AGENDA
Committee on Development and Planning
Monday, October 28, 2019 @ 4:00 P.M.
Council Conference Room, 10th Floor

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

1. **Call to Order**

2. **Public Comment on Agenda Items**

3. **Minutes**
   - October 14, 2019

4. **Discussion/Action:**

   A.) RESOLUTION – OPRA District; ANC Holdings; 1611 East Kalamazoo

   B.) RESOLUTION – OPRA Certificate; Blackboard District LLC 1030 S. Holmes Street

   C.) RESOLUTION – Set Public Hearing; Z-7-2019; 1310 Knollwood Avenue; F Commercial to B Residential

   D.) RESOLUTION – Set Public Hearing; Brownfield #75-Amendment; Capital City Market Brownfield Redevelopment Project; 636 E Michigan & 119 S Larch (portion)

   E.) RESOLUTION – Set Public Hearing; Brownfield #78; Temple Redevelopment Project; 502 E Cesar Chavez Avenue

5. **Other**

6. **Adjourn**

PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE Development & Planning 4:00 P.M. DATE Oct 28, 2019.

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Jessica DeBone	3340 Ranger Rd	BF #75	debone@pmarx.com	517-303-4167
Marilyn Crowley	507 S Grand Ave	Temple BF plan	marilyn@miccap.org	517-803-0684
Tricia Walthorn	330 Marshall St Lansing	BF # 75	TWALTHORN@gillespie-group.com	517-333-4123
Dave Van Haaren	1305 S. Washington Suite 102	BF #78	DAVEVANHAAREN@TRITERRA.US	517-527-9247
Sue Stachowiak	316 N Capitol	2-7-19	sstachow@lansingmi.gov	4085

MINUTES
Committee on Development and Planning
Monday, October 14, 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- excused

OTHERS PRESENT
Sherrie Boak, Council Staff
Jim Smiertka, City Attorney
Greg Venker, Assistant City Attorney- arrived at 4:03 p.m.
Amanda O'Boyle, Assistant City Attorney– arrived at 4:15 p.m.
Laurie Strauss Baumer
Will Randle, True North Development
Eric Helzer, Advanced Redevelopment Solutions
Ann Parry, Public Service Department

PUBLIC COMMENT
No public comment.

MINUTES
MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM SEPTEMBER 23, 2019 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION
RESOLUTION – Appointment; Laurie Strauss Baumer; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2022
Ms. Strauss Baumer provided details on her work experience, past experience and interest in the involvement with the Authority. Council Member Hussain referenced the application, noting her preference for the Mayor's Art and Culture Commission, and she confirmed she was a member, but had a continued interest in this Authority as well.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOITMENT OF LAURIE STRAUSS BAUMER TO THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

<u>ORDINANCE – Z-5-2019; 521 W Hillsdale Street; "DM-4" Residential to "D-1" Professional Office</u>
The applicant was not present, but Council Member Hussain outlined the project which was to convert the current building into an attorney office with this approve rezoning. It was noted that the application would not be on the Council agenda later today due to an error on the agenda publication. If approved at this Committee it would appear on the October 28, 2019 Council agenda for final action.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR Z-5-2019. MOTION CARRIED 2-0.

<u>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</u>
The applicant was not present, but Council Member Hussain this was a vacant parcel just south of Liskey fronting on Larch which is currently being used for parking, however was zoned Business District. This would allow all abutting parcels and this one to conform with the same zoning and use.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-6-2019 FOR NOVEMBER 18, 2019. MOTION CARRIED 2-0.

<u>RESOLUTION – ACT-14-2019; Easement; Northwest Corner of Miller and Aurelius for Traffic Signal</u>
Ms. Parry confirmed that road construction in this area required them to expand the area to accommodate a signal box and sidewalk. The City reached out to Jackson National Life, the property owners and they were interested and willing to grant the easement to the City for this use.

Council Member Garza inquired about the status of the road project itself.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR ACT-14-2019. MOTION CARRIED 2-0.

<u>RESOLUTION – Set Public Hearing; Retract Brownfield #45; Old Town Temple Building Rehabilitation Project</u>
Mr. Klein stated the request to retract Brownfield Plan #45 is to accommodate for the new owner and their future Brownfield request. Mr. Klein spoke briefly on the future referral for a new Brownfield and uses.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 18, 2019 FOR THE RETRACTION OF BROWNFIELD #45 FOR OLD TOWN TEMPLE BUILDING REHABILITATION PROJECT. MOTION CARRIED 2-0.

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

Mr. Klein outlined the project, which he stated would be creating mixed use in the existing buildings and the construction a new building for primarily residential.

Mr. Randle and Mr. Helzer distributed a presentation that was in the packet and proceeded to go through the document. The beginning highlighted the location within proximity to parks, the rivers, CATA, the new downtown Meijer’s, ballpark and provide for new residential in the area. Further, into the presentation, they highlighted the project, which includes an existing building that needs to be repurposed; which is a separate developer and separate financing. The 501 block and new building on 502 are all in phase 1 which is an estimated 44 multi-family apartment building, and 23,461 sq. ft. finished office/commercial space. Council Member Hussain asked if the 44 units would be a mix, and they were able to provide the following details:
Studio- averaging 410 sq. ft. – 4
1 bedroom – averaging 500-800 sq. ft. – 28
2 bedroom – averaging 900-1,000 sq. ft. – 12
The new construction building will consist of 116 units and 3,500 sq. ft. commercial:
Studio – 12
1 bedroom – 70
2 bedroom – 34

The next slides presented by Mr. Helzer and Mr. Randle outlined phase 2, the overview and figures including the $31.2 million approximate total investment and developer eligible activities hard costs at $7,196,602 not including acquisition and cost of refinancing. Regarding the Brownfield, the plan is $8.6 million for building 1 with completion date of August 1, 2021 and building 2 at $22.6 million with completion date of May 1, 2022. Both admitted they are currently addressing parking because lenders do not recognize Lansing as an urban destination so the parking counts are up, and they will be back to retro fit with offsite parking or underground parking. Currently they are planning for the residential units at 1/1 and commercial parking will conform.

The Committee and Mr. Randle briefly spoke about Urban Systems and the proposed project at Hazel Street.

The presentation continued with renderings from different angles, along with the breakdown of eligible costs on slide 15 in the packet, estimated gain in taxes of $13,243,238. Council Member Hussain asked how much in GF the City of Lansing will see in the $11,024,756 in new taxes captured, and Mr. Helzer referred the Committee to slide 17 which provided a breakdown of total cumulative Local Taxes at $6,547,551 and outlined the process to calculate based on the BRA local and 20% of City operating and City Debt overall.

Lastly, the applicants confirmed they have meetings schedule with local unions, will use the transparent bidding process and have hired the General Contractor Weiland.

The Committee discussed the upcoming November and December meeting schedule and determined they would amend their schedule to meet on October 28, 2019, November 18, 2019, December 2, 2019 and December 16, 2019.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR BROWNFIELD #77 FOR NOVEMBER 18, 2019. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:55 p.m.
Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council
Approved by the Committee

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

Resolution to Establish an Obsolete Property Rehabilitation Act District
at 1611 East Kalamazoo St.

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

WHEREAS, ANC Holdings, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 1611 East Kalamazoo St. located in the City of Lansing hereinafter described, and

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

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

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on October 14, 2019;

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

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

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

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
1030 South Holmes Street

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Blackboard District, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1030 S. Holmes St., Lansing, Michigan (Obsolete Property); and

WHEREAS, Blackboard District, LLC (the Applicant) owns the proposed Obsolete Property; and

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

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on October 14. 2019 in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, Blackboard District, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 12 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Blackboard District, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by June 30, 2021; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, create employment, retain employment, and increase the number of residents in the community in which the facility is situated; and

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 1030 S. Holmes St. legally described as LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, Parcel Number: 33-01-01-22-133-102.

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

GENERAL INFORMATION

APPLICANT:	Craig S. Gerard The Gallagher Law Firm 6025 N. Hagadorn Road East Lansing, MI 48823
OWNER:	Walter Brown Estate 1310 Knollwood Avenue Lansing, MI 48906
REQUESTED ACTION:	Rezone 1310 Knollwood Avenue from "F" Commercial to "B" Residential
EXISTING LAND USE:	Single Family Dwelling
EXISTING ZONING:	"F" Commercial District
PROPOSED ZONING:	"B" Residential District
PROPERTY SIZE & SHAPE:	40' x 70' = 2,800 square feet
SURROUNDING LAND USE:	N: Single Family Residential S: Convenience Store E: Single Family Residential W: Single Family Residential
SURROUNDING ZONING:	N: "B" Residential District S: "F" Commercial District E: "F" Commercial District W: "F" Commercial District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property as "Residential Corridor". Knollwood Avenue is designated as a local road.

SPECIFIC INFORMATION

This is a request to rezone the property at 1310 Knollwood Avenue, legally described as:

North 40 feet of Lots 3 & 4, Knollwood Park Subdivision

from "F" Commercial District to "B" Residential District. The purpose of the rezoning is to bring the residential use of the property into compliance with the Zoning Ordinance.

ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The rezoning will not result in any changes to the subject property and thus, will have no impact on the surrounding area. The applicant is requesting the rezoning for the sole purpose of bringing the single family residential use of the property into compliance with the Zoning Ordinance. Since a single family dwelling is not a permitted use in the "F" Commercial district, it is considered "nonconforming" and subject to the following provisions of Section 1294 of the Zoning Ordinance:

* If the building is damaged beyond 50% of its pre-catastrophic value, it could not be rebuilt as a single family residential dwelling.

* The applicant is limited to 35% of the value of the building that can be put into it for repairs, improvements, etc.

The rezoning will bring the building into compliance with the Zoning Ordinance so that the owner's investment is protected and the building can be improved without any monetary restrictions.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property and the majority of the properties fronting along W. Willow Street, as "Residential Corridor". The intent of this land use designation is:

> "To allow medium-density residential development in a variety of urban formats, rather than a conversion of residential to commercial use, along certain high-traffic streets that also serve as transit routes or are within easy walking distance (¼ mile)."

The current "F" Commercial zoning of the subject property allows uses that are in direct conflict with the residential land use pattern being advanced in the master plan for the W. Willow Street corridor. The proposed "B" Residential zoning, by contrast, allows for single family residential dwellings on relatively small parcels of land which is consistent with the master plan designation.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No adverse impacts on vehicular or pedestrian traffic will result from the proposed rezoning. The proposed rezoning merely allows the current single family residential use of the subject property to continue in perpetuity. The traffic generated by a single family residential dwelling is far less that most of the uses that would be permitted in the"F" Commercial district.

ENVIRONMENTAL IMPACT

There are no changes proposed for the site and therefore, the rezoning will have no impact on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property from "F" Commercial to "B" Residential will not adversely impact future land use patterns in the area. The proposed rezoning merely allows the existing single family dwelling, which is the only reasonable use of the subject property at this time, to continue without the limitations that result from being a nonconforming use. The subject property is too small on its own to be developed for any type of commercial land use. The only way to make use of the property in conformance with the "F" Commercial district is to consolidate it with the adjoining properties that are currently zoned "F Commercial to create a site large enough to accommodate a commercial use with associated parking. If such a proposal were to be presented to the City at some time in the future, rezoning the property back to the "F" Commercial district could be considered at that time.

SUMMARY

This is a request to rezone the property at 1310 Knollwood Avenue, legally described as:

North 40 feet of Lots 3 & 4, Knollwood Park Subdivision

from "F" Commercial District to "B" Residential District. The purpose of the rezoning is to bring the residential use of the property into compliance with the Zoning Ordinance.

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.

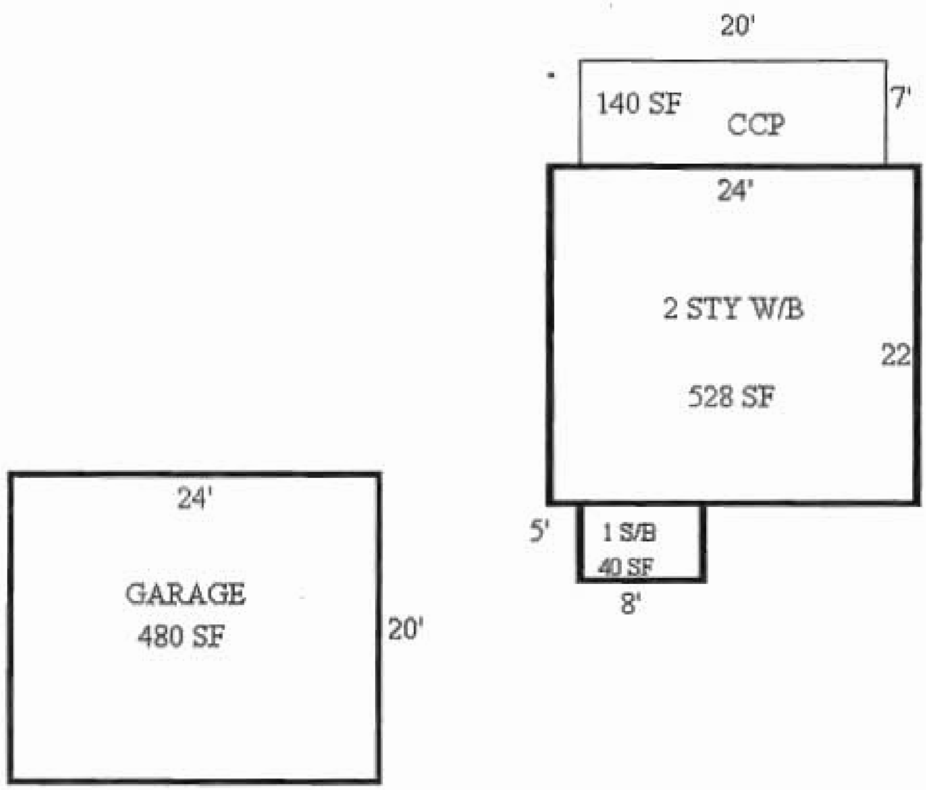
RECOMMENDATION

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

> Recommend that Z-7-2019 be approved to rezone the property at 1310 Knollwood Avenue from "F" Commercial District o "B" Residential District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator


20'
140 SF
CCP
7'
24'
2 STY W/B
22
528 SF
5'
1 S/B
40 SF
8'
24'
GARAGE
480 SF
20'

Knollwoo
W Willow St
W Willow St
"F" Commercial
1310
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

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-7-2019: 1310 Knollwood Avenue, from “F” Commercial District to “B” Residential District

INTRODUCTION OF ORDINANCE

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-7-2019: 1310 Knollwood Avenue, from “F” Commercial District to “B” Residential District

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

CITY OF LANSING
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #75
AMENDMENT #1

CAPITAL CITY MARKET
LOCATED AT 636 E. MICHIGAN AVENUE AND A PORTION OF 119 S. LARCH STREET, LANSING, MICHIGAN

September 25, 2019

Approved by BRA: October 4, 2019
Approved by City Council:

Prepared on Behalf of:

600 E. Michigan-Lansing, LLC
330 Marshall Street, Suite 100
Lansing, MI 48912
Contact Person: Ms. Tricia Walthorn, CPA
Telephone: (571) 333-4123

Prepared By:

PM Environmental, Inc.
3340 Ranger Road
Lansing, MI 48906
Contact Person: Jessica DeBone
Telephone: (616) 328-5297

PM ENVIRONMENTAL Risk Well Managed

TABLE OF CONTENTS

APPENDICIES

TABLES

PROJECT SUMMARY

Project Name:	Capital City Market
Project Location:	The property is located at 636 East Michigan Avenue and a portion of 119 South Larch Street, in Township four north (T.4N), Range two west (R.2W), Section 16, Lansing, Ingham County Michigan 48912 (the "Property").
Type of Eligible Property:	The property is determined to be a "Facility"
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos and Lead Activities, Infrastructure Improvements, Site Preparation, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	\$3,778,854 Eligible Activities \$546,673 15% Contingency \$6,106,645 Interest \$10,432,172 Total
Years to Complete Reimbursement :	30 Years from start of capture
Estimated Capital Investment:	Total investment of \$41.5 million; approximately \$25 million in developer investment and an additional \$16.5 million by the hotel developer.
Project Overview:	The Property will be redeveloped into a four-story mixed used project consisting of an urban market, hotel and market rate residential apartments. The building will have an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant will be an urban market operated by Meijer. Designed to create an open-air atmosphere, the market will feature garage doors that roll up to allow fresh produce to be placed on the sidewalks. In addition to fresh and frozen food options, the market will have a coffee shop, and healthy grab and go food items. It is estimated that the project will create 70 temporary construction jobs, 30 new full time and 10 part time jobs by the urban market and 9 full time and 21 part time jobs associated with the hotel. The project will act as a catalyst for future growth and investment along the Michigan Avenue corridor, having an immediate impact on surrounding property values, eliminating the neighborhood's status as a low access area (formerly referred to as food desert), and improving walkability in Lansing's downtown urban core.

