$ 248,951	\$ -	\$ -
Additional Response Activities		\$ 20,000	\$ 13,310	\$ 6,690	\$ -	\$ -
DEQ Environmental Eligible Activities Total		\$ 792,072	\$ 527,139	\$ 264,934	\$ -	\$ -
MSF Eligible Activities						
Demolition Activities		\$ 1,210,309	\$ 805,482	\$ 404,826	\$ -	\$ -
Lead and Asbestos Abatement Activities		\$ 2,606,975	\$ 1,734,990	\$ 871,985	\$ -	\$ -
Infrastructure Improvements Activities		\$ 698,831	\$ 465,085	\$ 233,746	\$ -	\$ -
Site Preparation Activities		\$ 949,727	\$ 632,061	\$ 317,666	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total		\$ 5,465,842	\$ 3,637,618	\$ 1,828,224	\$ -	\$ -
	Percentage/Rate					
Contingency: DEQ Environmental	15.0%	\$ 118,811	\$ 79,071	\$ 39,740	\$ -	\$ -
Contingency: MSF Non-Environmental	15.0%	\$ 819,876	\$ 545,643	\$ 274,234	\$ -	\$ -
<i>Sub Total: Contingencies</i>		\$ 938,687	\$ 624,713	\$ 313,974	\$ -	\$ -
Interest: DEQ Environmental (Simple Interest)	3.0%	\$ 313,630	\$ 208,726	\$ 104,904	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest)	3.0%	\$ 2,164,262	\$ 1,440,356	\$ 723,906	\$ -	\$ -
<i>Sub Total: Interest</i>		\$ 2,477,892	\$ 1,649,082	\$ 828,810	\$ -	\$ -
<i>Sub Total: EAs + Contingencies + Interest</i>		\$ 9,674,494	\$ 6,438,552	\$ 3,235,941	\$ -	\$ -
Brownfield Plan & Work Plan Preparation		\$ 104,050	\$ 19,966	\$ 10,034	\$ 74,050	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)		\$ 15,000	\$ 9,983	\$ 5,017	\$ -	\$ -
Local Application Fees		\$ 5,000	-	-	\$ 5,000	\$ -
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees		\$ 124,050	\$ 29,948	\$ 15,052	\$ 79,050	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>		\$ 9,798,544	\$ 6,468,501	\$ 3,250,993	\$ 79,050	\$ -
Brownfield Redevelopment Authority (BRA) Administration		\$ 371,357	\$ -	\$ -	\$ 371,357	\$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)		\$ 15,000	\$ 9,983	\$ 5,017	\$ -	\$ -
BRA Local Brownfield Revolving Fund (LBRF)		\$ 371,357	\$ -	\$ -	\$ 371,357	\$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF		\$ 757,715	\$ 9,983	\$ 5,017	\$ 742,715	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA</i>		\$ 10,556,259	\$ 6,478,483	\$ 3,256,010	\$ 821,765	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)		\$ 468,497	\$ -	\$ -	\$ -	\$ 468,497
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF		\$ 11,024,756	\$ 6,478,483	\$ 3,256,010	\$ 821,765	\$ 468,497

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 6,547,551
Total Local Tax Capture for Eligible Activities, Contingency and Interest	\$ 6,547,551
Total Local Taxes to BRA Administration	\$ 371,357
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 9,983
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357
Total Local Tax Capture to BRA	\$ 752,698
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 3,250,993
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 3,250,993
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 5,017
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ 5,017
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
Total School Tax Capture to BRA & MBRF	\$ 473,514
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 757,715
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
Total Capture for Developer	\$ 9,798,544
GRAND TOTAL	\$ 11,024,756

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property in the Plan is adopted. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2021. Estimates project that the Authority is expected to

capture the tax increment revenues from 2021 through 2039 which will be generated by the increase in taxable value. However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture. Developer costs in this Plan are estimated at \$9,798,544 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied sooner.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2020 - Base Year	\$ -	\$ -
2021 - Start of Tax Capture	\$ 1,695,890	\$ 109,073
2022	\$ 6,128,121	\$ 394,136
2023	\$ 8,317,657	\$ 534,958
2024	\$ 8,482,850	\$ 545,583
2025	\$ 8,650,588	\$ 556,371
2026	\$ 8,820,909	\$ 567,325
2027	\$ 8,993,852	\$ 578,448
2028	\$ 9,169,459	\$ 589,743
2029	\$ 9,347,771	\$ 601,211
2030	\$ 9,528,828	\$ 612,856
2031	\$ 9,712,674	\$ 624,680
2032	\$ 9,899,350	\$ 636,686
2033	\$ 10,088,902	\$ 648,878
2034	\$ 10,281,373	\$ 661,257
2035	\$ 10,476,808	\$ 673,826
2036	\$ 10,675,252	\$ 686,589
2037	\$ 10,876,753	\$ 699,549
2038	\$ 11,081,357	\$ 712,708
2039	\$ 11,289,111	\$ 726,070
Total	-	\$ 11,159,948
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		\$ 135,193
Total Estimated Tax Increment Revenues Captured		\$ 11,024,756

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

Eligible activities in this Plan are to be financed by the Owner. The Owner will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost. The owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender. However, the Owners have had preliminary discussions with several banks that they have existing relationships with, and they are excited about the opportunity to provide construction financing for this Project along the terms they are seeking. Building 1 financial close and the start of construction is expected in November 2019, pending incentive approvals.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is \$9,798,544 so long as there are available revenues.

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

Under this Plan, the Authority anticipates collecting:

- \$468,497 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF});
- \$371,357 (5% from local-only tax revenues, see Table 1a page 20) for Brownfield Redevelopment Authority Administration, and;
- \$371,357 (5% from local-only tax revenues, see Table 1a page 20) for Authority Local Brownfield Revolving Fund (LBRF).

MBRF, Authority Administration and LBRF capture is reflective of the redevelopment project being completed.

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

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

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

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2021 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 19 years (2021-2039). However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or

terminated in accordance with Section 14(8) of Act 381 or as governed by the Reimbursement Agreement.

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

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$11,024,756. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Estimated Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF LANSING	-	-	-
City Operating - Lansing	\$ 3,373,180	\$ 389,189	\$ 2,983,991
City Debt - Lansing	\$ 45,115	\$ 45,115	\$ -
INGHAM COUNTY	-	-	-
Ingham County	\$ 1,896,546	\$ 218,819	\$ 1,677,728
Potter Park Zoo & Potter Park	\$ 71,142	\$ 8,208	\$ 62,934
Capital Region Airport Authority - CRAA	\$ 121,289	\$ 13,994	\$ 107,295
Capital Area Transportation Authority - CATA	\$ 521,767	\$ 60,200	\$ 461,567
LIBRARY	-	-	-
Capital Area District Libraries - CADL	\$ 270,687	\$ 31,231	\$ 239,456
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	\$ 34,704	\$ 4,004	\$ 30,699
ISD Special Education	\$ 781,905	\$ 90,214	\$ 691,690
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 660,616	\$ 76,220	\$ 584,396
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	\$ 798,181	\$ 798,181	\$ -
Lansing School District Sinking Fund	\$ 520,553	\$ 60,060	\$ 460,492
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 1,041,105	\$ 106,192	\$ 934,913
Local School Operating - LSO	\$ 3,106,449	\$ 316,855	\$ 2,789,594
Totals	\$ 13,243,238	\$ 2,218,482	\$ 11,024,756
Total Tax Increment Revenues Captured			\$ 11,024,756
Note: The millage rates utilized are from 2018 (except for the "Lansing School District Sinking Fund millage" in effect for 2019) and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.			

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

The Property is substantially vacant. There are no persons residing on the Property and the one tenant credit union business residing on the Property is a temporary location until their new business location is built. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City of Lansing. LBRF capture is estimated at \$371,357 (5% from local-only tax revenues, see Table 1a page 20). All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$468,497.

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

The Authority and the City, in accordance with the Act, may amend this Plan in the future.

Exhibit A

Eligible Property – Legal Descriptions And Eligible Property Boundary Maps

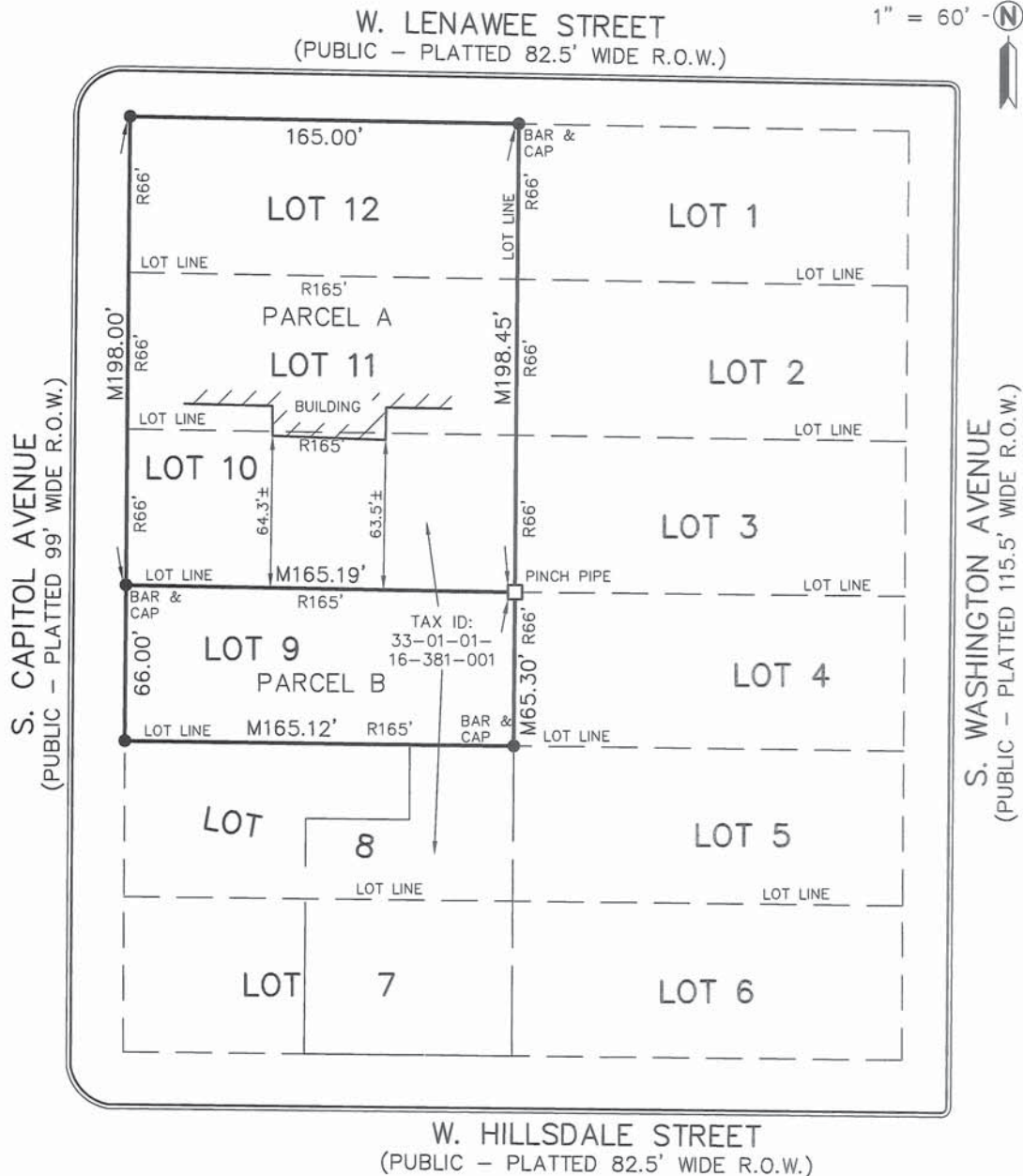
**Exhibit A-1: 501 Block LLC Lot Survey
and
Exhibit A-2: 502 Block LLC Lot Survey**