Total New Taxes Generated:

Uses	Taxes Captured
Maximum Portion Captured to Reimburse Developer	$10,432,172
Portion Captured for Lansing Brownfield Redevelopment Authority (LBRA) (Administration and LBRF)	$796,548
Portion Captured for State Brownfield Fund	$442,900
Total Captured	**$11,671,620**
10% Passed-Through to TIFA or Taxing Units*	$1,233,917
Total New Taxes Generated	**$12,905,537**

*TIFA is currently estimated to expire in 2039

Uses of Captured Taxes:

Uses	Taxes Captured
Reimbursement to Developer for Eligible Activity Costs	$3,778,854
Reimbursement to Developer for Contingency (15%) on Eligible Activity Costs*	$546,673
Reimbursement to Developer for Interest on Eligible Activity Costs**	$6,106,645
Developer Eligible Reimbursement Total	**$10,432,172**
LBRA Administration Fees	$398,274
LBRA Local Brownfield Revolving Fund (LBRF)	$398,274
State Brownfield Fund	$442,900
Total Captured	**$11,671,620**

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities
**Interest is calculated at 5%, with the exception of activities that are anticipated to be funded by the EGLE Loan at a 1.5% interest rate, with 5 years interest fee/payment free

I. INTRODUCTION AND PURPOSE

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

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in the eligible "Brownfield Property" within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties, and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields." By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Brownfield Property that is subject to this Plan 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, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified and/or amended as submitted by the developer and as approved by the LBRA and Lansing City Council, in accordance with and as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The Eligible Property currently consists of two (2) legal parcels and an easement. The largest parcel now identified as (33-01-01-16-428-232) was combined from twenty (20) individual parcels beginning in the 2019 tax year. These former parcels along with the additional parcel and easement are outlined in the table below and total approximately 4 acres. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "Property."

The Property is located on the Michigan Avenue corridor, bounded by Michigan Avenue to the north, railroad tracks to the east, Barnard Street to the south, and South Larch Street to the west.

Individual parcel and easement information is outlined below and legal descriptions are included within Appendix A and Property location maps are included in Appendix B.

Description of Former Individual Parcels (now combined), Additional Parcel and Easement.			
Property Address	**Former Parcel ID (now combined under 33-01-01-16-428-232)**	**Acreage**	**Most Recent Prior Use**
600 East Michigan Avenue	33-01-01-16-428-081	.379	Vacant - Former Gas Station
612-614 East Michigan Avenue	33-01-01-16-428-061	.225	Former Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	.056	Vacant Former commercial
624 East Michigan Avenue	33-01-01-16-428-041	.056	Vacant Former commercial
626 East Michigan Avenue	33-01-01-16-428-031	.056	Vacant Former commercial/office
628 East Michigan Avenue	33-01-01-16-428-021	.056	Vacant Former commercial/office
117 South Larch Street	33-01-01-16-428-100	.233	Vacant Former storage/warehouse
636 East Michigan Avenue	33-01-01-16-428-002	1.821	Surface Parking
Formerly 139 South Larch Street	33-01-01-16-428-141	.126	Vacant
145 South Larch Street	33-01-01-16-428-151	.084	Vacant Former Residential
147 South Larch Street	33-01-01-16-428-161	.084	Vacant Former Residential
611 Barnard Street	33-01-01-16-428-171	.084	Vacant Former Residential
Formerly 613 Barnard Street	33-01-01-16-428-181	.117	Vacant
619 Barnard Street	33-01-01-16-428-191	.117	Vacant Former Residential
Formerly 621 Barnard Street	33-01-01-16-428-201	.117	Vacant
625 Barnard Street	33-01-01-16-428-211	.117	Vacant Former Residential
629 Barnard Street	33-01-01-16-428-221	.117	Vacant Former Residential
633 Barnard Street	33-01-01-16-428-231	.117	Vacant Garage
No Address	33-01-01-16-428-901	.044	Vacant Alleyway
Portion of 119 South Larch Street	Portion of 33-01-01-16-428-092	.063	Vacant
Property Address	**Parcel ID**	**Acreage**	**Most Recent Prior Use**
Portion of 119 South Larch Street	Portion of 33-01-01-16-428-092 to be combined with 33-01-01-16-428-232	.05	Vacant
Portion of 119 South Larch Street (Easement)	Portion of 33-01-01-16-428-092	.01	Vacant

600 E. Michigan-Lansing, LLC, a development entity of Gillespie Group, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer ("Developer").

Gillespie Group ("GG") was founded by Patrick Gillespie and is led by a team of experienced professionals. GG specializes in creative urban development, revitalizing communities, and pursuing excellence in all that they do. With an eye to the future, the team takes creative risks, visualizing energetic spaces that breathe new life into city neighborhoods. The group's diverse, statewide portfolio includes more than 1,850 residential units and over 650,000 square feet of commercial/retail space. Much of GG's demonstrated success is in Lansing with urban renewal projects such as The Outfield, Marketplace, Lansing Brewing Company and Stadium District. Bold, innovative designs and a transformative vision for a better Michigan are at the heart of each effort GG takes on, which is exactly the vision for the Project, referred to as Capital City Market.

The Property is currently developed with a 3,616 square foot automotive service garage building (612-614 East Michigan Avenue) constructed in 1930, four retail buildings (622-628 East Michigan Avenue) totaling 8,654 square feet constructed in 1900, a warehouse building (117 South Larch Street) totaling 5,520 square feet constructed in 1946, six residential dwellings (145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet constructed between 1884 and 1916, and a garage building (633 Barnard Street) totaling 960 square feet constructed in 1983 and is in area characterized by commercial and residential uses. The property is currently zoned G1: General Commercial and permits the proposed future use.

The northeastern portion of the Property (identified as 636 East Michigan Avenue) was occupied by lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1950, a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and this portion of the Property has been occupied by a surface parking lot since that time.

The first north-central portion of the Property is currently occupied by four storefront buildings (identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. The two western storefront buildings were constructed between 1906 and 1913. A majority of the former occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue. The storefront buildings, identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The second north-central portion of the Property is occupied by an automotive service building (identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the Property has been occupied by an automotive service business since the early 1960s. Three orphan gasoline underground storage tanks (USTs) with capacities between 1,000 and 1,500 gallons are present on the 612-614 East Michigan Avenue parcel of the Property.

The northwestern parcel of the Property (formerly identified as 600 East Michigan Avenue) is currently a vacant lot with four (4) USTs that are not currently in use. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970s. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property has been vacant since that time.

The central portion of the Property (identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company, Michigan Implement & Transfer Company and Butler-Langevin Lumber Company, from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing and occupied by agricultural implements and engines and/or threshers. The current building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the current building) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998. Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum above ground storage tanks (ASTs) were present on the southern portion from 1950 to 1994. All of the former buildings were demolished (except the current building) were demolished between 1994 and 1997, and the Property has been vacant land and/or a surface parking lot since that time.

The southern portion of the Property (identified as 145-147 South Larch Street and 601-637 Barnard Street) is currently and has historically been occupied by various residential dwellings.

The Property will be redeveloped with a four-story, mixed-used project consisting of an urban market, hotel and market rate residential apartments. This will include consolidation of all of the parcels comprising the Property into a single parcel and demolition of all existing structures and improvements. The building will have an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant will be an urban market that will have an open-air atmosphere featuring a coffee shop, fresh and frozen produce and healthy grab and go options. The building will be positioned along Michigan Avenue with open air garage doors along a portion of the market, which will assist in further activating the sidewalks.

The remainder of the ground floor, on the eastern portion of the property will include lobby and amenity space for a hotel who will fly a nationally-ranked flag. The hotel's amenities will include a conference room/meeting space, lounge and restaurant. The stories above will include approximately 120-125 guest rooms.

On the western portion of the property, occupying the second through fourth floors, will be approximately 36 market-rate residential apartment units. The units are anticipated to consist primarily of studios (12) and 1-bedroom units (21) with three (3) 2-bedroom units.

The remainder of the Property (i.e., south and east of the mixed-use building) will consist of ample parking for the proposed residents and businesses with landscape features and trees throughout.

Demolition and site preparation activities are expected to begin early 2019, with completion of the urban market tenant in the fall of 2020 and the remainder of the development complete by December 2020. GG will invest an estimated $25 million in the development with an additional $16.5 million invested by the hotel. It is estimated that the project will create approximately 70 temporary construction jobs, 30 new full time jobs and 10 part time jobs by the urban market tenant and 30 new jobs associated with the hotel.

Preliminary site plans and renderings are included in Appendix C.

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

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial use; (b) it is located within the City of Lansing, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a "facility," "property" and a "site."

The parcel formerly identified as 600 East Michigan Avenue is listed with the Department of Environment, Great Lakes and Energy (EGLE) as a closed Leaking Underground Storage Tank (LUST) site associated with three historical releases reported between 1990 and 1999. Regulatory closure was achieved for those releases between 1996 and 2000. However, residual gasoline contamination remains on the parcel.

The parcel formerly identified as 612-614 East Michigan Avenue is listed as an open LUST site due to a release of gasoline reported in December 2017 associated with three orphan USTs identified at that parcel. The 636 East Michigan Avenue parcel of the Property is also listed as an open LUST site, with three open releases of gasoline, used oil, and/or heating oil, which were reported between January and March of 1995.

Subsurface investigation activities conducted between 1995 and 2017 documented the presence of soil and groundwater contamination exceeding Part 201 Generic Cleanup Criteria (GCC) and Part 213 Risk-Based Screening Levels (RBSLs) on the following parcels of the Property: 600 East Michigan Avenue, 612-614 East Michigan Avenue, 636 East Michigan Avenue, and 117 South Larch Street.

The identified contaminants included various volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs) and metals, which exceed the Part 201/213 Residential and Nonresidential Drinking Water/Drinking Water Protection (DW/DWP), Groundwater Surface Water Interface/Groundwater Surface Water Interface Protection (GSI/GSIP), and Direct Contact (DC) GCC/RBSLs, and the EGLE Residential and Nonresidential Recommended Interim Action Screening Levels (RIASLs) for vapor intrusion.

Soil gas samples collected from the 600 East Michigan Avenue parcel of the Property in 2013 also identified gasoline VOC concentrations exceeding the EGLE Residential and Nonresidential RIASLs.

Based upon documented exceedances of the Part 201 GCC, Part 213 RBSLs, and EGLE RIASLs, and its status as an open LUST site, the Property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

600 E. Michigan-Lansing, LLC conducted a Baseline Environmental Assessment for the Property, dated March 22, 2018, which was submitted to the Michigan Department of Environmental Quality (EGLE) to obtain liability protections for existing contamination at the time of purchase from the State of Michigan. Therefore, 600 E. Michigan-Lansing, LLC is not liable for existing contamination at the time of purchase.

Additional documentation and description of the Property's eligibility is provided in Appendix D.

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

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 and as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A complete itemization of these activities and associated expenses is included in Table 1. Letters inclusive of a greenfield analysis for urban storm water management costs and special foundations are included as Appendices E and F.

The following eligible activities and budgeted costs are intended as part of the development. All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The Authority is not obligated to reimburse any eligible activities conducted after July 1, 2021.

Eligible Activities	Total Estimated Costs	MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Pre-Approved Activities	$74,365		$74,365
Department Specific Activities	$686,750		$686,750
Demolition Activities	$60,500		$60,500
Asbestos Activities	$100,000		$100,000
Infrastructure Improvements	$1,027,739	$1,027,739	
Site Preparation	$1,769,500	$1,769,500	
Brownfield/Work Plan Preparation	$30,000	$15,000	$15,000
Brownfield/Work Plan Implementation	$30,000	$15,000	$15,000
Subtotal	***$3,778,854***	***$2,827,239***	***$951,615***
15% Contingency*	$546,673	$419,586	$127,088
Subtotal with Contingency	***$4,325,527***	***$3,246,825***	***$1,078,703***
Interest**	*$6,106,645*	$5,050,885	$1,055,760
Subtotal with Contingency and Interest	***$10,432,172***	***$8,297,710***	***$2,134,462***

** 15% contingency excludes the cost of Pre-Approved activities and preparation of the Brownfield Plan and Act 381 Work Plan*
***Interest is calculated at 5% with the exception of activities that are anticipated to be funded by the EGLE Loan at a 1.5% interest rate, with 5 years interest fee/payment free*

Administrative Activities	
LBRA Admin Fee (5% Annually)	$398,574
LBRF (5% Annually)	$398,574
State Brownfield Fund	$442,900
Sub-Total	***$1,239,448***
10% Pass Through	$1,233,917
Total	***$2,473,365***

Eligible activities will be financed by 600 E. Michigan-Lansing, LLC using any or all of: (i) conventional financing, (ii) tax increment revenue bonds (the "Bonds") permitted under Section 17 of Act 381 and issued by the LBRA, (iii) an EGLE Grant and/or Loan which will be funded to the LBRA to pay the cost of certain of the eligible activities and (iv) a direct loan from the LBRA to pay the cost of certain eligible activities. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by 600 E. Michigan-Lansing, LLC or the Bonds and the EGLE Loan will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by the Project. Tax increment revenues ("TIR") generated by the Project will be captured by the LBRA and used either to reimburse the cost of the eligible activities as approved under this Plan and associated Reimbursement Agreement, EGLE Loan Agreement, and Development Agreement relating to the Project, or to pay debt service on the Bonds pursuant to a bond indenture. The Developer may also be reimbursed for eligible activities not financed by the EGLE Loan, the conventional financing, or the Bonds with TIR subject to the terms of the EGLE Loan Agreement, the Reimbursement Agreement, and/or a bond indenture.

Payments will be made to the full extent incremental property tax revenues are or become available for such purposes under Act 381. The costs listed in the table referenced above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other conditions encountered on the Property. In addition, the interest cost referenced above is an estimate and may increase or decrease depending on the actual incurred eligible activity costs and financing costs.

However, in no event shall the total reimbursed costs for eligible activities, contingency and interest exceed $10,432,172 unless amended and approved by the LBRA and Lansing City Council.

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

Incremental taxes on real property will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2018 tax year tax values, which is $517,438. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is $5,685,236. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Tables 2 and 3 detail the estimate of captured tax increment revenues for each year of the Plan from the Property.

TIR will also be used to pay or reimburse administrative expenses and the Local Brownfield Revolving Fund (LBRF) first, as outlined in the attached tables. In the event that the use of school tax revenues is not approved by the EGLE or MSF, as applicable, TIR will consist of local-only taxes (to the extent available).

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d)); Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

It is anticipated that specific eligible activities will be financed by 600 E. Michigan-Lansing, LLC using conventional financing or any one or more of the issuance of Bonds permitted under Section 17 of Act 381 and issued by the LBRA, an EGLE Grant and/or Loan, which will be funded to the LBRA to pay the cost of certain eligible activities, and an LBRA Loan to pay the cost of certain eligible activities. TIR generated by the Property will be captured by the LBRA and used to pay or reimburse the costs of the eligible activities as approved under this Plan and associated Reimbursement Agreement, LBRA Loan Agreement, EGLE Loan Agreement, Development Agreement and Bond Indenture. The Developer may also be reimbursed for eligible activities not financed by the EGLE Loan, the LBRA Loan, the conventional financing, or the Bonds with TIR, subject to the terms of the EGLE Loan Agreement, the LBRA Loan Agreement, the Reimbursement Agreement, and/or the bond indenture.

F. Duration of Brownfield Plan (Sec. 13 (2)(f))

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the Lansing City Council.

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

Tables 2 and 3 attached to this Plan provide the estimated TIR to be generated and captured under this Plan, for an estimated period of 30 years.

The total estimated cost of the eligible actives, contingency, interest, administrative fees, LBRF and State Brownfield Fund to be reimbursed or captured through use of TIR is projected to be up to 11,671,620. However, based on the projected available TIR, reimbursement of the entirety of interest is not anticipated at this time. Taxes will continue to be generated to the City's tax increment finance authority (TIFA) or taxing jurisdictions on local and school captured millages at the base taxable value of $517,438 throughout the duration of this Plan totaling approximately $1,126,505 or $37,550 annually. The TIFA is currently estimated to expire in 2039.

Non-capturable millages, will see an immediate increase in new taxes generated following redevelopment and will provide new tax revenue of approximately $885,673 throughout the duration of this Plan.

Ten percent of newly generated taxes will be captured for the TIFA or taxing jurisdictions on local and state school captured millages throughout the duration of this Plan totaling approximately $1,233,917.

A summary of the estimated impact to taxing jurisdictions for the life of the Plan is summarized below.

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Millage	Rate	Amount Captured (Eligible Activities, LBRA LBRF, LBRA Admin. Fee, State BF Fund)	Taxes Preserved for the TIFA	New Taxes Passed through to TIFA
State Education Tax (SET)	6.0000	$984,081	$93,139	$109,342
School Operating Tax	18.0000	$2,952,242	$279,417	$328,027
Subtotal	***24.0000***	***$3,936,323***	***$372,555***	***$437,369***
Lansing Oper	19.4400	$3,188,422	$301,770	$354,269
Lans Com College	3.8072	$624,432	$59,100	$69,381
Ingham Intermed	4.7062	$771,880	$73,055	$85,764
Ingham Cnty Sum	6.8000	$1,115,292	$105,557	$123,921
Ingham County	3.2800	$537,964	$50,916	$59,774
Airport Auth	0.6990	$114,645	$10,851	$12,738
CATA	3.0070	$493,188	$46,678	$54,799
CADL-Library	1.5600	$255,861	$24,216	$28,429
Zoo Millage	0.4100	$67,246	$6,364	$7,472
Subtotal	***43.7094***	***$7,168,930***	***$678,507***	***$796,548***
Total Capturable Millages	***67.7094***	***$11,105,253***	***$1,051,062***	***$1,233,917***
Non-Capturable Millages	**Rate**	**New Taxes Generated**	**Taxes Preserved for Taxing Unit**	**New Taxes Generated**
Lansing Debt	0.2600	$47,382	$4,036	NA
Lansing Sch Debt	4.6000	$838,291	$71,406	NA
Total Non-Capturable Millages	***4.8600***	***$885,673***	***$75,442***	

H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

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

Property location maps are included in Appendix B.

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

Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

I. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of businesses or residents is expected as part of this project. All parcels were vacant of businesses or residents prior to acquisition with the exception of one business, which relocated in July of 2018 and one residence whose lease expires prior to the anticipated approval timeline of the Plan. The existing residential lease ended and all properties were vacant by August 31, 2018, prior to approval of this Plan. An additional lease for surface parking exists on the property, however, the lease will end November 14, 2018. The property will continue to be rented on a month to month basis through April 1, 2019 as a courtesy. Therefore no displacement or relocation will occur on the Property. Compliance with all relocation requirements of Act 381 and the standards and provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646 will be kept.

J. Local Brownfield Revolving Fund ("LBRF") (Sec. 13 (2)(m))

The LBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan on an annual basis totaling 5% of the annual available local TIR, and is currently estimated to total $398,274. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))

The Lansing Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with Act 381, may amend this Plan in order to fund additional eligible activities associated with the Project described herein. The Property is located within a Lansing Tax Increment Finance Authority (TIFA) district and therefore an interlocal agreement will be required to be approved and executed as part of this project.

This project is a high priority for the City of Lansing, which will be transformational for the Michigan Avenue corridor and surrounding residents. Those living in and near the downtown will have access to affordable, healthy food within walking distance, while nearby properties will see an increase in property value. The development will increase both daytime and evening foot traffic, extending spending in nearby local businesses. Significant blight conditions will be eliminated and environmental conditions will be reduced and mitigated to prevent exposures. Overall the project will attract new residents and business into the downtown and catalyze future growth and investment.

Appendix A

PM ENVIRONMENTAL

Environmental & Engineering Services

PLOT PLAN

For:
Gillespie Group
600 E. Michigan–Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
600 Michigan Avenue
Lansing, MI 48912

Legal Description: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3 and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision; thence S89°25'55"E along the North line of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard's Subdivision; thence S89°28'38"E along the North line of said Block 1 of Barnard's Subdivision 135.00 feet to the East line of the West 135 feet of Lot 2, said Block 242; thence N00°33'02"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence S89°18'57"E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard's Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 179.36 feet to the South line of the North 16.50 feet of said Lot 20; thence N89°26'46"W along said South line 165.00 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 142.49 feet to the point of beginning; said parcel containing 4.19 acres more or less; said parcel subject to all easements and restrictions if any.

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

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FIELD WORK BY –––	JOB NUMBER: 92950.BND–PLT
SHEET 2 OF 2	

PLOT PLAN

For:
Gillespie Group
600 E. Michigan—Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
636 E. Michigan Avenue
Lansing, MI 48912

Proposed Legal Descriptions:

Parcel 636 E. Michigan Avenue: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3 and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision; thence S89°25'55"E along the North line of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard's Subdivision; thence S89°28'38"E along the North line of said Block 1 of Barnard's Subdivision 135.00 feet to the East line of the West 135 feet of said Lot 2, Block 242; thence N00°33'03"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence S89°18'57"E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard's Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 155.45 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 155.83 feet to the point of beginning; said parcel containing 4.24 acres, more or less, said aprcel subject to all easements and restrictions, if any.

Parcel 119 S. Larch Street: Lots 20, 21 & 22, except the North 16.5 feet of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, also except a parcel of land being part of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Connard's Subdivision; thence S00°33'03"W along the West line of said Connard's Subdivision 142.49 feet to a point 16.5 feet South of the Northwest corner of said Lot 20 and the point of beginning of this description; thence S89°26'46"E parallel with the North line of said Lot 20 a distance of 165.00 feet to the East line of said Lot 20; thence S00°33'03"W along said East line 23.91 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 13.34 feet to the point of beginning; said parcel containing 0.44 acre, more or less; said parcel subject to all easements and restrictions, if any.

All bearings are derived from Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

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

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SHEET 4 OF 5	92950.PLT-2

03/02/19

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

Appendix B

PM ENVIRONMENTAL
Environmental & Engineering Services

PLOT PLAN

PROPOSED CONFIGURATION

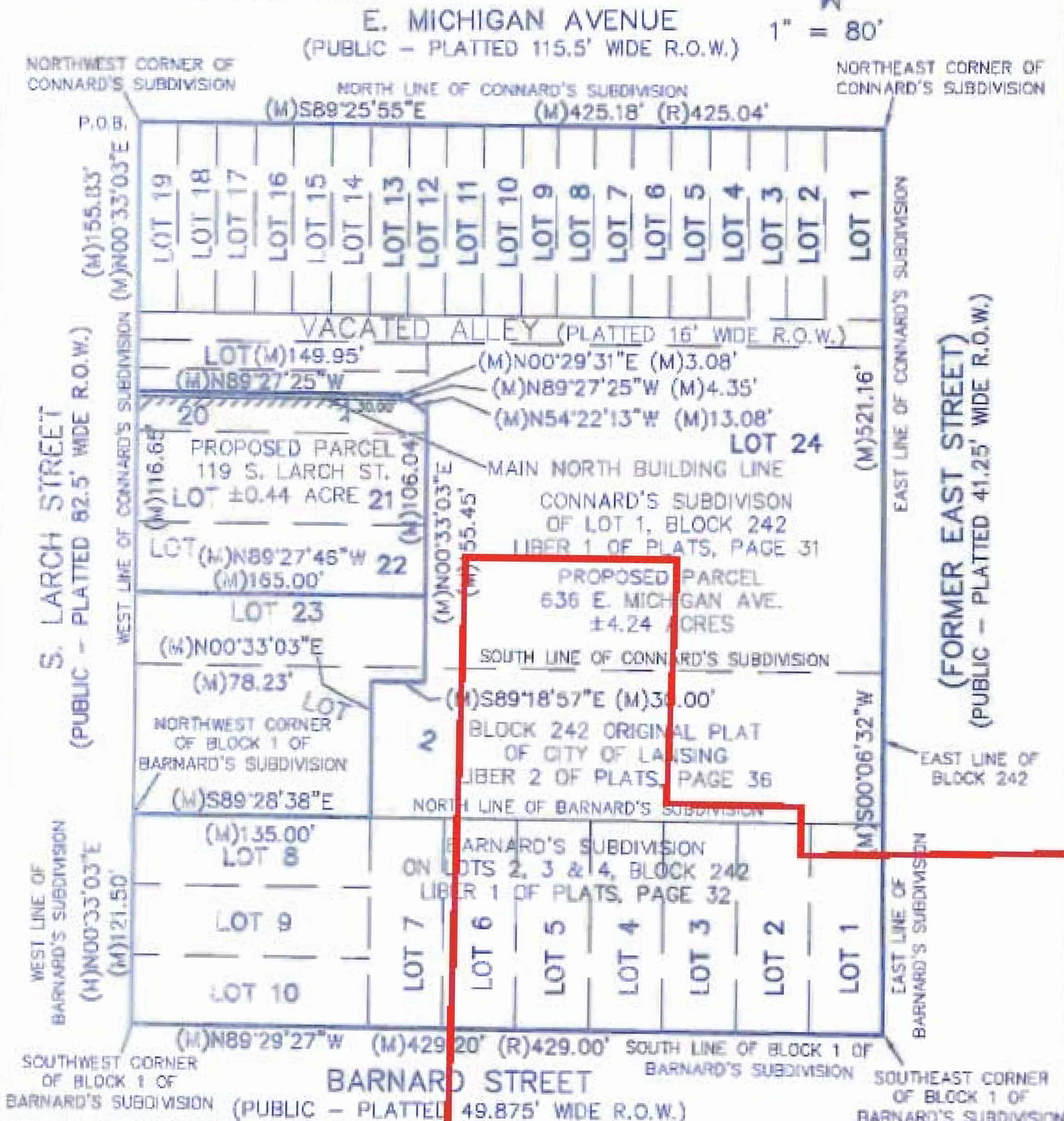
For:
Gillespie Group
600 E. Michigan-Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
636 E. Michigan Avenue
Lansing, MI 48912

NOTES:
1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL IMPROVEMENTS NOT SHOWN.

N

1" = 80'



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

R = Recorded Distance
— = Deed Line
— = Distance Not to Scale
▭ = Deck, Porch, Sidewalk, & Patio Areas

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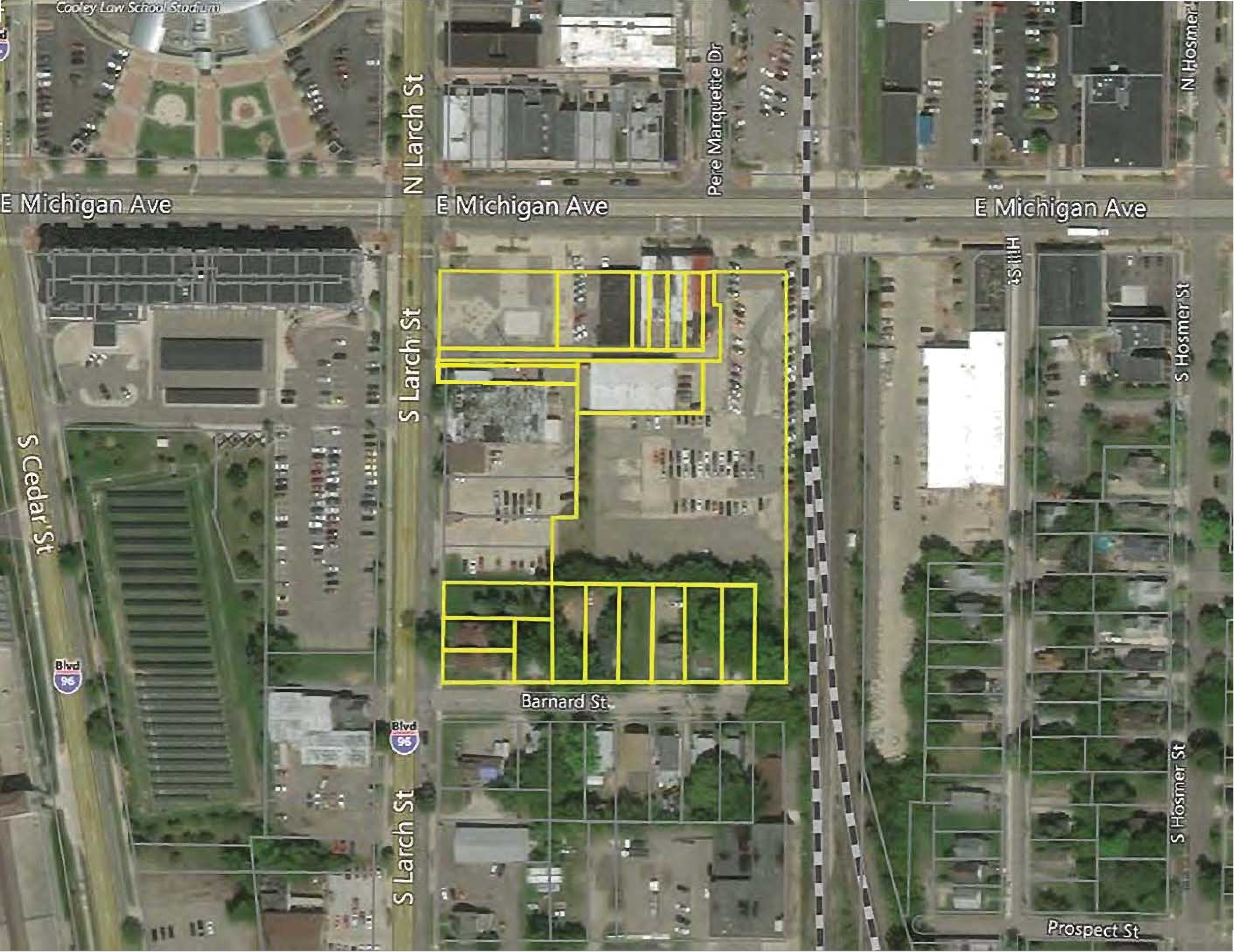
DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY ---	JOB NUMBER:
SHEET 2 OF 5	92950.PLT-2

08/02/14

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE


Cooley Law School Stadium
N Larch St
Pere Marquette Dr
N Hosmer
E Michigan Ave
E Michigan Ave
E Michigan Ave
Hill St
S Hosmer St
S Larch St
S Cedar St
Blvd 96
Barnard St
Blvd 96
S Larch St
S Hosmer St
Prospect St

Appendix C

PM ENVIRONMENTAL
Environmental & Engineering Services


HOTEL
HOTEL
HOTEL
GILLESPIEGROUP
Integrated
Architecture


CAPITALCITYMARKET
LOFTS
CAPITALCITYMARKET
GILLESPIEGROUP
Integrated
Architecture


LARCH
MICHIGAN
CAPITAL CITY MARKET
CITYMARKET
CAPITALCITYMAR
COFFEE
CAPITAL CITY MARKET
CAPITAL
MARKE
DETROIT
GILLESPIEGROUP
Integrated
Architecture

Integrated Architecture

GILLESPIE GROUP

CONCEPT | site plan

scale

0' 30' 60' 120'

N

20171202

2 August 2018

600 E MICHIGAN AVE

Integrated Architecture

GILLESPIE GROUP

CONCEPT | aerial view from SE


HOTEL
GROCERY
the LOFTS
GROCERY
FARM to TABLE
organic
roast
chop
peel
sautee
grill
SEAFOOD

600 E. Michigan Project

CITY OF LANSING, INGHAM COUNTY, MICHIGAN

CLIENT: GILLESPIE GROUP

ENGINEER/SURVEYOR: KEBS, Inc.

SPECIFICATIONS

SANITARY SEWERS

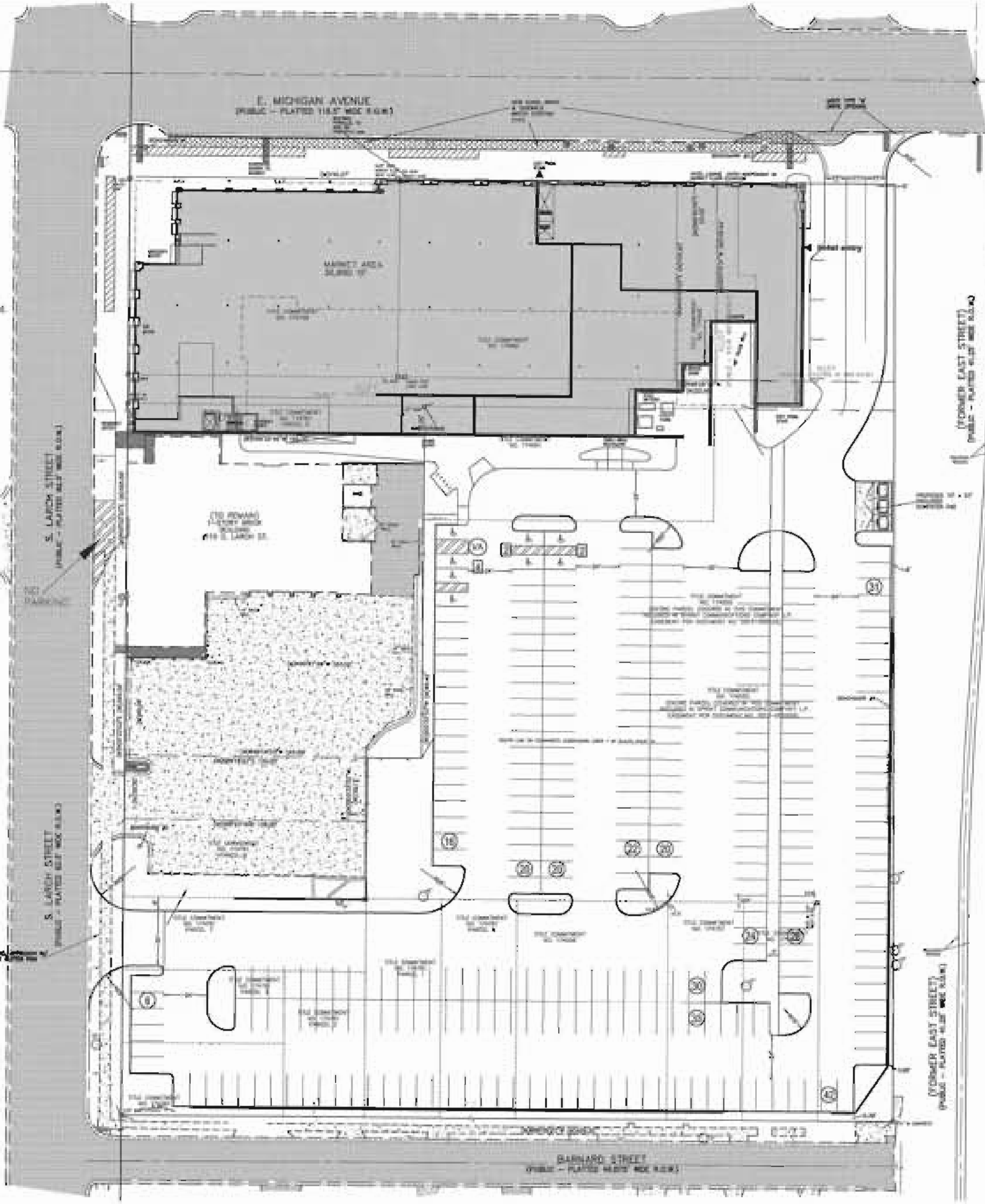
1. All sanitary sewer construction shall comply with the Construction Standards of City of Lansing and shall be subject to the inspection and approval of the City.
2. All sanitary sewermain piping shall be PVC SDR 26.
3. All pipe to be laid with the aid of laser equipment.
4. All sanitary sewer manholes shall be in accordance with Construction Standards of the City of Lansing with Neenah R-1763 or EJIW 1820 solid self sealing cover.
5. Trench width shall be maintained to a point at least 12" above the top of the pipe to ensure bedding conditions.
6. All sanitary leads shall be 6" PVC SDR 23.5 installed at minimum slope of 1%.
7. A sewer permit shall be obtained from the Public Service Department, 7th floor City Hall, by a drain layer licensed by the city.
8. All sewer work shall be performed by a drain layer licensed by the City. Prior to working on sidewalk, curb and gutter, or drive approaches within the right of way the owner or contractor shall obtain a permit from the Public Service Department, 7th floor City Hall.
9. All sanitary sewer leads to be contructed with clean-outs.