EXHIBIT A-1: LOT SURVEY

For:

501 Block LLC, a Delaware limited liability company

Survey Address:
501 S. Capitol Avenue
Lansing, MI 48933



NOTES:

1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL IMPROVEMENTS NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
M = Measured Distance
--- = Distance Not to Scale
--- = Deed Line
● = Set PK Nail and Tag Unless Noted
□ = Found Iron as Noted
▨ = Concrete, Asphalt, Deck, and Porch
*** = Fence
0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE

01/24/18



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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

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

DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 1 OF 2

93093.LOT-1

LOT SURVEY

For:
501 Block LLC, a Delaware limited liability company

Survey Address:
501 S. Capitol Avenue
Lansing, MI 48933

Legal Descriptions:

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel A:

Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel B:

Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
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DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 2 OF 2

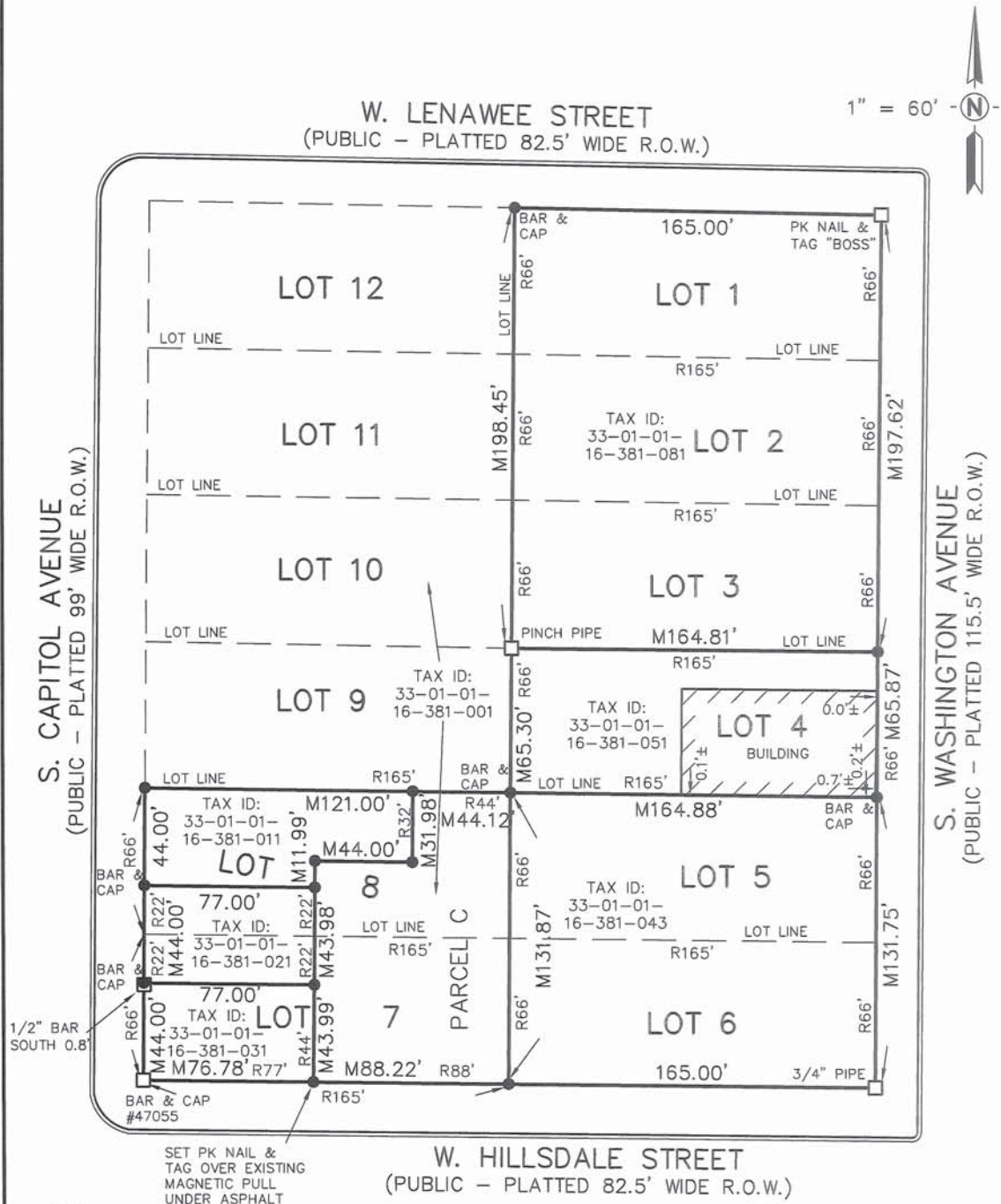
93093.LOT-1

ERICK R. FRIESTROM
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

EXHIBIT A-2: LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

Survey Address:
535 & Vacant S. Capitol Avenue
520 & Vacant S. Washington Avenue
Lansing, MI 48933



- NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
 2. ALL IMPROVEMENTS NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
M = Measured Distance
— = Distance Not to Scale
— = Deed Line
● = Set PK Nail and Tag Unless Noted
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▨ = Concrete, Asphalt, Deck, and Porch
** = Fence
0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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PH. 517-339-1014 FAX. 517-339-8047

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PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SSF	SECTION	16, T4N, R2W
FIELD WORK BY	NAW	JOB NUMBER:	
SHEET	1 OF 2		93093.LOT-2

LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

Survey Address:
535 & Vacant S. Capitol Avenue
520 & Vacant S. Washington Avenue
Lansing, MI 48933

Legal Descriptions:

Tax ID: 33-01-01-16-381-011

The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44 feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021

The North 22 feet of the West 77 feet of Lot 7 and the South 22 feet of the West 77 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-031

The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043

Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051

Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081

Lots 1, 2, & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel C:

The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.



KESB, INC.

KYES ENGINEERING
BRYAN LAND SURVEYS

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

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

DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 2 OF 2

93093 LOT-2


ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR

DATE
NO. 53497

Exhibit B

Basis of Eligibility

**DEQ Acknowledgement of Receipt of a Baseline Environmental
Assessment letters dated May 30, 2018**

**Exhibit B-1: 501 Block LLC Letter
and
Exhibit B-2: 502 Block LLC Letter**

Functional Obsolescence Determination letter dated August 14, 2019

Exhibit B-3: 501 Block LLC Letter



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

EXHIBIT B-1: 501 Block LLC Letter



C. HEIDI GRETHUR
DIRECTOR

May 30, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802475LA

Legal Entity: 501 Block LLC, 2362 Jolly Road, Okemos, Michigan 48864

Property Address: 501 South Capitol Avenue and 520 South Washington Avenue,
Lansing, Ingham County

On May 25, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated January 29, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

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

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

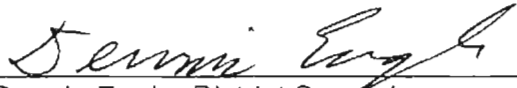
The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the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

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

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

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

Authorized signature:



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

Enclosure

cc: PM Environmental Inc.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

EXHIBIT B-2: 502 Block LLC Letter



C. HEIDI GREYER
DIRECTOR

May 30, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802476LA

Legal Entity: 502 Block LLC, 2362 Jolly Road, Okemos, Michigan 48864

Property Address: 501 South Capitol Avenue and 520 South Washington Avenue,
Lansing, Ingham County

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

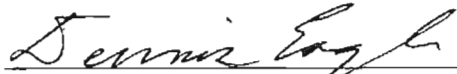
The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the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

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

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

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

Authorized signature:



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

Enclosure

cc: PM Environmental Inc.



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO
City Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

August 14, 2019

Functional Obsolescence Determination
501 S. Capitol St.
33-01-01-16-381-002

This building was originally constructed in 1970 as a six-story, single occupant central bank. There is a mechanical penthouse as well as basement offices. Elevators serve the building.

The original occupant was the State Employee Credit Union; it is now occupied on the first floor only by the Lake Trust Credit Union. The rest of the building has been vacant for some time. The market demand for central bank occupancy has declined over the last several years, therefore the current configuration as a single occupant central bank is obsolete.

The heating and cooling systems are currently obsolete. There is a single system that performs very poorly. The system has to be manually turned on and off daily and serves the entire building even though the only occupant is on the first floor.

PM Environmental performed an inventory of hazardous materials from July 31 through August 2, 2017 to identify, locate, classify, analyze, and estimate quantities of accessible asbestos containing materials for the building owner compliance with the Occupational Safety & Health Administration (OSHA) General Industry Standard for Asbestos.

The results of the asbestos survey identified the following asbestos containing materials:

- Tagged Fire Door and Frame (Assumed ACM) (61 Doors and Frames)
- Mastic Associated with 12" x 12" Floor Tile – Tan Mottled (25 Square Feet)
- Grey Spray-On Fireproofing (55,600 Square Feet)
- Black Sink Undercoating (1 Sink)
- Cementitious Fireproofing (3,940 Square Feet)
- Roofing Materials (Assumed ACM) (8,000 Square Feet)

Asbestos was widely used in building construction until its use was banned in 1978. The presence of asbestos containing materials contributes to the obsolescence of the building because these materials are no longer used and may need to be removed.

For these reasons, I have determined that the building at 501 S. Capital suffers from functional obsolescence.