STORM SEWER

1. All storm sewer construction shall comply with the requirements of the City of Lansing and shall be subject to their inspection and approval.
2. All storm sewer 10" and smaller shall be PVC SCH 40, PVC SDR 23.5, or C-700 ES.
3. All storm sewer pipe 12" and larger shall be C-76, Class II reinforced concrete pipe.
4. All storm sewer joints shall be wrapped with Mirafi Geotextile 140N or equal. No joint mastic shall be used. Fabric shall be 18" wide, overlapped by not less than 6" and held in place by duct taping the overlap and/or equal holding material, until backfilled. "O" ring rubbers on PVC pipe shall be removed and wrapped as indicated above.
5. All pipe to be laid with the aid of laser equipment.
6. All storm sewer manholes and catch basins shall be in accordance with the City of Lansing and shall be subject with Neenah R-1764 or E.J.I.W. 1060-B covers for manholes, E.J.I.W. 7045 or Neenah R-3031-A for Standard curb inlets, E.J.I.W. 7065 or Neenah R-3034-B for rolled curb inlets, E.J.I.W. 6508 or Neenah R-4340-A for Beehive Grate or castings as indicated on the plans.
7. All catch basins and yard drains shall have a three foot deep sump.

WATER SYSTEM

1. All water system construction shall comply with the Construction Standards of the Lansing Board of Water and Light.



SCALE 1" = 30'

0' 30' 60' 90'

GENERAL

1. Any unstable soil (such as peat, muck, marl, soft blue clay, topsoil, etc.) which is encountered beneath proposed utilities, parking lots and structures, drives and buildings shall be removed down to sound subsoil and backfilled with sand and gravel as needed to reach finished grade. Such fill shall be compacted in 6" layers to 95% of max. density. The decision on material for bedding and backfill shall be made by the Engineer.
2. Information on depth, size, etc., of all other underground utilities shown herein is plan information only, obtained from the utility company involved. Prior to any final designing or construction, it is recommended that all utility companies, agencies, departments, etc., involved be contacted for verification of such locations.
3. The locations, size and elevation of sewers and related structures shown herein, were obtained through a survey completed by KEBS, Inc. KEBS, Inc. is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, be contiguous to or service this site.
4. For protection of underground utilities, the contractor shall dial 800-482-7171 a minimum of 72 hours prior to excavating in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the contractor of the responsibility of notifying utility owners who may not be a part of the "MISS DIG" alert system.
5. All existing roads, driveways and yards disturbed during construction shall be restored by the contractor to its original condition.
6. All sewer pipe shall be bedded with CL. II granular material. Class material shall be used in backfilling all sewer trenches to 1' above the sewer pipe.
7. All compaction of trenches within the roadways shall be to 95% density. Equipment such as a small dozer in the trenches and a hoe-pack around the structures will be required, or equipment capable of reaching 95% density.
8. Contractor shall be responsible for obtaining all permits required for construction.
9. Contractor shall be responsible for maintaining As-Built drawings of all lot lead locations and drawings shall be available to the Engineer upon request.

STREETS

1. PER CITY OF LANSING SPECIFICATIONS.

DENOTES NUMBER OF B/F SPACES

VA DENOTES VAN ACCESS B/F SPACES

DENOTES PROPOSED NUMBER OF 9' x 18' PARKING SPACES

SITE ADDRESS: 600 E. MICHIGAN AVE, LANSING, MI 48912

KEBS, INC.

600 E. Michigan Project

COVER SHEET

SCALE: 1" = 30'

AUTHORIZED BY: GILLESPIE GROUP

JOB # 92950

Appendix D

PM ENVIRONMENTAL | Environmental & Engineering Services

Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley
Grand Rapids
Chesterfield
Bay City
Detroit
Lansing

February 28, 2018

District Supervisor
Michigan Department of Environmental Quality
Lansing Michigan District Office
525 West Allegan Street
Lansing, Michigan 48933

RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002

Dear District Supervisor:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

PM ENVIRONMENTAL
Risk Well Managed

Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley
Grand Rapids
Chesterfield
Bay City
Detroit
Lansing

February 28, 2018

Mr. Patrick Gillespie
600 E. Michigan-Lansing, LLC
330 Marshal Street, Suite 100
Lansing, Michigan 48912

RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002

Dear Mr. Gillespie:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PREPARED FOR THE EXCLUSIVE USE OF 600 E. MICHIGAN-LANSING, LLC, THEIR ASSOCIATES AND LENDERS, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

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FIGURES

TABLES

APPENDICES

1.0 INTRODUCTION AND DISCUSSION

PM completed this Baseline Environmental Assessment (BEA) of the 600 Block Urban Redevelopment Property located in Lansing, Ingham County, Michigan (hereafter referred to as the "subject property") in accordance with Parts 201 and 213 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994 (Parts 201 and 213), as amended.

The subject property consist of 18 parcels and an alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan. The table below includes a listing of each parcel comprising the subject property:

Address	Parcel ID Number	Current Use
600 East Michigan Avenue	33-01-01-16-428-081	Vacant (Former Ballpark Mobil)
612-614 East Michigan Avenue	33-01-01-16-428-061	Brogan's Tire and Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	Commercial
624 East Michigan Avenue	33-01-01-16-428-041	Commercial
626 East Michigan Avenue	33-01-01-16-428-031	Commercial/Office
628 East Michigan Avenue	33-01-01-16-428-021	Commercial/Office
117 South Larch Street	33-01-01-16-428-100	Storage/Warehouse
636 East Michigan Avenue	33-01-01-16-428-002	Parking
No Current Address	33-01-01-16-428-141	Vacant (formerly 139 South Larch Street)
145 South Larch Street	33-01-01-16-428-151	Residential
147 South Larch Street	33-01-01-16-428-161	Residential
611 Barnard Street	33-01-01-16-428-171	Residential
No Current Address	33-01-01-16-428-181	Vacant (formerly 613 Barnard Street)
619 Barnard Street	33-01-01-16-428-191	Residential
No Current Address	33-01-01-16-428-201	Vacant (formerly 621 Barnard Street)
625 Barnard Street	33-01-01-16-428-211	Residential
629 Barnard Street	33-01-01-16-428-221	Residential
633 Barnard Street	33-01-01-16-428-231	Residential
No Current Address	33-01-01-16-428-901	Vacant Alleyway

The property is developed with a 3,616 square foot automotive service garage building (612-614 East Michigan Avenue; Brogan's Tire and Auto Service) constructed in 1930, four retail buildings (622-628 East Michigan Avenue) containing 8,654 square feet constructed in 1900, a warehouse building (117 South Larch Street) containing 5,520 square feet constructed in 1946, six residential dwellings (145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet constructed between 1884 and 1916, and a garage building (633 Barnard Street) containing 960 square feet constructed in 1983.

The service garage building is divided into a lobby area, service areas, and storage areas. The retail buildings are divided into various retail and storage areas. The easternmost retail building (628 East Michigan Avenue) contains two second floor apartments which are divided into bedroom areas, a kitchen, living area, and bathrooms. The warehouse building contains various storage areas. The residential dwellings are generally divided into bedrooms, living areas, kitchens, bathrooms, and basements.

An asphalt paved parking lot is present in the eastern portion of the property. Various paved areas are present throughout the remainder of the property. In the area of the residential dwellings, groomed grass, driveways, and landscaped areas are present.

Standard and other historical sources documented that the northeastern portion of the property (identified as 636 East Michigan Avenue) was occupied lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1906, two office buildings were present. An additional office building was constructed by 1913. These former office buildings were demolished by 1950, when a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and this portion of the property has been occupied by a surface parking lot since that time. Historic occupants of the former buildings consisted of various professional office operations.

The north-central portion of the property is currently occupied by four storefront buildings (identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. Additions were constructed to the rear of the eastern buildings between 1906 and 1913. The two western storefront buildings were constructed between 1906 and 1913. A majority of the historic occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue.

The storefront buildings, identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The north-central portion of the property is occupied by an automotive service building (identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Prior to 1930, this portion of the property was occupied by a lumber shed for a lumber company located further west. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s.

The northwestern parcel of the property (formerly identified as 600 East Michigan Avenue) is currently a vacant lot with four underground storage tanks (USTs) that are not currently in use. In at least 1892, a lumber shed was present in the eastern portion of this parcel. The lumber shed was demolished and a small office building was constructed in the eastern portion, along East Michigan Avenue between 1892 and 1898 and was demolished by 1906. By 1906, several buildings associated with the Hall Lumber Company were constructed with lumber storage throughout the parcel. All of the former lumber buildings were demolished between 1938 and 1950. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property has been vacant since that time. The property was occupied by lumber company with storage and/or milling operations from at least 1892 until 1921; automotive sales and service operations from the early 1920s until the 1950s; various commercial and retail businesses from at least the 1930s until the early 1950s; used auto sales from the 1950s until the 1960s, gasoline dispensing operations from least 1940 to 1943, and from the 1970s until 2006; and has been vacant of occupants since that time.

The central portion of the property (identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing. By 1906, this portion was occupied by Michigan Implement & Transfer Company. Four buildings were constructed by 1906 which were occupied by agricultural implements and engines and/or threshers. In at least 1913, this portion of the subject property was occupied by Butler-Langevin Lumber Company and the previously identified buildings were identified as agricultural implements and lumber storage. The current building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the current building) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998 (identified as former auto service building on Figures). Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum ASTs were present on the southern portion from 1950 to 1994. Coal pile storage was present on this portion of the property from at least 1906 until 1955. All of the former buildings were demolished (except the current building) were demolished between 1994 and 1997, and the property has been vacant land and/or a surface parking lot since that time.

The southern portion of the property (identified as 145-147 South Larch Street and 601-637 Barnard Street) is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. A personal garage is present on the eastern portion, which was constructed in 1984.

Current operations at the subject property consist of typical automotive service operations, retail activities, professional office activities, storage activities, and residential activities.

1.1 Owner/Operator Information

600 E. Michigan-Lansing, LLC, 330 Marshall Street, Lansing, Michigan 48912 intends to purchase the subject property, which will be redeveloped for mixed commercial, retail, and residential uses.

1.2 Intended Use of the Subject Property

600 E. Michigan-Lansing, LLC, intends to redevelop the subject property for mixed commercial, retail, and residential uses. As part of the redevelopment, all parcels and the associated alleyway currently comprising the subject property will be consolidated into a single parcel, the identification number of which has not yet been assigned.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM prepared a Phase I ESA dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the ‘ASTM Standard’). A copy of PM’s February 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A.

- The subject property parcel, identified as 600 East Michigan Avenue, is a closed Leaking Underground Storage Tank (LUST) site and a BEA site. Previous site assessment activities completed for 600 East Michigan Avenue in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 Risk Based Screening

Levels (RBSLs). Based on these analytical results and its closed LUST status, the subject property meets the definition of a "property," in accordance with Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- The subject property parcel, identified as 636 East Michigan Avenue, is an open LUST site and a BEA site. Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria (CRCC) and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a "facility" and a "site," in accordance with Part 213 of P.A. 451 of the Michigan NREPA, as amended.

- The north-central portion of the property, identified as 612-614 East Michigan Avenue, is currently occupied by an automotive service building, which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s. Current and historical interior waste streams associated with the service garage operations consist of general hazardous substances and/or petroleum products. A significant portion of this time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the service operations are unknown and may be a source of subsurface contamination.

- The southern portion of the property is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. Several of the former residential dwellings were demolished prior to current disposal regulations. It is unknown how the building demolition debris was disposed of. It was not uncommon for building demolition debris to historically have been used as fill material onsite. The potential exists for construction debris and fill material to be present on these subject property parcels that were historically developed with basements, and to have negatively impacted the subsurface.

- Four current USTs are present at the subject property parcel identified as 600 East Michigan Avenue. The current UST system has been unused since 2012 without any subsurface investigation since 2013. Based on this information, the potential exists for a release to have occurred and impacted the subsurface.

- During the site reconnaissance, PM observed evidence of five in-ground hydraulic hoists within the warehouse building located at 117 South Larch Street and evidence of a former in-ground hoist within the building located at 612-614 East Michigan Avenue. The hydraulic reservoirs associated with the in-ground hoists were located underground. In-ground hoists have an underground reservoir for hydraulic fluids, which can contain polychlorinated biphenyls (PCBs). The potential exists that a release occurred from the current hydraulic hoist system and/or underground reservoir. Additionally, the potential exists for orphaned reservoirs to be present on the subject property.

- During the site reconnaissance, PM observed two vent pipes on the western exterior wall of the automotive service building (612-614 East Michigan Avenue). These vent pipes may be associated with the USTs identified in the 1951-1972 Sanborn maps. No known subsurface investigations have been completed in this area of the subject property and no

USTs are registered to this parcel. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred.

- Review of Fire Department records documented fuel oil as a heat source at various times for 612-614 East Michigan Avenue, 622 East Michigan Avenue, 626 East Michigan Avenue, and 636 East Michigan Avenue. Fuel oil was documented to be stored within 55-gallon drums at 622 East Michigan Avenue and within USTs at 636 East Michigan Avenue (bulk fuel oil storage and consumptive purposes on the parcel). PM was unable to verify if fuel oil was stored within above ground storage tanks (ASTs) or USTs at the remaining addresses. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred with the former use fuel oil.

- The storefront building, identified as 622 East Michigan Avenue, was occupied by a radiator shop from at least 1935 to 1959. Historical interior waste streams associated with the operations would have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the former service operations are unknown and may be a source of subsurface contamination.

The following adjoining and/or nearby RECs were identified:

- The west adjoining property, identified as 119 South Larch Street, is occupied by Liskey's Auto Truck Service. Review of historical the property was occupied by a pattern works and/or manufacturing company from at least 1906 until 1921, and sheet metal and machining company from 1924 until the 1950s, an automotive equipment company from 1936 until the 1950s, and has been occupied by automotive service operations since 1965. Based on the long-term operations on this property and the close proximity to the subject property (directly adjoining), the potential exists for a release to have occurred and migrated onto the subject property.

- A north adjoining property, identified as 605 East Michigan Avenue, was occupied by a dry cleaning operation from 1916 until 1959. Dry cleaning operations commonly involve the usage of general hazardous substances and/or petroleum products, which, if improperly managed and/or disposed of, can be a source of contamination. Based on the close proximity to the subject property (approximately 90 feet east) and long-term operations, the potential exists that a release has occurred on this property and migrated onto the subject property.

1.3.1 Phase I ESA Exceptions or Deletions

There were no identified exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard within PM's February 2018 Phase I ESA.

1.3.2 Phase I ESA Data Gaps

No significant data gaps were identified within PM's February 2018 Phase I ESA.

1.4 Summary of Previous Site Investigations

Multiple site investigations were completed for the subject property between 1990 and 2015. Reports associated with those investigations are summarized in the table below:

Name of Report	Date of Report	Company that Prepared Report
Report of Site Assessment (600 East Michigan Avenue)	March 15, 1990	Environmental Science and Engineering, Inc. (ESE)
Phase II ESA (600 East Michigan Avenue)	February 21, 1991	ESE
Initial Abatement Measures Report (600 East Michigan Avenue)	August 20, 1991	ESE
UST Removal/Site Remediation Report (600 East Michigan Avenue)	November 7, 1991	ESE
60-Day LUST Initial Assessment Report (636 East Michigan Avenue)	3-10-1995	BLDI
Phase I Hydrogeologic Study and Preliminary RBCA Tier 1 Evaluation (636 East Michigan Avenue)	6-30-1995	BLDI
BEA (636 East Michigan Avenue)	7-10-1995	STS Consultants, Ltd.
LUST Closure Report (600 East Michigan Avenue)	January 11, 1996	Enecotech
Soil Characterization Report (636 East Michigan Avenue)	7-12-1996	MacKenzie Environmental Services
Risk-Based Corrective Action (RBCA) Assessment (636 East Michigan Avenue)	4-11-1997	BLDI
Summary of Soil Remediation Activities (636 East Michigan Avenue)	2-5-1999	Snell Environmental Group (SEG)
LUST Closure Report (600 East Michigan Avenue)	February 11, 2000	Timmermans
Phase I ESA (600 East Michigan Avenue)	July 18, 2011	Soil and Materials Engineers, Inc. (SME)
Phase I ESA (600 East Michigan Avenue)	7-31-2013	PM
BEA (600 East Michigan Avenue)	10-4-2013	PM
Documentation of Due Care Compliance (DDCC) (600 East Michigan Avenue)	10-4-2013	PM
Phase II ESA	11-11-2015	WSP Parsons Brinckerhoff (WSP)
BEA (636 East Michigan Avenue)	11-19-2015	WSP

PM reviewed available previous site investigations for 600 and 636 East Michigan Avenue, which are summarized below. Relevant portions of the previous reports, including sample location maps and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

600 East Michigan Avenue:

This parcel is a closed LUST site with three releases reported in 1990, 1991, and 1999. Various subsurface investigations were completed on this parcel from 1990 to 2000 to assess former gasoline dispensing operations on the property which occurred in at least 1940 and from the 1970s to 2000.

In 1991, three USTs (two 600-gallon and one 1,000-gallon of unknown contents) were removed from the northwestern portion of the parcel. Two releases were confirmed during UST removal activities and approximately 4,200 cubic yards of contaminated soils were removed from the parcel. Verification of soil remediation (VSR) and two additional soil sampling events were completed between 1991 and 1996, in which analytical results supported Type B Closure and were below Tier 1 Residential Soil Leaching to Groundwater Criteria and the releases was granted closure.

A waste oil UST was removed in 1996 with no assessment from the rear of the former service station building. In 1999, field observations noted photo-ionization detector (PID) readings (3.2 to 72 ppm) in the backfill in the area of the waste oil UST. A release was reported based on these observations in 1999. Subsequent sampling identified various volatile organic compound (VOC) and polynuclear aromatic compound (PNA) compounds in the fill above the current Part 213 Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP) RBSLs. Delineation sampling did not identify any compounds above the laboratory method detection limits (MDLs) and the release received Type B Closure.

At the time of the 2011 Phase I ESA, the parcel was occupied by a gasoline dispensing station. SME documented similar historical information as included in this Phase I ESA, and identified the following RECs: former operations associated with the former automotive sales and service operations; former gasoline dispensing operations; potential fill materials associated with the former buildings; and adjoining properties to the east, south, and west based on former operations.

At the time of the 2013 Phase I ESA, the parcel was vacant of buildings and occupants. PM documented similar historical information was documented as in the Phase I ESA. The following RECs were identified: the historic use of the parcel for automotive service operations with the potential use of in-ground hoists and the lack of subsurface investigations from 2000 to 2011 when the property was occupied by gasoline dispensing station. Off-site RECs identified include: the historic use of the north adjoining property (605 East Michigan Avenue) as a dry cleaning business from at least 1916 to 1959, the historic use of the east adjoining property (614 East Michigan Avenue (current subject property parcel)) as an automotive service garage and/or gasoline service station since at least the 1960s, and the historic use of the south adjoining property (119 South Larch Street) as an automotive service garage since at least 1965.

During the 2013 subsurface investigation, a ground penetrating radar (GPR) survey was completed to investigate the potential for in-ground hoists. One anomaly consistent with an in-ground hoist was identified during the GPR survey and is located within the footprint of the former building. An exploratory boring was advanced within the center of the anomaly. A metal structure was encountered directly beneath the concrete and appears to be consistent with the top of an in-ground hoist.

Additionally, 13 soil borings were advanced to between 15.0 and 20.0 feet below ground surface (bgs), four temporary monitoring wells were installed, and three temporary soil gas sampling points were installed. Soil and groundwater samples were analyzed for VOCs, PNAs, polychlorinated biphenyls (PCBs), and metals (cadmium, chromium, and lead). Soil gas samples were analyzed for VOCs. Soil analytical results documented PNAs above Part 213 RBSLs for DWP and Direct Contact (DC) and lead above Part 213 RBSLs in the southwestern portion of the parcel. Groundwater analytical results documented various VOCs and PNAs in the central and western portions of the parcel. Soil gas analytical results identified VOCs above Residential Soil Gas Screening Levels.

Based on the analytical results, a BEA and DDCC were completed for the current owner.

Previous site assessment activities completed in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 RBSLs. Based on these analytical results and its closed LUST status, the subject property meets the definition of a “property,” in accordance with Michigan Part 213.

Four current USTs remain on the 600 East Main parcel of the subject property.

636 East Michigan Avenue:

This parcel is an open LUST site with three releases reported in 1995. Various subsurface investigations were completed on this parcel from 1995 to 1999 to assess former bulk petroleum distribution and/or coal storage operations on the parcel, which occurred from at least 1940 to the early 1990s.

Multiple subsurface investigations were completed for the parcel in at least 1994 and 1995; however, not all reports were available for PM’s review. A majority of the reports were summarized in the 1997 RBCA report. The parcel formerly contained six USTs (i.e. containing fuel oil, used, oil, or gasoline), which were removed in 1995. The parcel also contained ten bulk petroleum ASTs formerly located in the southern portion of the parcel. During UST removal activities, three releases were reported associated with former USTs located in the northeastern, western, central, and eastern portions of the parcel. Analytical results documented various VOCs and PNAs in the locations of the former USTs above the Part 213 RBSLs. Groundwater sampling was not included based on groundwater not encountered until approximately 40.0 feet bgs.

In 1998, approximately 3,200 cubic yards of stock piled contaminated soils were removed from the southern portion of the parcel. The source of the soil piles was not identified; however, the piles were likely associated with the removal of multiple USTs on this portion of the subject property. After removal, VSR sampling (limited to the southern portion of the parcel) was completed. Samples were analyzed for VOCs, PNAs, and lead. Analytical results were below Part 201 Generic Residential Cleanup Criteria (GRCC). Lead was identified above statewide background levels, but below direct contact levels.

Review of the 2015 Phase II ESA, indicates that a Phase I ESA was completed in 2015, which documented RECs associated with the known contamination on the parcel, the former truck repair operations with a former structure on the west-central portion of the parcel, the historic coal storage operations on the eastern and central portions of the parcel, and the former presence of railroad spurs located on the parcel. A copy of the Phase I ESA was not included for PM's review.

During the subsurface investigation, 21 soil borings were advanced to depths between 2.0 and 8.0 feet bgs. Soil samples were collected and analyzed for VOCs, PNAs, Michigan-10 (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc). Soil analytical results documented various VOC, PNAs, and metals above Part 201 GRCC, Part 213 RBSLs, and/or statewide background levels.

Based on the analytical results, a BEA was completed for the current tenant of the parcel.

Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a "facility" and a "site," in accordance with Michigan Parts 201 and 213

1.5 Summary of Current Site Investigation

Prior to the commencement of field activities, MISSDIG, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Based on the large size of the subject property a joint meet was conducted with PM field staff and utility locators. Utilities were marked by the respective utility companies in the proposed soil boring location areas. The soil borings were also cleared of private subsurface utilities using GPR (Section 1.6).

In December 2017, PM completed a scope of work consisting of a geophysical survey to determine the potential presence of orphan USTs on the 612-614 East Michigan Avenue parcel using GPR; the advancement of 43 soil borings (SB-1 through SB-43); the installation of 18 temporary monitoring wells (TMW-4, TMW-6, TMW-7, TMW-10, TMW-11, TMW-13, TMW-14, TMW-15, TMW-16, TMW-18, TMW-26, TMW-27, TMW-29, TMW-33, TMW-35, TMW-36, TMW-40, and TMW-42); and the installation of 19 soil gas sample points (SSG-1, SG-2 through SG-6, SG-8, SG-10, SG-13, SG-19, SG-23, SG-25, SG-29, SG-31, and SG-33 through SG-37), and the collection of soil, groundwater, and soil gas samples for laboratory analysis of VOCs, PNAs, polychlorinated biphenyls (PCBs), Michigan ten metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc), and glycols, or some combination thereof. Select soil samples were also analyzed for Toxicity Characteristic Leaching Procedure (TCLP) lead. The soil boring/temporary monitoring well/soil gas locations and analytical results are included on Figures 3, 4, and 5 and in Tables 1 through 4. The soil boring/temporary monitoring well/soil gas logs are included as Appendix B.

The table below summarizes PM's December 2017 Phase II ESA activities including total boring depth, objective of the soil borings, and sample justification:

Description of Soil Boring and Temporary Monitoring Well Locations

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SSG-1 (20.0)	**Soil:** (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB-9 location (6.0-7.0'), and current soil gas concentrations	**Soil**: A replicate sample was collected at 6.0-7.0-feet bgs. **Groundwater:** Not Sampled **Soil Gas:** Sampled
	Soil Gas: (5.0)	VOCs		
PSB/SG-2 (10.0)	**Soil Gas :** (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	**Soil**: Not Collected **Groundwater:** Not Sampled **Soil Gas:** Sampled
PSB/SG-3 (10.0)	**Soil Gas:** (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	**Soil**: Not Collected **Groundwater:** Not Sampled **Soil Gas:** Sampled
PSB/TMW/SG-4 (20.0)	**Soil:** (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. **Groundwater:** Not Sampled **Soil Gas:** Sampled
	GW: (6.0-11.0)	VOCs and PNAs		
	Soil Gas: (7.1)	VOCs		
PSB/SG-5 (20.0)	**Soil:** (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. **Groundwater:** Not Sampled **Soil Gas:** Sampled
	Soil Gas: (4.5)	VOCs		

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/SG-6 (20.0)	**Soil:** (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	**Soil:** Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. **Groundwater:** Sampled **Soil Gas:** Sampled
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (4.5)	VOCs		
PSB/TMW-7 (20.0)	**Soil:** (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	**Soil**: A soil sample was collected at the interval with the highest PID reading (218 ppm). **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
PSB/SG-8 (20.0)	**Soil:** (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	**Soil**: A soil sample was collected t the approximate bottom depth of discovered interior orphan UST **Groundwater:** Not Encountered **Soil Gas:** Sampled
	Soil Gas: (3.5)	VOCs		
PSB-9 (7.0)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. **Groundwater:** Not Encountered **Soil Gas:** Not Sampled

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/ SG-10 (20.0)	**Soil:** (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected at the approximate bottom depth of the historical gasoline UST **Groundwater:** Sampled **Soil Gas:** Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (9.5)	VOCs		
PSB/TMW-11 (5.0)	**Soil:** 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	**Soil**: A soil sample was collected at the interval with the highest PID reading (5.9 ppm). **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		
PSB-12 (5.5)	**Soil:** (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	**Soil:** Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. **Groundwater:** Not Sampled **Soil Gas:** Not Sampled
PSB/TMW/ SG-13 (5.0)	**Soil:** (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	**Soil**: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). **Groundwater:** Sampled **Soil Gas:** Sampled
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (Sub-slab)	VOCs		
PSB/TMW-14/14R (20.0)	**Soil:** (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. **Groundwater:** Not Sampled **Soil Gas:** Not Sampled
	GW: (9.0-14.0)	NA (well did not produce)		

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-15 (15.0)	**Soil:** (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	**Soil**: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (0.0-5.0)	VOCs and PNAs		
PSB/TMW-16 (15.0)	**Soil:** (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB-17 (15.0)	**Soil:** (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	**Soil**: A soil sample was collected in an interval of sand with coal debris **Groundwater:** Not Sampled **Soil Gas:** Not Sampled
PSB/TMW-18 (15.0)	**Soil:** (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	**Soil**: A soil sample was collected in an interval of clay with coal debris **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB/SG-19 (20.0)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. **Groundwater:** Not Encountered **Soil Gas:** Not Sampled
	Soil Gas: (sub-slab)	NA		
PSB-20 (20.0)	**Soil:** (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the floor slab. **Groundwater:** Not Sampled **Soil Gas:** Not Sampled

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-21 (15.0)	**Soil:** (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface above the water table. **Groundwater:** Not Sampled **Soil Gas:** Not Sampled
PSB-22 (20.0)	**Soil:** (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	**Soil:** A soil sample was collected in a shallow discolored interval (1.0-2.0’) and at the interval with the highest PID reading (0.6 ppm; 16.0-17.0’). **Groundwater:** Not Encountered **Soil Gas:** Not Sampled
PSB/SG-23 (20.0)	**Soil:** (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	**Soil:** A soil sample was collected from a discolored interval beneath the asphalt pavement (suspected coal debris) and at the interval with the highest PID reading (170.1 ppm). **Groundwater:** Not Encountered **Soil Gas:** Sampled
	Soil Gas: (11.0)	VOCs		
PSB-24 (15.0)	**Soil:** (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	**Soil**: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the surface pavement **Groundwater:** Not Encountered **Soil Gas:** Not Sampled
PSB/SG-25 (20.0)	**Soil:** (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil**: A soil sample was collected at the interval with the highest PID reading (11.1 ppm). **Groundwater:** Not Encountered **Soil Gas:** Sampled
	Soil Gas: (8.5)	VOCs		

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-26 (20.0)	**Soil:** (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil:** A soil sample was collected at a geologic interface. **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB/TMW-27 (1567.0)	**Soil:** (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil:** A soil sample was collected at the interval with the highest PID reading (58 ppm) **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB-28 (20.0)	**Soil:** (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil:** A soil sample was collected at a geologic interface. **Groundwater:** Not Sampled **Soil Gas:** Not Sampled
PSB/TMW/SG-29 (20.0)	**Soil:** (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil**: A soil sample was collected at the interval with the highest PID reading (77.0 ppm). **Groundwater:** Sampled **Soil Gas:** Sampled
	GW: (12.0-17.0)	VOCs and PNAs		
	Soil Gas: (2.5)	VOCs		
PSB-30 (20.0)	**Soil:** (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil:** A soil sample was collected at the interval with the highest PID reading (100.0 ppm). **Groundwater:** Not Encountered **Soil Gas:** Not Sampled

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SG-31 (20.0)	**Soil:** (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil**: A soil sample was collected at the interval with the highest PID reading (87.5 ppm). **Groundwater:** Not Encountered **Soil Gas:** Not Sampled
	Soil Gas: (4.5)	VOCs		
PSB-32 (20.0)	**Soil:** (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	**Soil**: A soil sample was collected at the interval with the highest PID reading (104.0 ppm). **Groundwater:** Not Encountered **Soil Gas:** Not Sampled
PSB/TMW/ SG-33 (20.0)	**Soil:** (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil**: A soil sample was collected from an interval of coarse sand with gravel that contrasted with other soils in the boring. **Groundwater:** Sampled **Soil Gas:** Sampled
	GW: (14.0-19.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/SG-34 (20.0)	**Soil:** (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil**: A soil sample was collected at the interval with the highest PID reading (52.9 ppm). **Groundwater:** Not Sampled **Soil Gas:** Sampled
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG-35 (20.0)	**Soil:** (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	**Soil**: A soil sample was collected at the interval with the highest PID reading (110 ppm). **Groundwater:** Sampled **Soil Gas:** Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG-36 (15.0)	**Soil:** (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	**Soil**: A soil sample was collected at the interval with the highest PID reading (68.1 ppm). **Groundwater:** Sampled **Soil Gas:** Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (0.5)	VOCs		

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-37 (20.0)	**Soil:** (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	**Soil:** Due to the lack of field screening evidence of contamination, a soil sample was collected above the water table. **Groundwater:** Not Sampled **Soil Gas:** Sampled
	Soil Gas: (8.5)	VOCs		
PSB-38 (30.0)	**Soil:** (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	**Soil:** Due to the lack of field screening evidence of contamination or groundwater, both shallow and deep soil samples were collected. **Groundwater:** Not Encountered **Soil Gas:** Not Sampled
PSB-39 (15.0)	**Soil:** (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	**Soil:** A soil sample was collected above a geologic interface. **Groundwater:** Not Sampled **Soil Gas:** Not Sampled
PSB/TMW-40 (15.0)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	**Soil:** sampled from an area of black discolored sand that contrasted with other soils in the boring **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		
PSB-41 (3.5)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	**Soil:** A soil sample was collected at a geologic interface. **Groundwater:** Not Encountered **Soil Gas:** Not Sampled

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-42 (20.0)	**Soil:** (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	**Soil:** A soil sample was collected at the interval with the highest PID reading (318.7 ppm). **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		
PSB-43 (20.0)	**Soil:** (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	**Soil:** A soil sample was collected at a geologic interface. **Groundwater:** Not Encountered **Soil Gas:** Not Sampled

bgs = below ground surface PID = photoionization detector ppm = parts per million
Pb = Lead Cd = Cadmium Cr = Chromium

1.6 Summary of Geophysical Investigation Activities

On December 18, 2017, PM completed a GPR survey at the subject property (Figure 2) to investigate the potential for orphan USTs and to clear the soil borings of subsurface utilities. At the time of the survey, weather conditions were approximately 40^{o} F and light rain.

The GPR survey was completed using a GSSI® SIR-3000 radar control unit equipped with a 400 megahertz (MHz) antenna. The survey was completed utilizing 2-dimensional scanning methods in a 2 foot surface grid pattern (i.e., in north-south and east-west directions), to a maximum depth of 4.5 feet bgs.