Sharon Frischman, MMAO
City Assessor

Exhibit C

Table 4 - Tax Increment Financing Estimates

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

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

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

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
	Address	Tax Parcel Number									BASE YEAR = 2020
	501 S. Capitol Ave	33-01-01-16-381-002 (combined in 2018; formerly 33-01-01-16-381-001)	\$ 228,690	\$ 6,561	\$ 1,665,750	\$ 1,901,000	\$ -	\$ 1,901,000	\$ 145,089	\$ -	Estimated Values for 2020 based on Actual Values for 2019 (as of 12/31/2018)
	520 S Washington Ave	33-01-01-16-381-004	\$ 508,200	\$ -	\$ -	\$ 508,200	\$ -	\$ 508,200	\$ 38,787	\$ -	Includes estimated Land Value for 2020 based on Actual Value for 2019; <u>Excludes</u> Land Improvements of \$36,056, and Building Value of \$404,844 for 2019 (totaling \$440,900), to be demolished by end of 2019, and therefore, removed from Base Year.
Totals			\$ 736,890	\$ 6,561	\$ 1,665,750	\$ 2,409,200	\$ -	\$ 2,409,200	\$ 183,875	\$ -	-
									Real & Personal Combined =	\$ 183,875	

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

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

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

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2020
				BP Year Number	0
-	CITY OF LANSING	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		\$ 46,835
-	City Debt - Lansing	0.2600	0.2600		\$ 626
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>19.7000</i>	<i>19.7000</i>		<i>\$ 47,461</i>
-	INGHAM COUNTY	-	-	-	-
-	Ingham County	10.9300	10.9300		\$ 26,333
-	Potter Park Zoo & Potter Park	0.4100	0.4100		\$ 988
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 1,684
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 7,244
-	LIBRARY	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		\$ 3,758
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	ISD Operating	0.2000	0.2000		\$ 482
-	ISD Special Education	4.5062	4.5062		\$ 10,856
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 9,172
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Lansing School District Debt (District #33020)	4.6000	4.6000		\$ 11,082
-	Lansing School District Sinking Fund	3.0000	3.0000		\$ 7,228
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>32.7194</i>	<i>32.7194</i>		<i>\$ 78,828</i>
-	Total Local: Annual	52.4194	52.4194		\$ 126,289
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 14,455
-	Local School Operating - LSO	17.9028	5.9028		\$ 43,131
-	Total State & Local School: Annual	23.9028	11.9028		\$ 57,587
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	76.3222	64.3222		\$ 183,875

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

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

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

Tax Year =

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excluding Personal Property) - after 100% Completion									
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below					Tax Year	2020	2021	2022	2023
	Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion ^{1,2}	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes	% Completed by 12/31/19	% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22
	Building 1 (501): Office	\$ 1,282,000	\$ 2,564,000	Based on Income Approach		0%	90%	100%	100%
	Subtotal	\$ 1,282,000	\$ 2,564,000	-	-	-	-	-	-
	Building 1 (501): Multi-Family Residential Apartments	\$ 2,239,700	\$ 4,479,400	"		0%	100%	100%	100%
	Subtotal	\$ 2,239,700	\$ 4,479,400	-	-	-	-	-	-
	Building 2 (502): Commercial	\$ 151,300	\$ 302,600	"		0%	10%	70%	100%
	Subtotal	\$ 151,300	\$ 302,600	-	-	-	-	-	-
	Building 2 (502): Multi-Family Residential Apartments	\$ 6,964,600	\$ 13,929,200	"		0%	10%	70%	100%
	Subtotal	\$ 6,964,600	\$ 13,929,200	-	-	-	-	-	-
	Subtotal	\$ 10,637,600	\$ 21,275,200						
	Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land								
	Future Taxable Value (FTV) of Land	Estimated FTV	Notes						
	Address	-		-					
	501 S. Capitol Ave	\$ 228,690	All FTV for Land is removed upon completion of construction because the FTV is already included above in the FTV for each type of development. There may actually be a small FTV on the Land Value up to the point of completion of construction, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.						
	520 S Washington Ave	\$ 508,200							
	Subtotal Future Taxable Value (FTV) of Land	\$ 736,890							
-	Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property ^{1,2}								
-	Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)								

Notes:

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

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

		BASE YEAR BP	FIRST YEAR OF BP TAX CAPTURE							
Calendar/ Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
FYE	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
BP Year Number	0	0	1	2	3	4	5	6	7	8
	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 1,153,800	\$ 1,282,000	1,301,743	1,321,790	1,342,145	1,362,814	1,383,802	1,405,112
	\$ -	\$ -	\$ 1,153,800	\$ 1,282,000	\$ 1,301,743	\$ 1,321,790	\$ 1,342,145	\$ 1,362,814	\$ 1,383,802	\$ 1,405,112
	\$ -	\$ -	\$ 2,239,700	2,274,191	2,309,214	2,344,776	2,380,885	2,417,551	2,454,781	2,492,585
	\$ -	\$ -	\$ 2,239,700	\$ 2,274,191	\$ 2,309,214	\$ 2,344,776	\$ 2,380,885	\$ 2,417,551	\$ 2,454,781	\$ 2,492,585
	\$ -	\$ -	\$ 15,130	\$ 105,910	\$ 151,300	153,630	155,996	158,398	160,838	163,314
	\$ -	\$ -	\$ 15,130	\$ 105,910	\$ 151,300	\$ 153,630	\$ 155,996	\$ 158,398	\$ 160,838	\$ 163,314
	\$ -	\$ -	\$ 696,460	\$ 4,875,220	\$ 6,964,600	7,071,855	7,180,761	7,291,345	7,403,632	7,517,648
	\$ -	\$ -	\$ 696,460	\$ 4,875,220	\$ 6,964,600	\$ 7,071,855	\$ 7,180,761	\$ 7,291,345	\$ 7,403,632	\$ 7,517,648
	\$ -	\$ -	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	-	-	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	\$ 228,690	\$ 228,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 508,200	\$ 508,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 736,890	\$ 736,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 736,890	\$ 736,890	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	\$ -	\$ -	\$ 1,695,890	\$ 6,128,121	\$ 8,317,657	\$ 8,482,850	\$ 8,650,588	\$ 8,820,909	\$ 8,993,852	\$ 9,169,459

2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
9	10	11	12	13	14	15	16	17	18	19
1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-
1,426,751	1,448,723	1,471,033	1,493,687	1,516,690	1,540,047	1,563,764	1,587,846	1,612,298	1,637,128	1,662,340
\$ 1,426,751	\$ 1,448,723	\$ 1,471,033	\$ 1,493,687	\$ 1,516,690	\$ 1,540,047	\$ 1,563,764	\$ 1,587,846	\$ 1,612,298	\$ 1,637,128	\$ 1,662,340
2,530,971	2,569,948	2,609,525	2,649,712	2,690,517	2,731,951	2,774,023	2,816,743	2,860,121	2,904,167	2,948,891
\$ 2,530,971	\$ 2,569,948	\$ 2,609,525	\$ 2,649,712	\$ 2,690,517	\$ 2,731,951	\$ 2,774,023	\$ 2,816,743	\$ 2,860,121	\$ 2,904,167	\$ 2,948,891
165,830	168,383	170,976	173,609	176,283	178,998	181,754	184,553	187,395	190,281	193,212
\$ 165,830	\$ 168,383	\$ 170,976	\$ 173,609	\$ 176,283	\$ 178,998	\$ 181,754	\$ 184,553	\$ 187,395	\$ 190,281	\$ 193,212
7,633,420	7,750,974	7,870,339	7,991,542	8,114,612	8,239,577	8,366,467	8,495,310	8,626,138	8,758,981	8,893,869
\$ 7,633,420	\$ 7,750,974	\$ 7,870,339	\$ 7,991,542	\$ 8,114,612	\$ 8,239,577	\$ 8,366,467	\$ 8,495,310	\$ 8,626,138	\$ 8,758,981	\$ 8,893,869
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
\$ 9,347,771	\$ 9,528,828	\$ 9,712,674	\$ 9,899,350	\$ 10,088,902	\$ 10,281,373	\$ 10,476,808	\$ 10,675,252	\$ 10,876,753	\$ 11,081,357	\$ 11,289,111

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4c - Estimated Impact of Tax Capture on Taxing Jurisdictions

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS ¹	Real Property					Commercial Personal Property				
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other				
		Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured
		BP Years 1-End					BP Years 1-End				
-	CITY OF LANSING	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing	19.4400	0.0000	19.4400	40.88%	27.20%	19.4400	0.0000	19.4400	40.88%	32.69%
-	City Debt - Lansing	0.2600	0.2600	0.0000	0.00%	0.00%	0.2600	0.2600	0.0000	0.00%	0.00%
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	19.7000	0.2600	19.4400	40.88%	27.20%	19.7000	0.2600	19.4400	40.88%	32.69%
-	<i>Local Government Unit (LGU): Cumulative</i>										
-	INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-
-	Ingham County	10.9300	0.0000	10.9300	22.98%	15.29%	10.9300	0.0000	10.9300	22.98%	18.38%
-	Potter Park Zoo & Potter Park	0.4100	0.0000	0.4100	0.86%	0.57%	0.4100	0.0000	0.4100	0.86%	0.69%
-	Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.47%	0.98%	0.6990	0.0000	0.6990	1.47%	1.18%
-	Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	6.32%	4.21%	3.0070	0.0000	3.0070	6.32%	5.06%
-	LIBRARY	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	0.0000	1.5600	3.28%	2.18%	1.5600	0.0000	1.5600	3.28%	2.62%
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-
-	ISD Operating	0.2000	0.0000	0.2000	0.42%	0.28%	0.2000	0.0000	0.2000	0.42%	0.34%
-	ISD Special Education	4.5062	0.0000	4.5062	9.47%	6.31%	4.5062	0.0000	4.5062	9.47%	7.58%
-	COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.8072	0.0000	3.8072	8.01%	5.33%	3.8072	0.0000	3.8072	8.01%	6.40%
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)	4.6000	4.6000	0.0000	0.00%	0.00%	4.6000	4.6000	0.0000	0.00%	0.00%
-	Lansing School District Sinking Fund	3.0000	0.0000	3.0000	6.31%	4.20%	3.0000	0.0000	3.0000	6.31%	5.05%
-	<i>Subtotal of Non-LGU Local: Annual</i>	32.7194	4.6000	28.1194	59.12%	39.35%	32.7194	4.6000	28.1194	59.12%	47.29%
-	<i>Non-LGU Local: Cumulative</i>										
-	Total Local Tax Capture: Annual	52.4194	4.8600	47.5594	100.00%	66.55%	52.4194	4.8600	47.5594	100.00%	79.98%
-	Total Local Tax Capture: Cumulative										
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	% of State School Millages Captured	% of All Millages Captured
-	State Education Tax - SET	6.0000	0.0000	6.0000	25.10%	8.40%	6.0000	0.0000	6.0000	50.41%	10.09%
-	Local School Operating - LSO	17.9028	0.0000	17.9028	74.90%	25.05%	5.9028	0.0000	5.9028	49.59%	9.93%
-	Total State & Local School: Annual	23.9028	0.0000	23.9028	100.00%	33.45%	11.9028	0.0000	11.9028	100.00%	20.02%
-	Total State & Local School: Cumulative										
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	76.3222	4.8600	71.4622	-	100.00%	64.3222	4.8600	59.4622	-	100.00%
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE										
-	Percentage of Local Millages/ Taxes Available & Captured	68.68%	-	66.55%	-	-					
-	Percentage of State & Local School Millages/ Taxes Available & Captured	31.32%	-	33.45%	-	-					

Notes:

The millage rates utilized are from 2018 (except for the "Lansing School District Sinking Fund millage" in effect for 2019) and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	BP Year Number	0	0	1	2	3	4	5	6	7	8	9
BP Years: All Years												
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 29,671	\$ 107,218	\$ 145,526	\$ 148,416	\$ 151,351	\$ 154,331	\$ 157,356	\$ 160,429	\$ 163,549
0.00%		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
		\$ 0	\$ 0	\$ 29,671	\$ 107,218	\$ 145,526	\$ 148,416	\$ 151,351	\$ 154,331	\$ 157,356	\$ 160,429	\$ 163,549
		\$ 0	\$ 0	\$ 29,671	\$ 136,889	\$ 282,415	\$ 430,831	\$ 582,181	\$ 736,512	\$ 893,868	\$ 1,054,297	\$ 1,217,846
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 16,682	\$ 60,282	\$ 81,821	\$ 83,446	\$ 85,096	\$ 86,771	\$ 88,473	\$ 90,200	\$ 91,954
90.00%		\$ 0	\$ 0	\$ 626	\$ 2,261	\$ 3,069	\$ 3,130	\$ 3,192	\$ 3,255	\$ 3,319	\$ 3,384	\$ 3,449
90.00%		\$ 0	\$ 0	\$ 1,067	\$ 3,855	\$ 5,233	\$ 5,337	\$ 5,442	\$ 5,549	\$ 5,658	\$ 5,769	\$ 5,881
90.00%		\$ 0	\$ 0	\$ 4,590	\$ 16,585	\$ 22,510	\$ 22,957	\$ 23,411	\$ 23,872	\$ 24,340	\$ 24,815	\$ 25,298
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 2,381	\$ 8,604	\$ 11,678	\$ 11,910	\$ 12,145	\$ 12,385	\$ 12,627	\$ 12,874	\$ 13,124
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 305	\$ 1,103	\$ 1,497	\$ 1,527	\$ 1,557	\$ 1,588	\$ 1,619	\$ 1,651	\$ 1,683
90.00%		\$ 0	\$ 0	\$ 6,878	\$ 24,853	\$ 33,733	\$ 34,403	\$ 35,083	\$ 35,774	\$ 36,475	\$ 37,187	\$ 37,911
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 5,811	\$ 20,998	\$ 28,500	\$ 29,066	\$ 29,641	\$ 30,225	\$ 30,817	\$ 31,419	\$ 32,030
-	-	-	-	-	-	-	-	-	-	-	-	-
0.00%		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
90.00%		\$ 0	\$ 0	\$ 4,579	\$ 16,546	\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239
		\$ 0	\$ 0	\$ 42,919	\$ 155,087	\$ 210,499	\$ 214,679	\$ 218,924	\$ 223,235	\$ 227,612	\$ 232,056	\$ 236,568
		\$ 0	\$ 0	\$ 42,919	\$ 198,006	\$ 408,505	\$ 623,184	\$ 842,108	\$ 1,065,343	\$ 1,292,955	\$ 1,525,010	\$ 1,761,579
		\$ 0	\$ 0	\$ 72,590	\$ 262,305	\$ 356,024	\$ 363,095	\$ 370,275	\$ 377,565	\$ 384,968	\$ 392,485	\$ 400,117
		\$ 0	\$ 0	\$ 72,590	\$ 334,895	\$ 690,919	\$ 1,054,015	\$ 1,424,290	\$ 1,801,855	\$ 2,186,823	\$ 2,579,308	\$ 2,979,425
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 9,158	\$ 33,092	\$ 44,915	\$ 45,807	\$ 46,713	\$ 47,633	\$ 48,567	\$ 49,515	\$ 50,478
90.00%		\$ 0	\$ 0	\$ 27,325	\$ 98,739	\$ 134,018	\$ 136,680	\$ 139,383	\$ 142,127	\$ 144,914	\$ 147,743	\$ 150,616
		\$ 0	\$ 0	\$ 36,483	\$ 131,831	\$ 178,934	\$ 182,487	\$ 186,096	\$ 189,760	\$ 193,480	\$ 197,258	\$ 201,094
		\$ 0	\$ 0	\$ 36,483	\$ 168,314	\$ 347,248	\$ 529,735	\$ 715,831	\$ 905,591	\$ 1,099,072	\$ 1,296,330	\$ 1,497,424
		\$ 0	\$ 0	\$ 109,073	\$ 394,136	\$ 534,958	\$ 545,583	\$ 556,371	\$ 567,325	\$ 578,448	\$ 589,743	\$ 601,211
		\$ 0	\$ 0	\$ 109,073	\$ 503,209	\$ 1,038,167	\$ 1,583,750	\$ 2,140,121	\$ 2,707,446	\$ 3,285,895	\$ 3,875,638	\$ 4,476,849

2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Tax Capture During Brownfield Plan Tax Capture Period
10	11	12	13	14	15	16	17	18	19	
-	-	-	-	-	-	-	-	-	-	-
\$ 166,716	\$ 169,933	\$ 173,199	\$ 176,515	\$ 179,883	\$ 183,302	\$ 186,774	\$ 190,300	\$ 193,879	\$ 197,514	\$ 3,035,862
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 166,716	\$ 169,933	\$ 173,199	\$ 176,515	\$ 179,883	\$ 183,302	\$ 186,774	\$ 190,300	\$ 193,879	\$ 197,514	\$ 3,035,862
\$ 1,384,562	\$ 1,554,495	\$ 1,727,694	\$ 1,904,210	\$ 2,084,092	\$ 2,267,395	\$ 2,454,169	\$ 2,644,469	\$ 2,838,348	\$ 3,035,862	-
-	-	-	-	-	-	-	-	-	-	-
\$ 93,735	\$ 95,544	\$ 97,380	\$ 99,245	\$ 101,138	\$ 103,060	\$ 105,012	\$ 106,995	\$ 109,007	\$ 111,051	\$ 1,706,892
\$ 3,516	\$ 3,584	\$ 3,653	\$ 3,723	\$ 3,794	\$ 3,866	\$ 3,939	\$ 4,014	\$ 4,089	\$ 4,166	\$ 64,028
\$ 5,995	\$ 6,110	\$ 6,228	\$ 6,347	\$ 6,468	\$ 6,591	\$ 6,716	\$ 6,843	\$ 6,971	\$ 7,102	\$ 109,160
\$ 25,788	\$ 26,285	\$ 26,791	\$ 27,304	\$ 27,824	\$ 28,353	\$ 28,890	\$ 29,436	\$ 29,989	\$ 30,552	\$ 469,590
-	-	-	-	-	-	-	-	-	-	-
\$ 13,378	\$ 13,637	\$ 13,899	\$ 14,165	\$ 14,435	\$ 14,709	\$ 14,988	\$ 15,271	\$ 15,558	\$ 15,850	\$ 243,619
-	-	-	-	-	-	-	-	-	-	-
\$ 1,715	\$ 1,748	\$ 1,782	\$ 1,816	\$ 1,851	\$ 1,886	\$ 1,922	\$ 1,958	\$ 1,995	\$ 2,032	\$ 31,233
\$ 38,645	\$ 39,391	\$ 40,148	\$ 40,916	\$ 41,697	\$ 42,490	\$ 43,294	\$ 44,112	\$ 44,941	\$ 45,784	\$ 703,714
-	-	-	-	-	-	-	-	-	-	-
\$ 32,650	\$ 33,280	\$ 33,920	\$ 34,569	\$ 35,229	\$ 35,899	\$ 36,579	\$ 37,269	\$ 37,970	\$ 38,682	\$ 594,554
-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 468,497
\$ 241,150	\$ 245,803	\$ 250,527	\$ 255,324	\$ 260,195	\$ 265,141	\$ 270,164	\$ 275,263	\$ 280,441	\$ 285,699	\$ 4,391,287
\$ 2,002,729	\$ 2,248,532	\$ 2,499,060	\$ 2,754,384	\$ 3,014,580	\$ 3,279,721	\$ 3,549,885	\$ 3,825,148	\$ 4,105,589	\$ 4,391,287	-
\$ 407,867	\$ 415,736	\$ 423,726	\$ 431,840	\$ 440,078	\$ 448,444	\$ 456,938	\$ 465,563	\$ 474,320	\$ 483,213	\$ 7,427,150
\$ 3,387,291	\$ 3,803,027	\$ 4,226,754	\$ 4,658,594	\$ 5,098,672	\$ 5,547,116	\$ 6,004,054	\$ 6,469,616	\$ 6,943,937	\$ 7,427,150	-
-	-	-	-	-	-	-	-	-	-	-
\$ 51,456	\$ 52,448	\$ 53,456	\$ 54,480	\$ 55,519	\$ 56,575	\$ 57,646	\$ 58,734	\$ 59,839	\$ 60,961	\$ 936,995
\$ 153,533	\$ 156,496	\$ 159,503	\$ 162,558	\$ 165,659	\$ 168,808	\$ 172,005	\$ 175,252	\$ 178,549	\$ 181,896	\$ 2,795,804
\$ 204,989	\$ 208,944	\$ 212,960	\$ 217,038	\$ 221,178	\$ 225,383	\$ 229,652	\$ 233,986	\$ 238,388	\$ 242,857	\$ 3,732,799
\$ 1,702,413	\$ 1,911,357	\$ 2,124,317	\$ 2,341,355	\$ 2,562,533	\$ 2,787,916	\$ 3,017,567	\$ 3,251,554	\$ 3,489,942	\$ 3,732,799	-
\$ 612,856	\$ 624,680	\$ 636,686	\$ 648,878	\$ 661,257	\$ 673,826	\$ 686,589	\$ 699,549	\$ 712,708	\$ 726,070	\$ 11,159,948
\$ 5,089,705	\$ 5,714,385	\$ 6,351,071	\$ 6,999,949	\$ 7,661,205	\$ 8,335,032	\$ 9,021,621	\$ 9,721,170	\$ 10,433,878	\$ 11,159,948	-

Table 4d - Reimbursement of Eligible Activities & Disbursements

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4d - Reimbursement of Eligible Activities & Disbursements ¹