PM encountered the following project specific conditions that limited its ability to assess the subject property:

- Parked vehicles located near the western perimeter of the subject property;
- Interior storage located within the building;
- Operations located within the building;

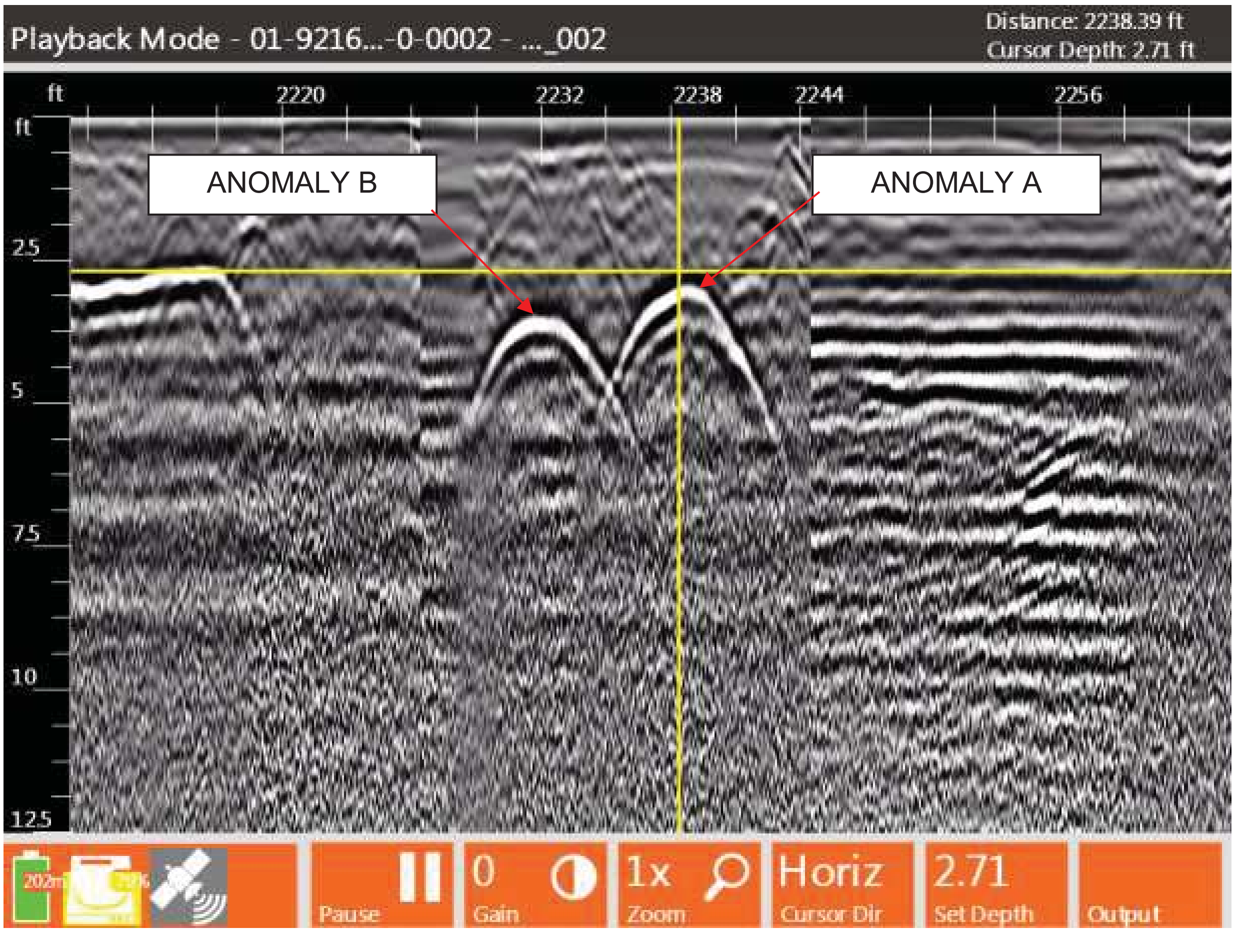
Three anomalies consistent with an orphan USTs were identified during the GPR survey.

Anomaly A is located west of the subject building. Anomaly A is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.5 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a commercial metal detector (schonstedt) was used to verify that the anomaly was metallic in nature.

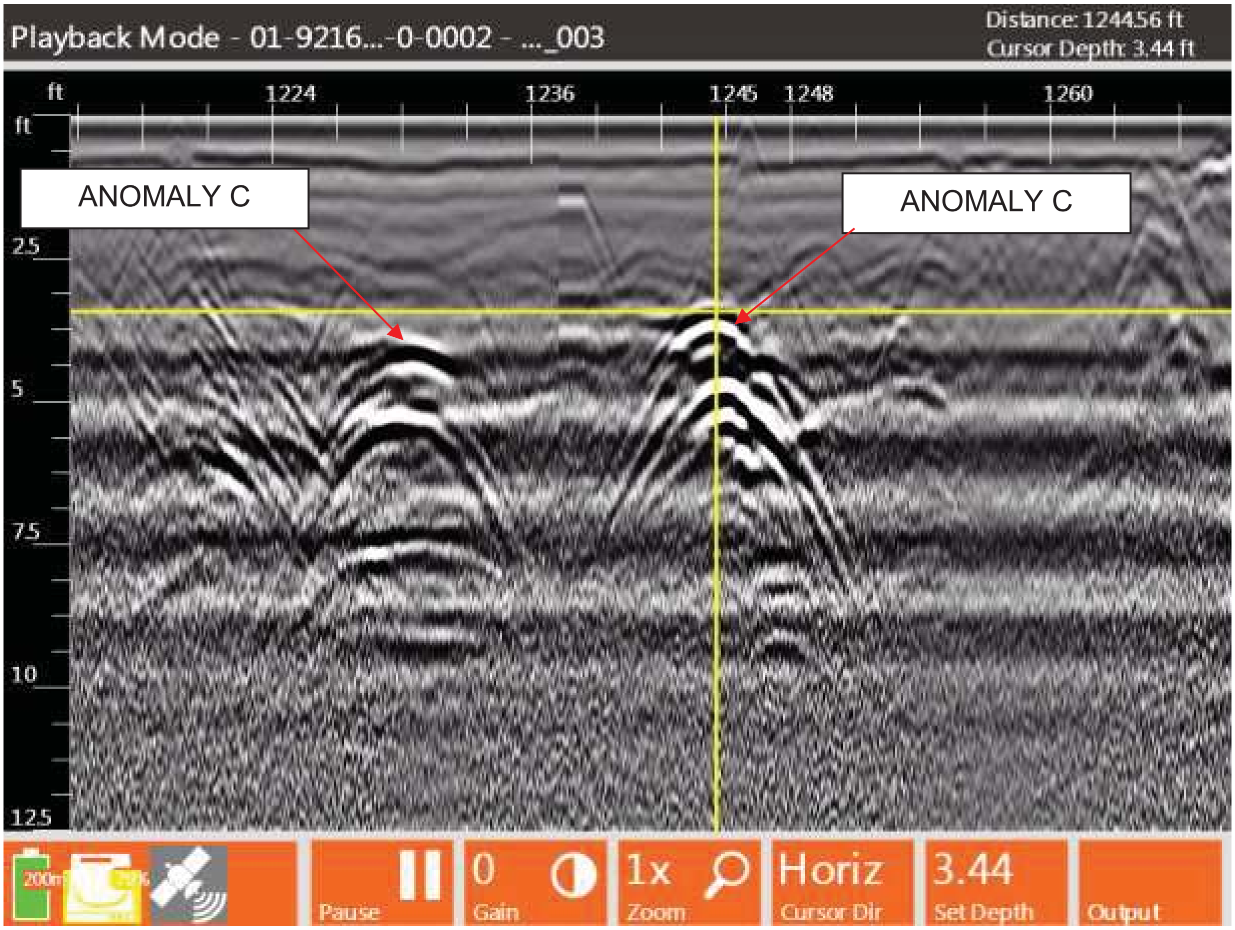
Anomaly B is located west of the subject building. Anomaly B is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.75 feet bgs. One shallow hand auger soil boring was advanced to 2.75 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

Anomaly C is located inside of the subject building. Anomaly C is at least 9.0 feet in length, 5.0 feet in width, and located approximately 3.0 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

The following is an example data set collected from the subject property depicting the anomalies:



Anomaly A and Anomaly B.



Anomaly C at two different angles.

Other anomalies not consistent with USTs (i.e., those consistent with subsurface utilities, rebar, etc.) may have been observed; however, are not included within this report.

As indicated above, the metallic nature of the anomalies was confirmed using a stainless steel hand auger and a schonstedt metal detector. Anomalies A and B also correlate with two vent pipes identified along the western wall of the 612-614 East Michigan Avenue building, as summarized in the February 2018 Phase I ESA. Therefore, each anomaly (i.e., A through C) is believed to be a previously unknown, orphan UST with approximate capacities ranging from 1,000 gallons to 1,500 gallons.

Subsequent to identification of the orphan USTs, soil borings PSB-8, PSB-42, and PSB-43 were advanced adjacent to each on December 20, 2018 (Section 1.5 and Appendix B) and based on the identification of field screening evidence of a LUST release, the orphan USTs were registered with the Department of Licensing and Regulatory Affairs, Bureau of Fire Services, Storage Tank Division, and a confirmed release reported on December 21, 2018, which is within 24-hours of discovery. UST registration and release reporting was completed under Brogan's Tire and Auto Service, Inc., the current owner of the 612-614 East Michigan Avenue parcel.

The open LUST status of the 612-614 East Michigan Avenue parcel of the subject property indicates that it is a “site,” in accordance with Part 213.

1.7 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a direct push model 6712DT Geoprobe® drill rig and/or a stainless steel hand auger. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a 5-foot macro-core sampler.

Soils collected from discrete sample intervals were screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.6 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence of impact, a change in geology, former/current site feature depths, and/or surficial soil.

Soil samples for VOC analysis were preserved with methanol in accordance with United States Environmental Protection Agency (USEPA) Method 5035 modified.

Temporary monitoring wells were installed for groundwater sample collection in selected soil boring locations. Each consisted of a 5-foot one inch diameter, 0.010-inch slot, schedule 40, PVC screen and a one inch diameter PVC casing, which was lowered into the borehole to intersect the water table. After the screen for the well was set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the well.

The soil and groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and/or sanitized glass jars, then placed in an ice-packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil vapor sampling was completed in general accordance with the guidelines established in the May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

The soil gas sample were collected utilizing a polyethylene implant that is approximately two inches in length that is affixed to appropriate length tubing for sample collection and inserted into the annulus of the borehole. Upon completion of the borehole, a sampling interval is established by filling the hole with bentonite to the desired lower depth, as needed, inserting the sample implant and tubing, creating a sand pack of no more than one foot with the sampling implant in the center, and filling the remainder of the bore hole with bentonite.

Prior to the collection of each soil gas sample, the sampling apparatus was determined to be leak free utilizing an isolation chamber that encompassed tubing and associated connections as well as the sampling point. The chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure no leaks had occurred. The soil gas samples were collected using 1-liter canisters regulated with a flow rate of 200 ml/minute and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. (Merit) in East Lansing, Michigan, for laboratory analysis.

Upon completion of the investigation, temporary monitoring well and soil gas sample materials were removed from the borehole. The soil boring/temporary monitoring well/soil gas sample locations were abandoned by placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

1.8 Geology and Hydrogeology

Based on review of the current and previous boring logs from PM's December 2017 site investigation, the soil stratigraphy generally consists of up to 10.0 feet of sand underlain by clay with interbedded layers of sand and/or gravelly sand to a depth of at least 30.0 feet bgs, the maximum depth explored. Exceptions include soil boring PSB-2 where only pea gravel was encountered to 10.0 feet bgs; PSB-4 where sand soils were encountered to the maximum explored depth of 20.0 feet bgs; and soil boring PSB-10, PSB-35, and PSB-38, where sand soils were encountered at depths greater than 10.0, 20.0, and 14.0 feet bgs, respectively.

Perched and discontinuous groundwater was encountered at depths between 0.95 and 10.87 feet bgs during the December 2018 site investigation, with a thin lamina of water present immediately under pavement at soil borings PSB-15 and PSB-18, likely as a result of rainy conditions during the time period of the investigation.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

The analytical results from PM's 2017 investigation were compared with the MDEQ Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential Cleanup Criteria. The analytical results for the groundwater and soil gas samples collected by PM were also compared with the MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, which are also known as Recommended Interim Action Screening Levels (RIASLs). A copy of the laboratory analytical reports for PM's December 2017 site investigation are included in Appendix C.

Relevant portions of the previous reports, including sample location maps and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

2.1 Summary of Analytical Results (December 2017)

The sample analytical results and locations for PM's December 2017 site investigation are summarized on PM's Figures 3, 4, and 5 and in Tables 1 through 4.

Summary of Soil, Groundwater, and Soil Gas Analytical Results

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SSG-1 (20.0)	**Soil:** (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB-9 location (6.0-7.0’)	**Soil:** None
	Soil Gas: (5.0)	VOCs		**Soil Gas:** None
PSB/SG-2 (10.0)	**Soil Gas :** (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	**Soil Gas:** None
PSB/SG-3 (10.0)	**Soil Gas:** (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	**Soil Gas:** None
PSB/TMW/SG-4 (20.0)	**Soil:** (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	**Soil:** None
	GW: (6.0-11.0)	VOCs and PNAs		**Groundwater:** None
	Soil Gas: (7.1)	VOCs		**Soil Gas:** None
PSB/SG-5 (20.0)	**Soil:** (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	**Soil:** None
	Soil Gas: (4.5)	VOCs		**Soil Gas:** None
PSB/TMW/SG-6 (20.0)	**Soil:** (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	**Soil:** None
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		**Groundwater:** None
	Soil Gas: (4.5)	VOCs		**Soil Gas:** None

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-7 (20.0)	**Soil:** (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	**Soil: VOCs – Residential and Nonresidential RIASLs**
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		**Groundwater:** None
PSB/SG-8 (20.0)	**Soil:** (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	**Soil: VOCs – Residential and Nonresidential DWP, GSIP, and RIASLs**
	Soil Gas: (3.5)	VOCs		**Soil Gas:** None
PSB-9 (7.0)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	**Soil: PNAs - GSIP**
PSB/TMW/ SG-10 (20.0)	**Soil:** (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	**Soil:** None
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		**Groundwater:** None
	Soil Gas: (9.5)	VOCs		**Soil Gas:** None
PSB/TMW-11 (5.0)	**Soil:** 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	**Soil:** None
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		**Groundwater:** None
PSB-12 (5.5)	**Soil:** (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	**Soil:** None

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-13 (5.0)	**Soil:** (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	**Soil:** None
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		**Groundwater:** None
	Soil Gas: (Sub-slab)	VOCs		**Soil Gas:** None
PSB/TMW-14/14R (20.0)	**Soil:** (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	**Soil: PNAs – Residential and Nonresidential DC**
	GW: (9.0-14.0)	NA (well did not produce)		**Groundwater:** None
PSB/TMW-15 (15.0)	**Soil:** (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	**Soil:** None
	GW: (0.0-5.0)	VOCs and PNAs		**Groundwater:** None
PSB/TMW-16 (15.0)	**Soil:** (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	**Soil:** None
	GW: (0.0-5.0)	Dissolved MI-10 Metals		**Groundwater:** None
PSB-17 (15.0)	**Soil:** (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	**Soil: Chromium - Residential and Nonresidential DWP and GSIP**
PSB/TMW-18 (15.0)	**Soil:** (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	**Soil: Mercury - GSIP**
	GW: (0.0-5.0)	Dissolved MI-10 Metals		**Groundwater: Arsenic – Residential and Nonresidential DW and GSI**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SG-19 (20.0)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	**Soil: VOCs and PNAs - Residential and Nonresidential DWP, GSIP and RIASLs; Residential DC**
	Soil Gas: (sub-slab)	NA		**Soil Gas:** None
PSB-20 (20.0)	**Soil:** (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	**Soil: VOCs and PNAs - Residential and Nonresidential DWP and GSIP; Residential DC**
PSB-21 (15.0)	**Soil:** (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	**Soil:** None
PSB-22 (20.0)	**Soil:** (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	**Soil: PNAs - Residential and Nonresidential GSIP and DC**
PSB/SG-23 (20.0)	**Soil:** (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	**Soil: VOCs and PNAs – Residential and Nonresidential DWP, GSIP, and RIASLs**
	Soil Gas: (11.0)	VOCs		**Soil Gas:** None
PSB-24 (15.0)	**Soil:** (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	**Soil:** None
PSB/SG-25 (20.0)	**Soil:** (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil: Mercury – GSIP**
	Soil Gas: (8.5)	VOCs		**Soil Gas:** None

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-26 (20.0)	**Soil:** (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil:** None
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		**Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI**
PSB/TMW-27 (1567.0)	**Soil:** (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil: VOCs, PNAs, Mercury, and Selenium – Residential and Nonresidential DWP, GSIP, and RIASLs; Residential DC**
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		**Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI, and Residential RIASLs**
PSB-28 (20.0)	**Soil:** (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	**Soil: VOCs - Residential and Nonresidential GSIP and RIASLs**
PSB/TMW/SG-29 (20.0)	**Soil:** (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil: VOCs, PNAs – GSIP**
	GW: (12.0-17.0)	VOCs and PNAs		**Groundwater:** None
	Soil Gas: (2.5)	VOCs		**Soil Gas:** None
PSB-30 (20.0)	**Soil:** (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil: VOCs and PNAs – Residential and Nonresidential DWP and GSIP**
PSB/SG-31 (20.0)	**Soil:** (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil: VOCs and PNAs – GSIP**
	Soil Gas: (4.5)	VOCs		**Soil Gas:** None
PSB-32 (20.0)	**Soil:** (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	**Soil: VOCs and PNAs – GSIP**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-33 (20.0)	**Soil:** (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil:** None
	GW: (14.0-19.0)	VOCs and PNAs		**Groundwater:** None
	Soil Gas: (1.5)	VOCs		**Soil Gas:** None
PSB/SG-34 (20.0)	**Soil:** (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	**Soil: VOCs – Residential and Nonresidential RIASLs**
	Soil Gas: (1.5)	VOCs		**Soil Gas:** None
PSB/TMW/SG-35 (20.0)	**Soil:** (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	**Soil: VOCs – GSIP**
	GW: (7.0-12.0)	VOCs and PNAs		**Groundwater: VOCs - GSI and Residential RIASLs**
	Soil Gas: (1.5)	VOCs		**Soil Gas:** None
PSB/TMW/SG-36 (15.0)	**Soil:** (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	**Soil: VOCs – Residential and Nonresidential RIASLs; Residential DWP**
	GW: (7.0-12.0)	VOCs and PNAs		**Groundwater:** None
	Soil Gas: (0.5)	VOCs		**Soil Gas:** None
PSB-37 (20.0)	**Soil:** (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	**Soil:** None
	Soil Gas: (8.5)	VOCs		**Soil Gas:** None
PSB-38 (30.0)	**Soil:** (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	**Soil:** None
PSB-39 (15.0)	**Soil:** (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	**Soil:** None

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-40 (15.0)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	**Soil:** None
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		**Groundwater:** None
PSB-41 (3.5)	**Soil:** (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	**Soil:** None
PSB/TMW-42 (20.0)	**Soil:** (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	**Soil: VOCs - Residential DWP**
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		**Groundwater: VOCs and PNAs - Residential and Nonresidential DW and GSI, and RIASLs**
PSB-43 (20.0)	**Soil:** (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	**Soil:** None

DWP – Drinking Water Protection
GSIP – Groundwater Surface Water Interface Protection
DC: Soil Direct Contact
RIASL: Recommended Interim Action Screening Level for Vapor Intrusion
DW: Drinking Water
GSI: Groundwater Surface Water Interface

As summarized above, concentrations of various VOCs and PNAs, and the metals specie chromium, mercury, and selenium were identified in soil above the Part 201/213 Residential and Nonresidential DWP, GSIP, and/or DC criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

Concentrations of various VOCs and PNAs, and the metals species arsenic were identified in groundwater above the Part 201/213 Residential; and Nonresidential DW and/or GSI criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

No concentrations of PCBs were identified in any of the soil samples collected from the subject property above the laboratory MDLs. Similarly no concentrations of glycols were identified in soil or groundwater above laboratory MDLs.