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF				Totals		Calendar/ Tax Year BP Year Number	2019	2020	2021	2022		
State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured				50.00%	Percentage of available SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996, Section 13b(14)		\$ 468,497	\$ -	\$ -	\$ 4,579	\$ 16,546	
Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses				5.00%	of Local Tax Capture available per year during Brownfield Plan.		\$ 371,357	Annual:	\$ -	\$ -	\$ 3,629	\$ 13,115
				0.00%	of Local Tax Capture thereafter.			Cumulative:	\$ -	\$ 0	\$ 3,629	\$ 16,745
Lansing/Local Brownfield Redevelopment Authority (LBRA): Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance)				Local Tax Capture Amount \$ 9,983		\$ 9,983	Annual - Local	\$ -	\$ -	\$ 9,983	\$ 0	
				State School Tax Capture Amount \$ 5,017		\$ 5,017	Annual-State School	\$ -	\$ -	\$ 5,017	\$ 0	
Breakdown of State School Tax Capture (SET)				State Education Tax (SET)	25.10%	\$1,259	Annual - SET	\$ -	\$ -	\$ 1,259	\$ 0	
Breakdown of State School Tax Capture (LSO)				Local School Operating (LSO)	74.90%	\$3,758	Annual - LSO	\$ -	\$ -	\$ 3,758	\$ 0	
				Total Tax Capture Amount \$15,000		\$ 15,000	Annual - Total	\$ -	\$ -	\$ 15,000	\$ -	
Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture ²				5.00%	of Local Tax Capture during Brownfield Plan.	\$ 371,357	Annual:	\$ -	\$ -	\$ 3,629	\$ 13,115	
				0.00%	of Local Tax Capture thereafter.		Cumulative:	\$ -	\$ 0	\$ 3,629	\$ 16,745	
Local Tax Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 55,348	\$ 236,074	
Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 55,348	\$ 291,423	
State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 3,319	\$ 16,546	
State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 23,567	\$ 98,739	
Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 26,887	\$ 115,285	
Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 26,887	\$ 142,172	
Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer								\$ 0	\$ 0	\$ 82,235	\$ 351,360	
Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement								\$ 0	\$ 0	\$ 82,235	\$ 433,595	
				Year that Expenses Identified in the Eligible Activities Table Will Be Recognized								
REIMBURSEMENT OF ELIGIBLE ACTIVITIES				2018	2019	2020	Totals	Year of Tax Capture ³	2019	2020	2021	2022
Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)												
Local Tax Increment Reimbursement				\$ 13,612	\$ 69,787	\$ 786,036	\$ 869,435		\$ 0	\$ 0	\$ 55,348	\$ 236,074
State & Local School Tax Increment Reimbursement (LSO & SET)				\$ 6,841	\$ 15,209	\$ 395,053	\$ 417,103		\$ 0	\$ 0	\$ 26,887	\$ 115,285
TOTAL MDEQ REIMBURSEMENT (Eligible Costs)				\$ 20,453	\$ 84,996	\$ 1,181,089	\$ 1,286,538		\$ 0	\$ 0	\$ 82,235	\$ 351,360
Cumulative Reimbursement: MDEQ									\$ 0	\$ 0	\$ 82,235	\$ 433,595
Remaining Environmental Activities to be Reimbursed: with Local Taxes										\$ 69,787	\$ 800,475	\$ 564,401
Remaining Environmental Activities to be Reimbursed: with Non Local Taxes, e.g., LSO & SET										\$ 15,209	\$ 383,375	\$ 268,090
Non-Environmental Activities: Michigan Strategic Fund (MSF)												
Local Tax Increment Reimbursement				\$ -	\$ 2,976,042	\$ 2,702,074	\$ 5,678,116		\$ 0	\$ 0	\$ 0	\$ 0
State & Local School Tax Increment Reimbursement (LSO & SET)				\$ -	\$ 1,475,859	\$ 1,358,031	\$ 2,833,890		\$ 0	\$ 0	\$ 0	\$ 0
TOTAL MSF REIMBURSEMENT (Eligible Costs)				\$ 0	\$ 4,451,901	\$ 4,060,104	\$ 8,512,005		\$ 0	\$ 0	\$ 0	\$ 0
Cumulative Reimbursement: MSF									\$ 0	\$ 0	\$ 0	\$ 0
Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes										\$ 2,976,042	\$ 5,678,116	\$ 5,678,116
Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET										\$ 1,475,859	\$ 2,833,890	\$ 2,833,890
TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF				\$ 20,453	\$ 4,536,897	\$ 5,241,194	\$ 9,798,544		\$ 0	\$ 0	\$ 82,235	\$ 351,360
TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF									\$ 0	\$ 0	\$ 82,235	\$ 433,595
Remaining Unreimbursed Balance									\$ 0	\$ 4,536,897	\$ 9,695,856	\$ 9,344,496
Surplus Revenue from Local Tax Increment =									\$ 0	\$ 0	\$ 0	\$ 0
Surplus Revenue from State & Local School Tax Increment =									\$ 0	\$ 0	\$ 0	\$ 0

Notes:

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

Under the Brownfield Redevelopment Financing Act, the combined maximum total allocation to the LBRFs is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments;

³ generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Totals
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	-
\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239	\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 468,497
\$ 17,801	\$ 18,155	\$ 18,514	\$ 18,878	\$ 19,248	\$ 19,624	\$ 20,006	\$ 20,393	\$ 20,787	\$ 21,186	\$ 21,592	\$ 22,004	\$ 22,422	\$ 22,847	\$ 23,278	\$ 23,716	\$ 24,161	\$ 371,357
\$ 34,546	\$ 52,701	\$ 71,214	\$ 90,093	\$ 109,341	\$ 128,965	\$ 148,971	\$ 169,365	\$ 190,151	\$ 211,338	\$ 232,930	\$ 254,934	\$ 277,356	\$ 300,203	\$ 323,481	\$ 347,197	\$ 371,357	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,983
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,017
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,259
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,758
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
\$ 17,801	\$ 18,155	\$ 18,514	\$ 18,878	\$ 19,248	\$ 19,624	\$ 20,006	\$ 20,393	\$ 20,787	\$ 21,186	\$ 21,592	\$ 22,004	\$ 22,422	\$ 22,847	\$ 23,278	\$ 23,716	\$ 24,161	\$ 371,357
\$ 34,546	\$ 52,701	\$ 71,214	\$ 90,093	\$ 109,341	\$ 128,965	\$ 148,971	\$ 169,365	\$ 190,151	\$ 211,338	\$ 232,930	\$ 254,934	\$ 277,356	\$ 300,203	\$ 323,481	\$ 347,197	\$ 371,357	-
\$ 320,422	\$ 326,786	\$ 333,248	\$ 339,809	\$ 346,471	\$ 353,236	\$ 360,105	\$ 367,080	\$ 374,162	\$ 381,354	\$ 388,656	\$ 396,071	\$ 403,599	\$ 411,244	\$ 419,006	\$ 426,888	\$ 434,892	\$ 6,674,452
\$ 611,845	\$ 938,630	\$ 1,271,878	\$ 1,611,687	\$ 1,958,158	\$ 2,311,394	\$ 2,671,499	\$ 3,038,579	\$ 3,412,742	\$ 3,794,096	\$ 4,182,752	\$ 4,578,822	\$ 4,982,421	\$ 5,393,665	\$ 5,812,672	\$ 6,239,560	\$ 6,674,452	-
\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239	\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 467,238
\$ 134,018	\$ 136,680	\$ 139,383	\$ 142,127	\$ 144,914	\$ 147,743	\$ 150,616	\$ 153,533	\$ 156,496	\$ 159,503	\$ 162,558	\$ 165,659	\$ 168,808	\$ 172,005	\$ 175,252	\$ 178,549	\$ 181,896	\$ 2,792,046
\$ 156,476	\$ 159,584	\$ 162,739	\$ 165,944	\$ 169,197	\$ 172,501	\$ 175,855	\$ 179,261	\$ 182,720	\$ 186,232	\$ 189,798	\$ 193,419	\$ 197,095	\$ 200,828	\$ 204,619	\$ 208,468	\$ 212,377	\$ 3,259,284
\$ 298,648	\$ 458,232	\$ 620,971	\$ 786,915	\$ 956,112	\$ 1,128,613	\$ 1,304,468	\$ 1,483,729	\$ 1,666,449	\$ 1,852,681	\$ 2,042,478	\$ 2,235,897	\$ 2,432,992	\$ 2,633,820	\$ 2,838,439	\$ 3,046,908	\$ 3,259,284	-
\$ 476,898	\$ 486,370	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 647,268	\$ 9,933,736
\$ 910,493	\$ 1,396,862	\$ 1,892,849	\$ 2,398,602	\$ 2,914,270	\$ 3,440,007	\$ 3,975,967	\$ 4,522,308	\$ 5,079,191	\$ 5,646,776	\$ 6,225,230	\$ 6,814,719	\$ 7,415,413	\$ 8,027,486	\$ 8,651,111	\$ 9,286,468	\$ 9,933,736	-
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Totals
\$ 320,422	\$ 257,591	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 869,435
\$ 156,476	\$ 118,455	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 417,103
\$ 476,898	\$ 376,045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,286,538
\$ 910,493	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	-
\$ 243,979	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 111,614	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 0	\$ 69,195	\$ 333,248	\$ 339,809	\$ 346,471	\$ 353,236	\$ 360,105	\$ 367,080	\$ 374,162	\$ 381,354	\$ 388,656	\$ 396,071	\$ 403,599	\$ 411,244	\$ 419,006	\$ 426,888	\$ 307,990	\$ 5,678,116
\$ 0	\$ 41,129	\$ 162,739	\$ 165,944	\$ 169,197	\$ 172,501	\$ 175,855	\$ 179,261	\$ 182,720	\$ 186,232	\$ 189,798	\$ 193,419	\$ 197,095	\$ 200,828	\$ 204,619	\$ 208,468	\$ 204,085	\$ 2,833,890
\$ 0	\$ 110,324	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 512,076	\$ 8,512,005
\$ 0	\$ 110,324	\$ 606,311	\$ 1,112,063	\$ 1,627,732	\$ 2,153,468	\$ 2,689,429	\$ 3,235,770	\$ 3,792,652	\$ 4,360,238	\$ 4,938,692	\$ 5,528,181	\$ 6,128,875	\$ 6,740,947	\$ 7,364,573	\$ 7,999,930	\$ 8,512,005	-
\$ 5,678,116	\$ 5,608,920	\$ 5,275,673	\$ 4,935,864	\$ 4,589,393	\$ 4,236,157	\$ 3,876,051	\$ 3,508,971	\$ 3,134,809	\$ 2,753,455	\$ 2,364,799	\$ 1,968,728	\$ 1,565,129	\$ 1,153,885	\$ 734,879	\$ 307,990	\$ 0	-
\$ 2,833,890	\$ 2,792,761	\$ 2,630,022	\$ 2,464,078	\$ 2,294,881	\$ 2,122,380	\$ 1,946,525	\$ 1,767,264	\$ 1,584,544	\$ 1,398,312	\$ 1,208,515	\$ 1,015,096	\$ 818,001	\$ 617,173	\$ 412,554	\$ 204,085	\$ 0	-
\$ 476,898	\$ 486,370	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 512,076	\$ 9,798,544
\$ 910,493	\$ 1,396,862	\$ 1,892,849	\$ 2,398,602	\$ 2,914,270	\$ 3,440,007	\$ 3,975,967	\$ 4,522,308	\$ 5,079,191	\$ 5,646,776	\$ 6,225,230	\$ 6,814,719	\$ 7,415,413	\$ 8,027,486	\$ 8,651,111	\$ 9,286,468	\$ 9,798,544	-
\$ 8,867,598	\$ 8,401,681	\$ 7,905,694	\$ 7,399,942	\$ 6,884,274	\$ 6,358,537	\$ 5,822,577	\$ 5,276,235	\$ 4,719,353	\$ 4,151,767	\$ 3,573,314	\$ 2,983,825	\$ 2,383,130	\$ 1,771,058	\$ 1,147,432	\$ 512,076	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 126,901
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,291

Exhibit D. Projected Infrastructure Improvements Eligible Activity Costs Detail
Brownfield Plan #77 – 500 Block Redevelopment Project, Lansing MI
Revised August 22, 2019

Project Costs	No. of Units	Type of Unit (YD, LS, LF, CY, ST, SF, TN, DY, MO, GAL, EA, AC)	Unit Cost	Developer(s)- 501 Block, LLC	Developer(s)- 502 Block, LLC	Total for Brownfield Plan
Infrastructure Improvements Activities (Public) - In Public ROW/Easements						
Construction Costs						
Site Demolition						
W Lenawee Street ROW	1	LS	\$4,955		\$4,955	\$4,955
S Washington Ave ROW	1	LS	\$29,003		\$29,003	\$29,003
W Hillsdale Street ROW	1	LS	\$7,658		\$7,658	\$7,658
S Capitol Ave ROW	1	LS	\$2,779		\$2,779	\$2,779
Sub-Bases & Exterior Improvements						
W Lenawee Street ROW	1	LS	\$60,557		\$60,557	\$60,557
S Washington Ave ROW	1	LS	\$219,384		\$219,384	\$219,384
W Hillsdale Street ROW	1	LS	\$53,641		\$53,641	\$53,641
S Capitol Ave ROW	1	LS	\$17,889		\$17,889	\$17,889
Fire Protection & Domestic Water Main System (All within LBWL Easement-All Public)	1	LS	\$38,400		\$38,400	\$38,400
Sanitary Sewer Services & Grease Interceptor (System within S Washington Ave ROW-All Public)	1	LS	\$24,000		\$24,000	\$24,000
Storm Sewer System-Three Catch Basins within S Washington Ave ROW-All Public	1	LS	\$58,500		\$58,500	\$58,500
Gas (Available in Street ROW)	1	LS	\$0		\$0	\$0
Electric (Available in Street ROW)	1	LS	\$0		\$0	\$0
E, T, D to Landfill & Imp/CIP Class II Sand						
S Washington Ave ROW	1	LS	\$1,893		\$1,893	\$1,893
W Hillsdale Street ROW	1	LS	\$1,373		\$1,373	\$1,373
S Capitol Ave ROW	1	LS	\$2,225		\$2,225	\$2,225
Fire Protection & Domestic Wate Main System (All within LBWL Easement-All Public)	1	LS	\$16,918		\$16,918	\$16,918
Sanitary Sewer Services & Grease Interceptor (System within S Washington Ave ROW-All Public)	1	LS	\$17,293		\$17,293	\$17,293
Storm Sewer System-Three Catch Basins within S Washington Ave ROW-All Public	1	LS	\$9,693		\$9,693	\$9,693
Engineering						
Inspection Fees (Utility)	1	LS	\$5,000		\$5,000	\$5,000
Site Civil Engineering	1	LS	\$5,000		\$5,000	\$5,000
Bid Specifications and Lansing Bid Procurement Process	1	LS	\$10,000		\$10,000	\$10,000
Project Approval Fees						
Application & Permit Fee - Road Right-of-Way	1	LS	\$750		\$750	\$750
Due Diligence Reports						
Surveying (Utility As-Built)	1	LS	\$2,000		\$2,000	\$2,000
Professional Service / Consulting					\$0	\$0
Project Management - Preliminary Site Construction	1	LS	\$7,500		\$7,500	\$7,500
Project Management - Site Construction	1	LS	\$84,924		\$84,924	\$84,924
Soft Costs for Infrastructure Improvements	1	LS	\$10,000		\$10,000	\$10,000
Eligible Activity Compliance for Infrastructure Improvements	1	LS	\$7,500		\$7,500	\$7,500
Infrastructure Improvements Activities (Public) Subtotal				\$0	\$698,831	\$698,831
<i>Contingency (15%)</i>				\$0	\$104,825	\$104,825
<i>Interest portion to Infrastructure Improvements Activities (3% Simple Interest)</i>				\$0	\$276,710	\$276,710
Infrastructure Improvements Activities (Public) TOTAL				\$0	\$1,080,366	\$1,080,366

NOTE: Eligible Activity cost presented are as projected from 30% engineering drawings and are subject to change. Costs are for Brownfield Plan projection purposes only and may vary and change prior to the completion of the Act 381 Work Plan.

Exhibit E. Estimated Breakdown of Developer Eligible Activity Costs by Entity

Brownfield Plan #77 – 500 Block Redevelopment Project, Lansing MI

Revised August 22, 2019

Eligible Activities	Eligible Costs	501 Block, LLC	502 Block, LLC
DEQ Eligible Activities			
Department-Specific Activities			
Baseline Environmental Assessment (BEA) Activities	\$ 27,785	\$ 6,779	\$ 21,006
Due Care Activities	\$ 744,287	\$ 36,980	\$ 707,307
Additional Response Activities	\$ 20,000	\$ 2,000	\$ 18,000
MSF Non-Environmental Eligible Activities			
Demolition Activities	\$ 1,210,309	\$ 848,893	\$ 361,416
Lead and Asbestos Abatement Activities	\$ 2,606,975	\$ 2,547,845	\$ 59,130
Infrastructure Improvements Activities	\$ 698,831	\$ -	\$ 698,831
Site Preparation Activities	\$ 949,727	\$ 78,001	\$ 871,726
Contingency (15%)	\$ 938,687	\$ 528,075	\$ 410,612
Interest (3% Simple Interest)	\$ 2,477,892	\$ 1,393,981	\$ 1,083,911
<i>Subtotal</i>	\$ 9,674,494	\$ 5,442,554	\$ 4,231,939
Brownfield Plan & Work Plan Preparation	\$ 104,050	\$ 58,535	\$ 45,515
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000	\$ 8,439	\$ 6,561
Local Application Fees	\$ 5,000	\$ 2,813	\$ 2,187
<i>Subtotal: To Developer *</i>	\$ 9,798,544	\$ 5,512,341	\$ 4,286,203

* To meet Developer Reimbursement Obligations.

**CITY OF LANSING BROWNFIELD PLAN #77, 500 BLOCK REDEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By Aug 16, 2019	LEAP/LEDC	Brownfield Plan and Agreement is submitted to LEAP/LEDC for Review.	
Aug 30, 2019	LEAP/LBRA	Final Draft Brownfield Plan Sent to LBRA Board.	
Sept 6, 2019 8:30AM	Lansing Brownfield Redevelopment Authority	LBRA Approves Brownfield Plan #77.	YES
Sept 23, 2019 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	
Oct 14, 2019 4:00PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review and Approve Resolution to set Public Hearing.	YES
Oct 14, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on October 28, 2019. <i>Public Hearing Notice - 10 Days (Mail/Paper)</i>	YES
Oct 28, 2019 7:00PM	Lansing City Council	Public hearing held at Council for Brownfield Plan. Referred back to the D&P Committee for approval.	YES
Nov 25, 2019 4:00PM	Committee on Development and Planning	D&P Committee passes resolution to approve the Brownfield Plan.	(if requested)
Dec 2, 2019 7:00PM	City Council Meeting	City Council Approves Brownfield Plan.	YES

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #77
500 BLOCK REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #77 – 500 Block Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on October 28, 2019 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on October 28, 2019 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$24 million.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on September 6, 2019, unanimously recommended approval of the Plan, for this Project; and

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly

considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #77 – 500 Block Redevelopment Project'.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #77
500 BLOCK REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 501 S. Capitol Avenue and 535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue located in the City of Lansing; and

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

WHEREAS, the brownfield plan is available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on October 28, 2019 at 7:00 p.m. on Brownfield Plan #77 – 500 Block Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

501 S. Capitol Avenue, Lansing, MI 48933 Legal Description:

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel A:

Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel B:

Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue, Lansing, MI 48933 Legal Description:

Tax ID: 33-01-01-16-381-011

The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44

feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021

The North 22 feet of the West 77 feet of Lot 7 and the South 22 feet of the West 77 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-031

The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043

Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051

Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081

Lots 1, 2 & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel C:

The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records,

and that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #77 – 500 Block Redevelopment Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on October 28, 2019, at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #77 – 500 Block Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 501 S. Capitol Avenue and 535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue located in the City of Lansing, but more particularly described as:

501 S. Capitol Avenue, Lansing, MI 48933 Legal Description:

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel A:

Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel B:

Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue, Lansing, MI 48933 Legal Description:

Tax ID: 33-01-01-16-381-011

The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44 feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021

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Tax ID: 33-01-01-16-381-031

The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043

Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051

Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081

Lots 1, 2 & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel C:

The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

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

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

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

500 Block Redevelopment

MIXED-USE REDEVELOPMENT PROJECT

Lansing, Michigan



Developers:

**501 Block, LLC
&
502 Block, LLC**



**With Assistance
From:**

**TRUE
NORTH** 
DEVELOPMENT

**ADVANCED
REDEVELOPMENT
SOLUTIONS**

City of Lansing City Council Meeting – October 10, 2019
Brownfield Plan #77, revised August 27, 2019

Presenters

500 BLOCK REDEVELOPMENT, LANSING, MI

Will Randle – Development Project Manager

TRUE NORTH DEVELOPMENT, LLC

Email: will@truenorthdevco.com

Phone: 517-580-2550

Eric P. Helzer, EDFP – Principal

ADVANCED REDEVELOPMENT SOLUTIONS

Email: ephelzer@msn.com

Phone: 517-648-2434

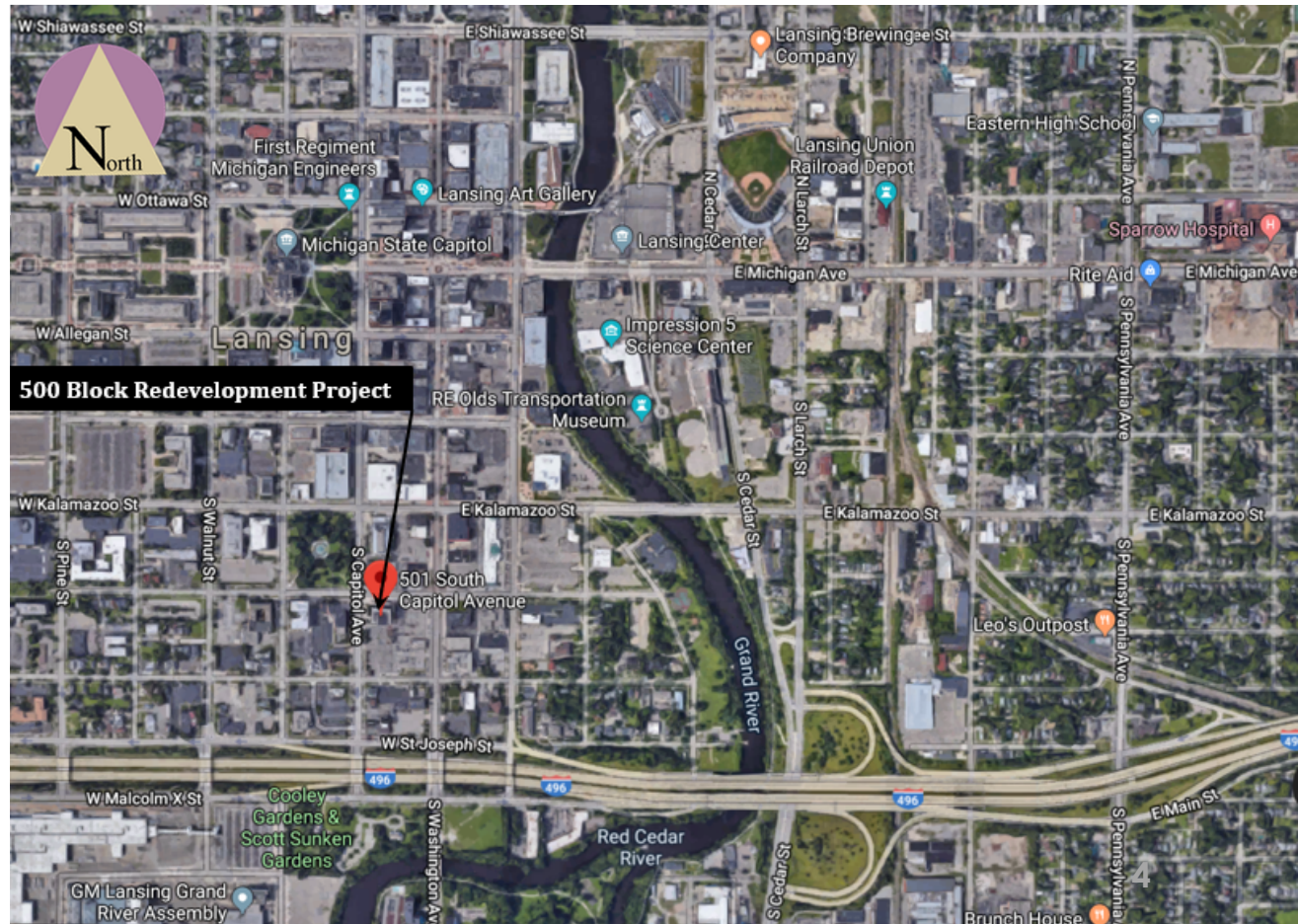
500 BLOCK REDEVELOPMENT, LANSING, MI

- [illegible]

Project Location

500 BLOCK REDEVELOPMENT, LANSING, MI

- Proximate to commercial and shopping including:
 - ✓ Reutter Park, 0.1 mile
 - ✓ Restaurants and Shopping, 0.1 mile
 - ✓ The Grand River, 0.2 mile
 - ✓ Capitol Area District Library, 0.2 mile
 - ✓ CATA Transit Hub, 0.3 mile
 - ✓ New Michigan Avenue Urban Meijer Grocery (under construction), 0.5 mile
 - ✓ State Historic Museums, 0.5 mile
 - ✓ Ballpark/Stadium on Michigan Avenue, 0.5 mile
 - ✓ Sparrow Hospital, 1.0 mile
 - ✓ Pharmacy, 1.0 mile



Project Introduction

500 BLOCK REDEVELOPMENT, LANSING, MI

Project Description:

- 501 Block, LLC and 502 Block, LLC are single-purpose companies formed to develop, construct, finance, and own the 500 Block Redevelopment Project, a mixed-use multi-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments (the "Project").



Project Introduction

500 BLOCK REDEVELOPMENT, LANSING, MI

Brownfield Project Approach:

- Phase I (Brownfield Plan Project, as proposed) –

Building 1 (6 floors and lower level) – 501 S. Capitol office building (commonly referred to as the “Lake Trust” building) renovation into a mixed-use building with:

- ✓ An estimated 44 multifamily residential apartments.
- ✓ Approximately 23,461 square feet of finished office/commercial space.

Building 2 (5 floors) – Newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with:

- ✓ An estimated 116 multifamily residential apartments.
- ✓ Approximately 3,500 square feet commercial.

Jobs – Create an estimated 14 local full-time equivalent (FTE) jobs upon Phase I Project completion.

Project Introduction

500 BLOCK REDEVELOPMENT, LANSING, MI

Brownfield Project Approach:

- Phase II (Future Brownfield Plan Amendment) – is not part of this Brownfield Plan currently and will be committed to upon the success of Phase I. Phase II contemplates a newly constructed mixed-use building along South Washington Avenue and Lenawee Street that will bring additional multifamily residential apartments and commercial. Phase II will require an amendment to this Brownfield Plan to address further eligible activity costs which will allow this phase to be completed in the future.

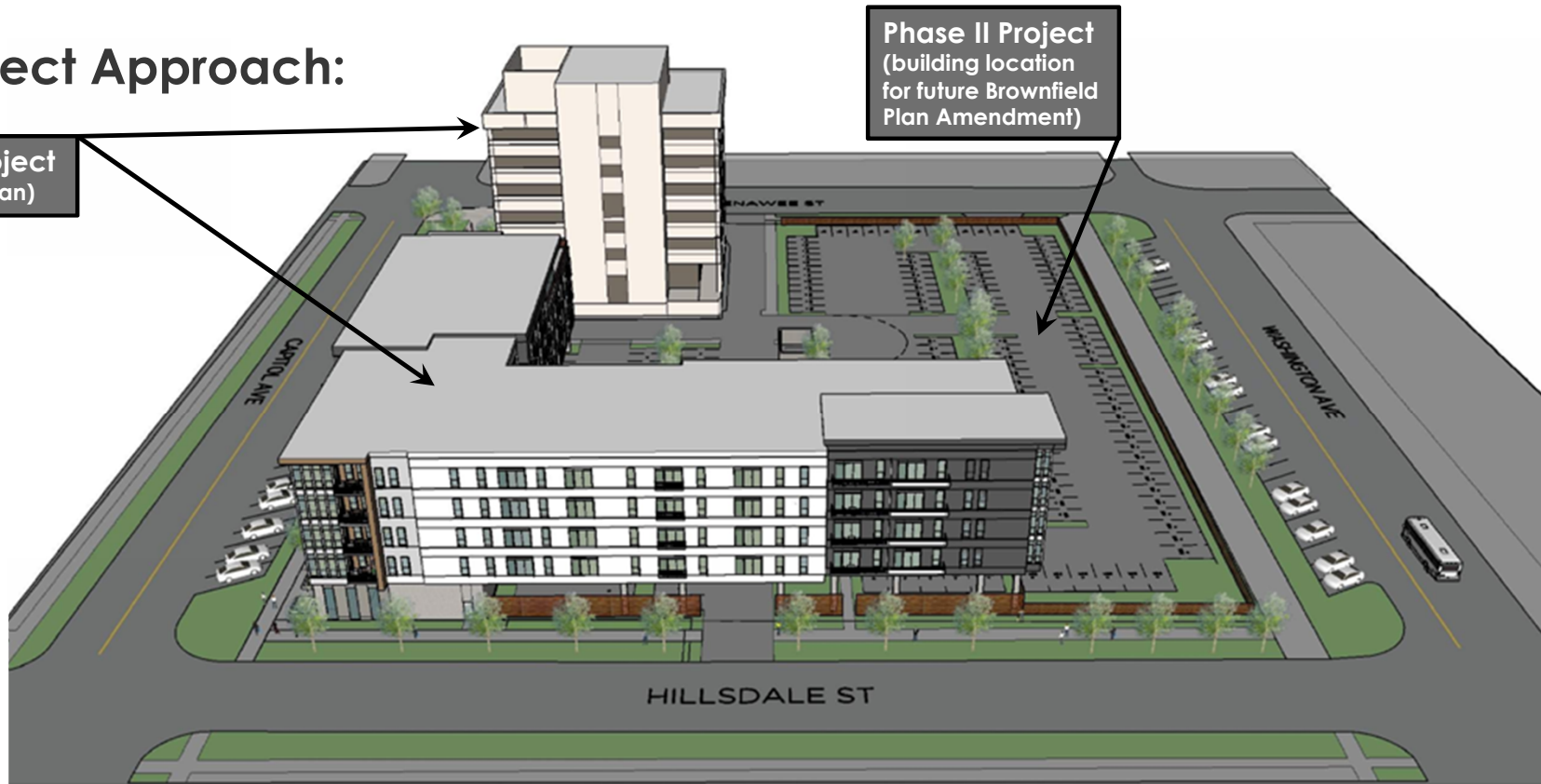
Project Introduction

500 BLOCK REDEVELOPMENT, LANSING, MI

Brownfield Project Approach:

Phase I Project
(Brownfield Plan)

Phase II Project
(building location
for future Brownfield
Plan Amendment)

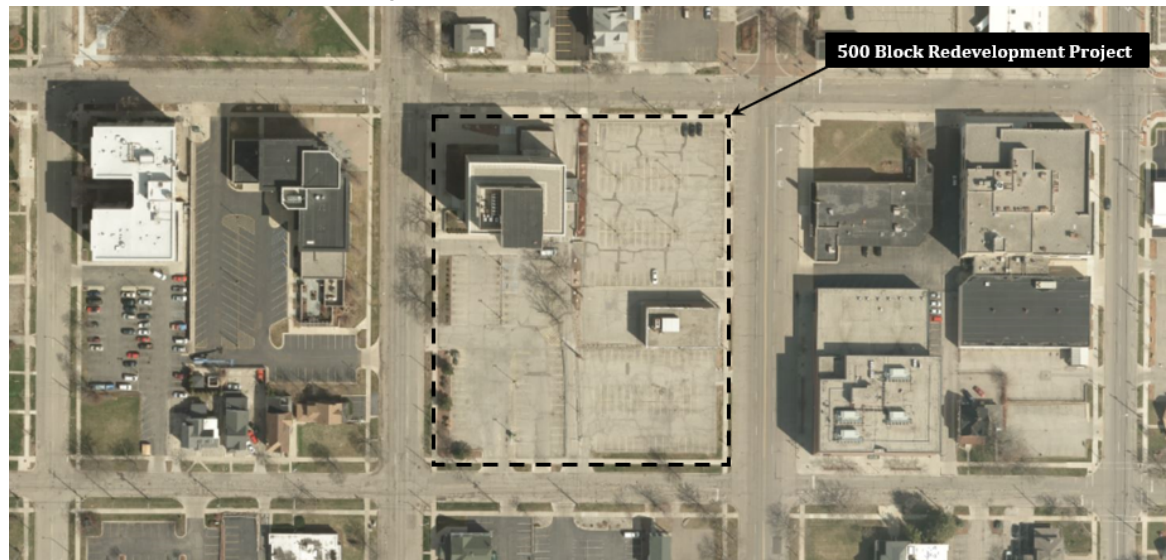


Project Introduction

500 BLOCK REDEVELOPMENT, LANSING, MI

Brownfield Plan Project Description (Phase I only):

- Total Capital Investment anticipated at approximately \$31.2 million including projected costs of developer eligible activities hard costs at \$7,196,602 but not including acquisition and cost of financing for this Project or its eligible activities.
- Redeveloped the substantially vacant, underutilized, functionally obsolete and contaminated parcel into a mixed-use development.



Project Introduction

500 BLOCK REDEVELOPMENT, LANSING, MI

Brownfield Plan Project Description (Phase I only):

Building 1

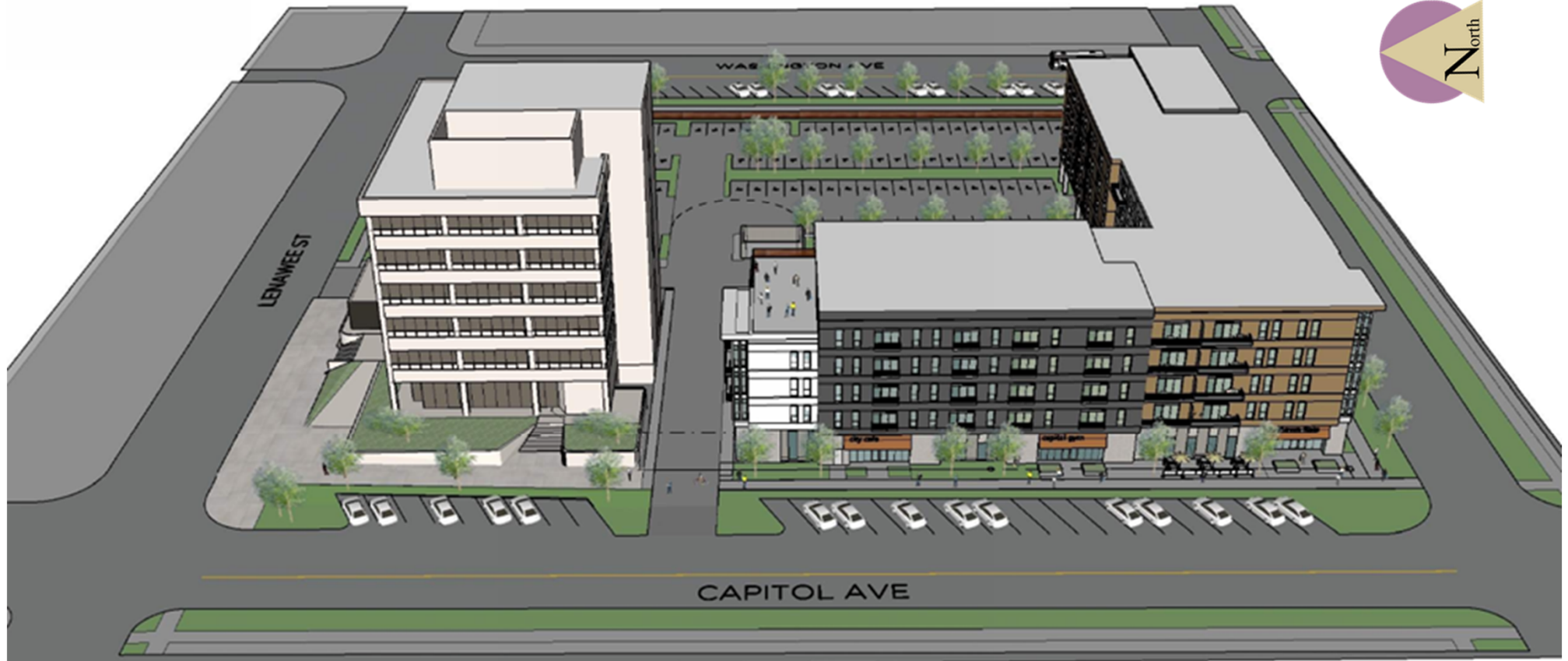
- \$8.6 million for 501 S. Capitol building renovation into a mixed-use building:
 - Deployment Start – November 14, 2019
 - Completion – August 1, 2021

Building 2

- \$22.6 million for a newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street:
 - Deployment Start – September 1, 2020
 - Completion – May 1, 2022



Brownfield Plan Project Description (Phase I only):



Brownfield Plan Project Description (Phase I only):



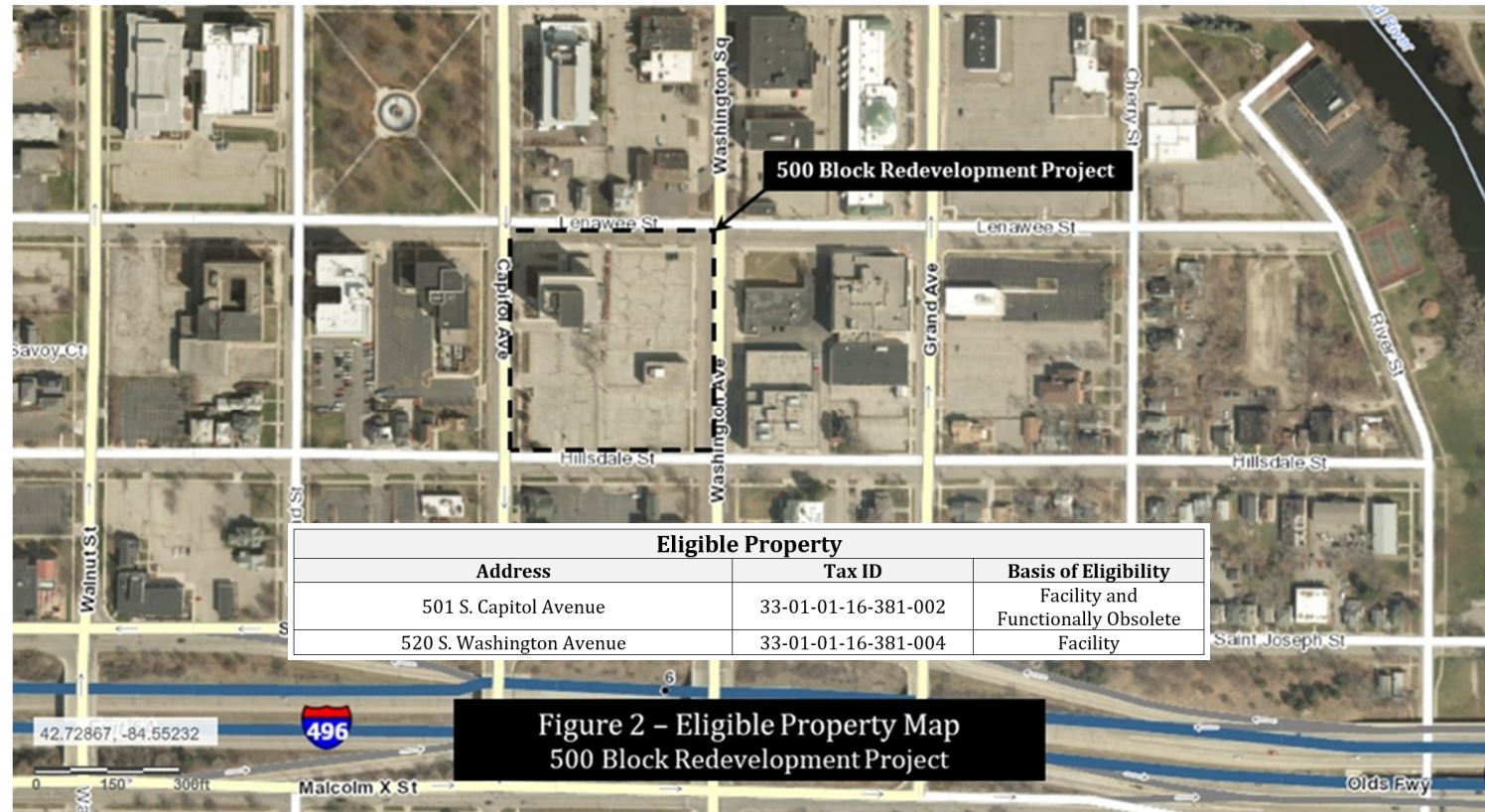
Brownfield Plan Project Description (Phase I only):



Eligible Property

500 BLOCK REDEVELOPMENT, LANSING, MI

Parcel Information:



Proposed Development Financing

500 BLOCK REDEVELOPMENT, LANSING, MI

- **Brownfield Redevelopment Financing Act – P.A. 381 of 1996, as amended**
 - TIF Incentive Request to utilize Local & State Tax Capture
 - \$9,798,544 to Developer obligations
 - \$371,357 to Brownfield Redevelopment Authority Administration
 - \$371,357 to Brownfield Redevelopment Authority Local Brownfield Revolving Fund
 - \$15,000 to Brownfield Redevelopment Authority Plan Implementation
 - \$468,497 to State of Michigan Brownfield Redevelopment Fund

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 27,785
Due Care Activities	\$ 744,287
Additional Response Activities	\$ 20,000
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 1,210,309
Lead and Asbestos Abatement Activities	\$ 2,606,975
Infrastructure Improvements Activities	\$ 698,831
Site Preparation Activities	\$ 949,727
Contingency (15%)	\$ 938,687
Interest (3% Simple Interest)	\$ 2,477,892
<i>Subtotal</i>	\$ 9,674,494
Brownfield Plan & Work Plan Preparation	\$ 104,050
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 9,798,544
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
<i>Subtotal: To BRA & State</i>	\$ 1,226,212
GRAND TOTAL	\$ 11,024,756
* To meet Developer Reimbursement Obligations.	

Proposed Development Financing

500 BLOCK REDEVELOPMENT, LANSING, MI

- **Brownfield Redevelopment Financing Act – P.A. 381 of 1996, as amended**

- 19-Year estimated Brownfield capture period, not to exceed 23-Years unless amended
- 2020 base year of Plan
- 2021 first year of Plan capture
- 20-Year estimated Brownfield Plan duration, capped at 24-Years unless amended

Estimated Gain in Taxes

	Estimated Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2020	Starting in 2023	Starting in 2023
	\$2,409,200	\$10,726,857	\$ 8,317,657
Annual Taxes Paid	\$ 183,875	\$634,822	\$ 450,946

Distribution of Total New Taxes Paid Estimate

Total New Taxes Received by Taxing Units	\$ 2,218,482
Total New Taxes Captured	\$ 11,024,756
Total New Taxes	\$ 13,243,238

Proposed Development Financing

500 BLOCK REDEVELOPMENT, LANSING, MI

- **Brownfield Redevelopment Financing Act – P.A. 381 of 1996**, as amended
 - 30% of Tax Increment Revenues for reimbursement of Developer Eligible Activities are from State taxes

*See Table 4d in
Brownfield Plan for
details*

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357	\$ 19,545
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000	\$ 789
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357	\$ 19,545
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 468,497	\$ 24,658
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 6,547,551	\$ 344,608
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 3,250,993	\$ 171,105
Total New Tax Capture (See Table 1a)	\$ 11,024,756	\$ 580,250
* To meet Developer Reimbursement Obligations.		

Proposed Development Financing

500 BLOCK REDEVELOPMENT, LANSING, MI

- Brownfield Redevelopment Financing Act – P.A. 381 of 1996, as amended**

- New Incremental Tax Revenues received by Taxing Units due to the Project's investment in the City (Taxes NOT captured)

*See Table 3 in
Brownfield Plan for more
details*

ADVANCED REDEVELOPMENT SOLUTIONS

Estimated New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	19
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
CITY OF LANSING			
City Operating - Lansing	10%	\$ 389,189	\$ 20,484
City Debt - Lansing	100%	\$ 45,115	\$ 2,374
Subtotal to Above	-	\$ 434,304	\$ 22,858
INGHAM COUNTY			
Ingham County	10%	\$ 218,819	\$ 11,517
Potter Park Zoo & Potter Park	10%	\$ 8,208	\$ 432
Subtotal to Above	-	\$ 227,027	\$ 11,949
Capital Region Airport Authority - CRAA	10%	\$ 13,994	\$ 737
Capital Area Transportation Authority - CATA	10%	\$ 60,200	\$ 3,168
LIBRARY	-	-	-
Capital Area District Libraries - CADL	10%	\$ 31,231	\$ 1,644
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	10%	\$ 4,004	\$ 211
ISD Special Education	10%	\$ 90,214	\$ 4,748
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	10%	\$ 76,220	\$ 4,012
Subtotal to Above	-	\$ 275,864	\$ 14,519
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100%	\$ 798,181	\$ 42,010
Lansing School District Sinking Fund	10%	\$ 60,060	\$ 3,161
Subtotal to Above	-	\$ 858,241	\$ 45,171
Subtotal of All of the Above	-	\$ 1,795,435	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10%	\$ 106,192	\$ 5,589
Local School Operating - LSO	10%	\$ 316,855	\$ 16,677
Subtotal to Above	-	\$ 423,047	\$ 22,266
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 2,218,482	-

Next Steps

500 BLOCK REDEVELOPMENT, LANSING, MI

1. Adopt Brownfield Plan No.77
2. Develop and Execute Amended Reimbursement Agreement for use of Tax Increment Revenues
3. Submit Act 381 Work Plan to State
4. Start Construction in Fall 2019