No concentrations of VOCs were identified in any of the soil gas samples above MDEQ Residential and Nonresidential RIASLs and/or the USEPA Office of Solid Waste and Emergency

Response (OSWER) Residential screening levels for compounds where MDEQ RIASLs were not available.

2.2 Subject Property Facility/Site/Property Status

A location where a hazardous substance is present in excess of the concentrations, which satisfy the requirements of subsection 20120a(1)(a) or (17), is a facility pursuant to Part 201. Section 20120a(1)(a) requirements are the cleanup criteria for unrestricted residential usage.

As indicated in Sections 1.4 and 2.1, based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

A copy of assessing information with the legal descriptions for the parcels comprising the subject property is included in Appendix D.

3.2 Survey Map of Subject Property

A map of the subject property that depicts the property boundaries is included as Figure 2.

3.3 Subject Location and Analytical Summary Maps

Figures 3, 4, and 5 provide scaled maps of the subject property with site structures and soil boring/temporary monitoring well/soil gas sample locations, along with a summary of the soil, groundwater, and soil gas analytical results from PM's December 2017 site investigation activities. The sample locations from previous site investigations are summarized in the contents of Section 10.4 of the February 2018 Phase I ESA (Appendix A).

3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

3.5 Subject Property Address

As indicated in Section 1.0, The subject property consist of 18 parcels and alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan (Figures 1 and 2). Please refer to the summary table included in Section 1.0 for a listing of the subject property's parcel address and identification numbers.

3.6 Subject Spatial Data

The subject property is located in the Township four North (T. 4N), Range two West (R. 2W), Section 16, Lansing, Ingham County, Michigan.

According to the MDEQ GeoWebFace Website, the center of the subject property is located at latitude 42.733198 north and a longitude of -84.544285 west.

4.0 FACILITY STATUS OF SUBJECT PROPERTY

As indicated in Section 2.2 based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

4.1 Summary Data Tables

The soil, groundwater, and soil gas analytical results for the soil, groundwater, and soil gas samples collected during PM's December 2017 site investigation are summarized on Tables 1 through 4. The soil and groundwater analytical results from previous site investigations are summarized in Section 1.4 of this BEA and included in Section 10.4 of PM's February 2018 Phase I ESA.

4.2 Laboratory Reports and Chain of Custody Documentation

The laboratory analytical reports and associated laboratory chain of custody documentation for the samples collected during PM's December 2017 site investigation are included in Appendix C. The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. in East Lansing, Michigan. The laboratory analytical reports associated with previous site investigations are on file with the MDEQ.

5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted on February 28, 2017 by Mr. J. Adam Patton, Manager of Site Investigation Services, PM Environmental, Inc., which is prior to or within 45 days of initial operation. Qualification statements are provided as Appendix E.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

J. Adam Patton, CHMM
Manager of Site Investigation Services

6.0 AAI REPORT OR ASTM PHASE I ESA

As indicated in Section 1.3, PM performed a Phase I ESA of the subject property dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E 1527-13 for the subject property. The scope of the Phase I ESA included consideration of hazardous substances as defined in Section 20101(1)(x) of P.A 451 of 1994, as amended, and constituted the performance of an All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

A copy of PM's February 2018 Phase I ESA is included in Appendix A.

7.0 REFERENCES

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-13, Published November 2013;
- "Part 201 Cleanup Criteria and Part 213 Risk-Based Screening Levels," Revised December 2013 and in accordance with Section 20120a(1);
- MDEQ Operational Memorandum No. 2 "Sampling and Analysis," October 22, 2004, Revised July 5, 2007;
- MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013 (with the exception of the rescinded portions (June 2017) Appendix B.3 and Appendix D;
- MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, dated August 2017;
- MDEQ Baseline Environmental Assessment Submittal Form (EQP 4025), dated July 2017;
- Phase I ESA, PM, February 2, 2018.

Tables

PM ENVIRONMENTAL
Environmental & Engineering Services

Table 1: Eligible Activities Cost Estimates			
Item/Activity	**Total Request**	**MSF Act 381 Eligible Activities**	**MDEQ Act 381 Eligible Activities**
Pre-Approved Activities			
Phase I ESA	$ 6,000		$ 6,000
Phase II ESA/BEA/DDCC	$ 46,685		$ 46,685
Hazardous Materials Survey	$ 21,680		$ 21,680
Pre-Approved Activities Sub-Total	**$ 74,365**	**$ -**	**$ 74,365**
Department Specific Activities			
Contaminated Soil Transport and Disposal	$ 479,100		$ 479,100
Utility Migration Barriers	$ 22,500		$ 22,500
Utility Gasketing	$ 25,000		$ 25,000
Hazardous Materials Removal and Disposal	$ 25,000		$ 25,000
Oversight, Sampling and Reporting by Environmental Professional	$ 135,150		$ 135,150
Department Specific Activities Sub-Total	**$ 686,750**	**$ -**	**$ 686,750**
Demolition			
Removal of Underground Storage Tanks	$ 50,000		$ 50,000
Removal of Hoists	$ 10,500		$ 10,500
Demolition Sub-Total	**$ 60,500**	**$ -**	**$ 60,500**
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	$ 100,000		$ 100,000
Asbestos and Lead Activities Sub-Total	**$ 100,000**	**$ -**	**$ 100,000**
Infrastructure Improvements			
Urban Storm Water Management System	$ 255,784	$ 255,784	
Bioswales	$ 136,838	$ 136,838	
Green Roof	$ 72,250	$ 72,250	
Gas Main	$ 109,470	$ 109,470	
Curbs and Gutters	$ 87,029	$ 87,029	
Side Walk Improvements	$ 114,944	$ 114,944	
Public Lighting	$ 68,966	$ 68,966	
Landscaping in ROW	$ 132,459	$ 132,459	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Infrastructure Activities	$ 50,000	$ 50,000	
Infrastructure Improvements Sub-Total	**$ 1,027,739**	**$ 1,027,739**	**$ -**
Site Preparation			
Temporary Construction Access	$ 3,831	$ 3,831	
Temporary Traffic Control	$ 8,210	$ 8,210	
Temporary Erosion Control	$ 8,210	$ 8,210	
Temporary Site Control (fencing, gates, signage and/or lighting)	$ 49,262	$ 49,262	
Temporary Facility	$ 17,242	$ 17,242	
Grading/Land Balancing & Cut/Fill Operations	$ 482,763	$ 482,763	
Relocation of Active Utilities - Water & Sanitary	$ 58,019	$ 58,019	
Relocation of Active Utility - Electric	$ 180,626	$ 180,626	
Staking	$ 49,262	$ 49,262	
Geotechnical Survey	$ 10,947	$ 10,947	
Foundation Work to Address Special Soil Concerns	$ 232,624	$ 232,624	
Retaining Walls	$ 618,506	$ 618,506	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation Activities	$ 50,000	$ 50,000	
Site Preparation Sub-Total	**$ 1,769,500**	**$ 1,769,500**	**$ -**
Brownfield Plan and Act 381 Workplan			
Brownfield Plan and Act 381 Work Plan Preparation	$ 30,000	$ 15,000	$ 15,000
Brownfield Pan and Act 381 Work Plan Implementation	$ 30,000	$ 15,000	$ 15,000
Brownfield Plan and Act 381 Workplan Sub-Total	**$ 60,000**	**$ 30,000**	**$ 30,000**
Eligible Activities Sub-Total	**$ 3,778,854**	**$ 2,827,239**	**$ 951,615**
15% Contingency*	$ 546,673	$ 419,586	$ 127,088
Developer Eligible Reimbursement Sub-Total	**$ 4,325,527**	**$ 3,246,825**	**$ 1,078,703**
Interest**	$ 6,106,645	$ 5,050,885	$ 1,055,760
Developer Eligible Reimbursement Total	**$ 10,432,172**	**$ 8,297,710**	**$ 2,134,462**
TIF Capture for Local Brownfield Revolving Fund	$ 398,274		
LBRA Administrative Fee	$ 398,274		
State Brownfield Fund	$ 442,900		
Total	**$ 11,671,620**	**$ 8,297,710**	**$ 2,134,462**

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

**Interest is calculated at 5%, with the exception of activities that are anticipated to be funded by the MDEQ Loan at a 1.5% interest rate, with 5 years interest fee/payment free

Table 2 Tax Increment Revenue Estimates
Capital City Market
September 27, 2018

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

Plan Year	Millage Rate	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year		2018	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value		$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438
Estimated New TV			$ 5,685,236	$ 5,742,088	$ 5,799,509	$ 5,857,504	$ 5,916,079	$ 5,975,240	$ 6,034,993	$ 6,095,343	$ 6,156,296	$ 6,217,859	$ 6,280,037	$ 6,342,838	$ 6,406,266	$ 6,470,329	$ 6,535,032	$ 6,600,382	$ 6,666,386
Incremental Difference (New TV - Base TV)			**$ 5,167,798**	**$ 5,224,650**	**$ 5,282,071**	**$ 5,340,066**	**$ 5,398,641**	**$ 5,457,802**	**$ 5,517,555**	**$ 5,577,905**	**$ 5,638,858**	**$ 5,700,421**	**$ 5,762,599**	**$ 5,825,400**	**$ 5,888,828**	**$ 5,952,891**	**$ 6,017,594**	**$ 6,082,944**	**$ 6,148,948**
School Capture	Millage Rate																		
State Education Tax (SET)	6.0000	$ 3,105	$ 31,007	$ 31,348	$ 31,692	$ 32,040	$ 32,392	$ 32,747	$ 33,105	$ 33,467	$ 33,833	$ 34,203	$ 34,576	$ 34,952	$ 35,333	$ 35,717	$ 36,106	$ 36,498	$ 36,894
School Operating Tax	18.0000	$ 9,314	$ 93,020	$ 94,044	$ 95,077	$ 96,121	$ 97,176	$ 98,240	$ 99,316	$ 100,402	$ 101,499	$ 102,608	$ 103,727	$ 104,857	$ 105,999	$ 107,152	$ 108,317	$ 109,493	$ 110,681
School Total	**24.0000**	$ 12,419	**$ 124,027**	**$ 125,392**	**$ 126,770**	**$ 128,162**	**$ 129,567**	**$ 130,987**	**$ 132,421**	**$ 133,870**	**$ 135,333**	**$ 136,810**	**$ 138,302**	**$ 139,810**	**$ 141,332**	**$ 142,869**	**$ 144,422**	**$ 145,991**	**$ 147,575**
Local Capture	Millage Rate																		
Lansing Oper	19.4400	$ 10,059	$ 100,462	$ 101,567	$ 102,683	$ 103,811	$ 104,950	$ 106,100	$ 107,261	$ 108,434	$ 109,619	$ 110,816	$ 112,025	$ 113,246	$ 114,479	$ 115,724	$ 116,982	$ 118,252	$ 119,536
Lans Com College	3.8072	$ 1,970	$ 19,675	$ 19,891	$ 20,110	$ 20,331	$ 20,554	$ 20,779	$ 21,006	$ 21,236	$ 21,468	$ 21,703	$ 21,939	$ 22,178	$ 22,420	$ 22,664	$ 22,910	$ 23,159	$ 23,410
Ingham Intermed	4.7062	$ 2,435	$ 24,321	$ 24,588	$ 24,858	$ 25,131	$ 25,407	$ 25,686	$ 25,967	$ 26,251	$ 26,538	$ 26,827	$ 27,120	$ 27,415	$ 27,714	$ 28,015	$ 28,320	$ 28,628	$ 28,938
Ingham Cnty Sum	6.8000	$ 3,519	$ 35,141	$ 35,528	$ 35,918	$ 36,312	$ 36,711	$ 37,113	$ 37,519	$ 37,930	$ 38,344	$ 38,763	$ 39,186	$ 39,613	$ 40,044	$ 40,480	$ 40,920	$ 41,364	$ 41,813
Ingham County	3.2800	$ 1,697	$ 16,950	$ 17,137	$ 17,325	$ 17,515	$ 17,708	$ 17,902	$ 18,098	$ 18,296	$ 18,495	$ 18,697	$ 18,901	$ 19,107	$ 19,315	$ 19,525	$ 19,738	$ 19,952	$ 20,169
Airport Auth	0.6990	$ 362	$ 3,612	$ 3,652	$ 3,692	$ 3,733	$ 3,774	$ 3,815	$ 3,857	$ 3,899	$ 3,942	$ 3,985	$ 4,028	$ 4,072	$ 4,116	$ 4,161	$ 4,206	$ 4,252	$ 4,298
CATA	3.0070	$ 1,556	$ 15,540	$ 15,711	$ 15,883	$ 16,058	$ 16,234	$ 16,412	$ 16,591	$ 16,773	$ 16,956	$ 17,141	$ 17,328	$ 17,517	$ 17,708	$ 17,900	$ 18,095	$ 18,291	$ 18,490
CADL-Library	1.5600	$ 807	$ 8,062	$ 8,150	$ 8,240	$ 8,331	$ 8,422	$ 8,514	$ 8,607	$ 8,702	$ 8,797	$ 8,893	$ 8,990	$ 9,088	$ 9,187	$ 9,287	$ 9,387	$ 9,489	$ 9,592
Zoo Millage	0.4100	$ 212	$ 2,119	$ 2,142	$ 2,166	$ 2,189	$ 2,213	$ 2,238	$ 2,262	$ 2,287	$ 2,312	$ 2,337	$ 2,363	$ 2,388	$ 2,414	$ 2,441	$ 2,467	$ 2,494	$ 2,521
Local Total	**43.7094**	$ 22,617	**$ 225,881**	**$ 228,366**	**$ 230,876**	**$ 233,411**	**$ 235,971**	**$ 238,557**	**$ 241,169**	**$ 243,807**	**$ 246,471**	**$ 249,162**	**$ 251,880**	**$ 254,625**	**$ 257,397**	**$ 260,197**	**$ 263,025**	**$ 265,882**	**$ 268,767**
Non-Capturable Millages	Millage Rate																		
Lansing Debt	0.2600	$ 135	$ 1,344	$ 1,358	$ 1,373	$ 1,388	$ 1,404	$ 1,419	$ 1,435	$ 1,450	$ 1,466	$ 1,482	$ 1,498	$ 1,515	$ 1,531	$ 1,548	$ 1,565	$ 1,582	$ 1,599
Lansing Sch Debt	4.6000	$ 2,380	$ 23,772	$ 24,033	$ 24,298	$ 24,564	$ 24,834	$ 25,106	$ 25,381	$ 25,658	$ 25,939	$ 26,222	$ 26,508	$ 26,797	$ 27,089	$ 27,383	$ 27,681	$ 27,982	$ 28,285
Total Non-Capturable Taxes	**4.8600**	**$ 2,515**	**$ 25,115**	**$ 25,392**	**$ 25,671**	**$ 25,953**	**$ 26,237**	**$ 26,525**	**$ 26,815**	**$ 27,109**	**$ 27,405**	**$ 27,704**	**$ 28,006**	**$ 28,311**	**$ 28,620**	**$ 28,931**	**$ 29,246**	**$ 29,563**	**$ 29,884**
Total Capturable Millages	**67.7094**																		
Total Tax Increment Revenue (TIR) Available for Capture			$ 349,909	$ 353,758	$ 357,646	$ 361,573	$ 365,539	$ 369,545	$ 373,590	$ 377,677	$ 381,804	$ 385,972	$ 390,182	$ 394,434	$ 398,729	$ 403,067	$ 407,448	$ 411,873	$ 416,342

Table 2 Tax Increment Revenue Estimates
Capital City Market
September 27, 2018

Estimated Taxable Value (TV) Increase Rate:

		18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Plan Year		**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**TOTAL**
Calendar Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Taxable Value		$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ 517,438	$ -
Estimated New TV		$ 6,733,050	$ 6,800,381	$ 6,868,384	$ 6,937,068	$ 7,006,439	$ 7,076,503	$ 7,147,268	$ 7,218,741	$ 7,290,929	$ 7,363,838	$ 7,437,476	$ 7,511,851	$ 7,586,969	$ -
Incremental Difference (New TV - Base TV)		**$ 6,215,612**	**$ 6,282,943**	**$ 6,350,946**	**$ 6,419,630**	**$ 6,489,001**	**$ 6,559,065**	**$ 6,629,830**	**$ 6,701,303**	**$ 6,773,491**	**$ 6,846,400**	**$ 6,920,038**	**$ 6,994,413**	**$ 7,069,531**	$ -
School Capture	Millage Rate														
State Education Tax (SET)	6.0000	$ 37,294	$ 37,698	$ 38,106	$ 38,518	$ 38,934	$ 39,354	$ 39,779	$ 40,208	$ 40,641	$ 41,078	$ 41,520	$ 41,966	$ 42,417	$ 1,093,423
School Operating Tax	18.0000	$ 111,881	$ 113,093	$ 114,317	$ 115,553	$ 116,802	$ 118,063	$ 119,337	$ 120,623	$ 121,923	$ 123,235	$ 124,561	$ 125,899	$ 127,252	$ 3,280,269
School Total	**24.0000**	**$ 149,175**	**$ 150,791**	**$ 152,423**	**$ 154,071**	**$ 155,736**	**$ 157,418**	**$ 159,116**	**$ 160,831**	**$ 162,564**	**$ 164,314**	**$ 166,081**	**$ 167,866**	**$ 169,669**	**$ 4,373,692**
															$ -
Local Capture	Millage Rate														$ -
Lansing Oper	19.4400	$ 120,832	$ 122,140	$ 123,462	$ 124,798	$ 126,146	$ 127,508	$ 128,884	$ 130,273	$ 131,677	$ 133,094	$ 134,526	$ 135,971	$ 137,432	$ 3,542,691
Lans Com College	3.8072	$ 23,664	$ 23,920	$ 24,179	$ 24,441	$ 24,705	$ 24,972	$ 25,241	$ 25,513	$ 25,788	$ 26,066	$ 26,346	$ 26,629	$ 26,915	$ 693,813
Ingham Intermed	4.7062	$ 29,252	$ 29,569	$ 29,889	$ 30,212	$ 30,539	$ 30,868	$ 31,201	$ 31,538	$ 31,877	$ 32,221	$ 32,567	$ 32,917	$ 33,271	$ 857,645
Ingham Cnty Sum	6.8000	$ 42,266	$ 42,724	$ 43,186	$ 43,653	$ 44,125	$ 44,602	$ 45,083	$ 45,569	$ 46,060	$ 46,556	$ 47,056	$ 47,562	$ 48,073	$ 1,239,213
Ingham County	3.2800	$ 20,387	$ 20,608	$ 20,831	$ 21,056	$ 21,284	$ 21,514	$ 21,746	$ 21,980	$ 22,217	$ 22,456	$ 22,698	$ 22,942	$ 23,188	$ 597,738
Airport Auth	0.6990	$ 4,345	$ 4,392	$ 4,439	$ 4,487	$ 4,536	$ 4,585	$ 4,634	$ 4,684	$ 4,735	$ 4,786	$ 4,837	$ 4,889	$ 4,942	$ 127,384
CATA	3.0070	$ 18,690	$ 18,893	$ 19,097	$ 19,304	$ 19,512	$ 19,723	$ 19,936	$ 20,151	$ 20,368	$ 20,587	$ 20,809	$ 21,032	$ 21,258	$ 547,987
CADL-Library	1.5600	$ 9,696	$ 9,801	$ 9,907	$ 10,015	$ 10,123	$ 10,232	$ 10,343	$ 10,454	$ 10,567	$ 10,680	$ 10,795	$ 10,911	$ 11,028	$ 284,290
Zoo Millage	0.4100	$ 2,548	$ 2,576	$ 2,604	$ 2,632	$ 2,660	$ 2,689	$ 2,718	$ 2,748	$ 2,777	$ 2,807	$ 2,837	$ 2,868	$ 2,899	$ 74,717
Local Total	**43.7094**	**$ 271,681**	**$ 274,624**	**$ 277,596**	**$ 280,598**	**$ 283,630**	**$ 286,693**	**$ 289,786**	**$ 292,910**	**$ 296,065**	**$ 299,252**	**$ 302,471**	**$ 305,722**	**$ 309,005**	**$ 7,965,478**
															$ -
Non-Capturable Millages	Millage Rate														$ -
Lansing Debt	0.2600	$ 1,616	$ 1,634	$ 1,651	$ 1,669	$ 1,687	$ 1,705	$ 1,724	$ 1,742	$ 1,761	$ 1,780	$ 1,799	$ 1,819	$ 1,838	$ 47,382
Lansing Sch Debt	4.6000	$ 28,592	$ 28,902	$ 29,214	$ 29,530	$ 29,849	$ 30,172	$ 30,497	$ 30,826	$ 31,158	$ 31,493	$ 31,832	$ 32,174	$ 32,520	$ 838,291
Total Non-Capturable Taxes	**4.8600**	$ 30,208	$ 30,535	$ 30,866	$ 31,199	$ 31,537	$ 31,877	$ 32,221	$ 32,568	$ 32,919	$ 33,274	$ 33,631	$ 33,993	$ 34,358	$ 885,673
Total Capturable Millages	**67.7094**														
Total Tax Increment Revenue (TIR) Available for Capture		$ 420,855	$ 425,414	$ 430,019	$ 434,669	$ 439,366	$ 444,110	$ 448,902	$ 453,741	$ 458,629	$ 463,566	$ 468,552	$ 473,588	$ 478,674	

Tax Increment Revenue Reimbursement Estimates - Table 3
Capital City Market

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	35.45%	$ 3,493,423	$ -	$ 3,493,423
Local	64.55%	$ 6,372,382	$ -	$ 6,372,382
TOTAL	100.00%	**$ 9,865,805**		**$ 9,865,805**
MDEQ	20.46%	$ 2,134,462	$ -	$ 2,134,462
MSF	79.54%	$ 8,297,710	$ -	$ 8,297,710
TOTAL	100.00%	**$ 10,432,172**		**$ 10,432,172**

Estimated Total
Years of Plan: 30

Estimated Capture	
Administrative Fees	$ 398,274
State Revolving Fund	$ 442,900
LBRF	$ 398,274

	Beginning Balance	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028
Total State Incremental Revenue		$ 124,027	$ 125,392	$ 126,770	$ 128,162	$ 129,567	$ 130,987	$ 132,421	$ 133,870
State Brownfield Revolving Fund (3 mills of SET)		$ 15,503	$ 15,674	$ 15,846	$ 16,020	$ 16,196	$ 16,373	$ 16,553	$ 16,734
State Tax Increment to Taxing Unit (10%) ("Pass-Through")		$ 12,403	$ 12,539	$ 12,677	$ 12,816	$ 12,957	$ 13,099	$ 13,242	$ 13,387
State TIR Available for Reimbursement		**$ 96,121**	**$ 97,178**	**$ 98,247**	**$ 99,325**	**$ 100,415**	**$ 101,515**	**$ 102,627**	**$ 103,749**
Total Local Incremental Revenue		$ 225,881	$ 228,366	$ 230,876	$ 233,411	$ 235,971	$ 238,557	$ 241,169	$ 243,807
BRA Administrative Fee (5% of available Local TIR)		$ 11,294	$ 11,418	$ 11,544	$ 11,671	$ 11,799	$ 11,928	$ 12,058	$ 12,190
Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)		$ 11,294	$ 11,418	$ 11,544	$ 11,671	$ 11,799	$ 11,928	$ 12,058	$ 12,190
Local Tax Increment to Taxing Unit (10%) ("Pass Through")		$ 22,588	$ 22,837	$ 23,088	$ 23,341	$ 23,597	$ 23,856	$ 24,117	$ 24,381
Local TIR Available for Reimbursement		**$ 180,705**	**$ 182,693**	**$ 184,701**	**$ 186,729**	**$ 188,777**	**$ 190,846**	**$ 192,935**	**$ 195,045**
Total State & Local TIR Available		**$ 276,826**	**$ 279,872**	**$ 282,947**	**$ 286,054**	**$ 289,192**	**$ 292,361**	**$ 295,562**	**$ 298,795**
DEVELOPER									
DEVELOPER Reimbursement Balance	*$ 10,432,172*	*$ 10,155,346*	*$ 9,875,474*	*$ 9,592,527*	*$ 9,306,473*	*$ 9,017,281*	*$ 8,724,920*	*$ 8,429,358*	*$ 8,130,564*
MSF Non-Environmental Costs	*$ 8,297,710*								
Eligible Activities Reimbursement	$ 3,246,825								
State Tax Reimbursement		$ 76,454	$ 77,295	$ 78,145	$ 79,003	$ 79,869	$ 80,745	$ 81,629	$ 82,522
Local Tax Reimbursement		$ 143,732	$ 145,313	$ 146,910	$ 148,523	$ 150,153	$ 151,798	$ 153,460	$ 155,138
Eligible Activities Reimbursement Balance		**$ 3,026,638**	**$ 2,804,030**	**$ 2,578,974**	**$ 2,351,448**	**$ 2,121,426**	**$ 1,888,883**	**$ 1,653,794**	**$ 1,416,134**
Interest Reimbursement	$ 5,050,885								
State Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement Balance		*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*
Total MSF Reimbursement Balance		*$ 8,077,524*	*$ 7,854,915*	*$ 7,629,859*	*$ 7,402,333*	*$ 7,172,311*	*$ 6,939,768*	*$ 6,704,680*	*$ 6,467,020*
MDEQ Environmental Costs	*$ 2,134,462*								
Eligible Activities Reimbursement	*$ 1,078,703*								
State Tax Reimbursement		$ 19,667	$ 19,883	$ 20,102	$ 20,322	$ 20,545	$ 20,770	$ 20,998	$ 21,227
Local Tax Reimbursement		$ 36,973	$ 37,380	$ 37,791	$ 38,205	$ 38,625	$ 39,048	$ 39,475	$ 39,907
Eligible Activities Reimbursement Balance		**$ 1,022,063**	**$ 964,800**	**$ 906,908**	**$ 848,380**	**$ 789,210**	**$ 729,392**	**$ 668,919**	**$ 607,785**
Interest Reimbursement	$ 1,055,760								
State Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement Balance		**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**
Total MDEQ Reimbursement Balance		*$ 2,077,822*	*$ 2,020,560*	*$ 1,962,668*	*$ 1,904,140*	*$ 1,844,970*	*$ 1,785,152*	*$ 1,724,679*	*$ 1,663,544*
Total Annual Developer Reimbursement		*$ 276,826*	*$ 279,872*	*$ 282,947*	*$ 286,054*	*$ 289,192*	*$ 292,361*	*$ 295,562*	*$ 298,795*

	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036
Total State Incremental Revenue	$ 135,333	$ 136,810	$ 138,302	$ 139,810	$ 141,332	$ 142,869	$ 144,422	$ 145,991
State Brownfield Revolving Fund (3 mills of SET)	$ 16,917	$ 17,101	$ 17,288	$ 17,476	$ 17,666	$ 17,859	$ 18,053	$ 18,249
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ 13,533	$ 13,681	$ 13,830	$ 13,981	$ 14,133	$ 14,287	$ 14,442	$ 14,599
State TIR Available for Reimbursement	**$ 104,883**	**$ 106,028**	**$ 107,184**	**$ 108,352**	**$ 109,532**	**$ 110,724**	**$ 111,927**	**$ 113,143**
Total Local Incremental Revenue	$ 246,471	$ 249,162	$ 251,880	$ 254,625	$ 257,397	$ 260,197	$ 263,025	$ 265,882
BRA Administrative Fee (5% of available Local TIR)	$ 12,324	$ 12,458	$ 12,594	$ 12,731	$ 12,870	$ 13,010	$ 13,151	$ 13,294
Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	$ 12,324	$ 12,458	$ 12,594	$ 12,731	$ 12,870	$ 13,010	$ 13,151	$ 13,294
Local Tax Increment to Taxing Unit (10%) ("Pass Through")	$ 24,647	$ 24,916	$ 25,188	$ 25,462	$ 25,740	$ 26,020	$ 26,303	$ 26,588
Local TIR Available for Reimbursement	**$ 197,177**	**$ 199,330**	**$ 201,504**	**$ 203,700**	**$ 205,918**	**$ 208,158**	**$ 210,420**	**$ 212,705**
Total State & Local TIR Available	**$ 302,060**	**$ 305,357**	**$ 308,688**	**$ 312,052**	**$ 315,450**	**$ 318,882**	**$ 322,348**	**$ 325,848**
DEVELOPER								
DEVELOPER Reimbursement Balance	*$ 7,828,504*	*$ 7,523,147*	*$ 7,214,459*	*$ 6,902,406*	*$ 6,586,957*	*$ 6,268,075*	*$ 5,945,727*	*$ 5,619,879*
MSF Non-Environmental Costs								
Eligible Activities Reimbursement								
State Tax Reimbursement	$ 83,423	$ 84,334	$ 85,254	$ 86,183	$ 87,121	$ 88,069	$ 809	
Local Tax Reimbursement	$ 156,834	$ 158,546	$ 160,275	$ 162,022	$ 163,786	$ 99,477	$ -	
Eligible Activities Reimbursement Balance	**$ 1,175,877**	**$ 932,997**	**$ 687,468**	**$ 439,263**	**$ 188,355**	**$ 809**	**$ -**	
Interest Reimbursement								
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ 88,218	$ 89,993
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ 66,091	$ 167,368	$ 169,185
Interest Reimbursement Balance	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 5,050,885*	*$ 4,984,794*	*$ 4,729,209*	*$ 4,470,030*
Total MSF Reimbursement Balance	*$ 6,226,762*	*$ 5,983,882*	*$ 5,738,353*	*$ 5,490,148*	*$ 5,239,240*	*$ 4,985,603*	*$ 4,729,209*	*$ 4,470,030*
MDEQ Environmental Costs								
Eligible Activities Reimbursement								
State Tax Reimbursement	$ 21,459	$ 21,694	$ 21,930	$ 22,169	$ 22,411	$ 22,655	$ 22,901	$ 23,149
Local Tax Reimbursement	$ 40,343	$ 40,784	$ 41,228	$ 41,678	$ 42,132	$ 42,590	$ 43,053	$ 43,520
Eligible Activities Reimbursement Balance	**$ 545,982**	**$ 483,505**	**$ 420,346**	**$ 356,499**	**$ 291,957**	**$ 226,712**	**$ 160,759**	**$ 94,089**
Interest Reimbursement								
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Reimbursement Balance	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**	**$ 1,055,760**
Total MDEQ Reimbursement Balance	*$ 1,601,742*	*$ 1,539,264*	*$ 1,476,106*	*$ 1,412,259*	*$ 1,347,716*	*$ 1,282,472*	*$ 1,216,518*	*$ 1,149,849*
Total Annual Developer Reimbursement	*$ 302,060*	*$ 305,357*	*$ 308,688*	*$ 312,052*	*$ 315,450*	*$ 318,882*	*$ 322,348*	*$ 325,848*

Tax Increment Revenue Reimbursement Estimates - Table 3
Capital City Market

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTAL
Total State Incremental Revenue	$ 147,575	$ 149,175	$ 150,791	$ 152,423	$ 154,071	$ 155,736	$ 157,418	$ 159,116	$ 160,831	$ 162,564	$ 164,314	$ 166,081	$ 167,866	$ 169,669	$ 4,373,692
State Brownfield Revolving Fund (3 mills of SET	$ 18,447	$ 18,647	$ 18,849	$ 19,053	$ 19,259	$ 19,467	$ 19,677	$ 19,889	$ 20,104						$ 442,900
State Tax Increment to Taxing Unit (10%) ("Pas	$ 14,757	$ 14,917	$ 15,079	$ 15,242	$ 15,407	$ 15,574	$ 15,742	$ 15,912	$ 16,083	$ 16,256	$ 16,431	$ 16,608	$ 16,787	$ 16,967	$ 437,369
State TIR Available for Reimbursement	**$ 114,370**	**$ 115,610**	**$ 116,863**	**$ 118,128**	**$ 119,405**	**$ 120,695**	**$ 121,999**	**$ 123,315**	**$ 124,644**	**$ 146,307**	**$ 147,882**	**$ 149,473**	**$ 151,079**	**$ 152,702**	$ 3,493,423
Total Local Incremental Revenue	$ 268,767	$ 271,681	$ 274,624	$ 277,596	$ 280,598	$ 283,630	$ 286,693	$ 289,786	$ 292,910	$ 296,065	$ 299,252	$ 302,471	$ 305,722	$ 309,005	$ 7,965,478
BRA Administrative Fee (5% of available Local T	$ 13,438	$ 13,584	$ 13,731	$ 13,880	$ 14,030	$ 14,182	$ 14,335	$ 14,489	$ 14,645	$ 14,803	$ 14,963	$ 15,124	$ 15,286	$ 15,450	$ 398,274
Local Brownfield Revolving Fund (LBRF) (5% of	$ 13,438	$ 13,584	$ 13,731	$ 13,880	$ 14,030	$ 14,182	$ 14,335	$ 14,489	$ 14,645	$ 14,803	$ 14,963	$ 15,124	$ 15,286	$ 15,450	$ 398,274
Local Tax Increment to Taxing Unit (10%) ("Pas	$ 26,877	$ 27,168	$ 27,462	$ 27,760	$ 28,060	$ 28,363	$ 28,669	$ 28,979	$ 29,291	$ 29,607	$ 29,925	$ 30,247	$ 30,572	$ 30,900	$ 796,548
Local TIR Available for Reimbursement	**$ 215,013**	**$ 217,345**	**$ 219,699**	**$ 222,077**	**$ 224,479**	**$ 226,904**	**$ 229,354**	**$ 231,829**	**$ 234,328**	**$ 236,852**	**$ 239,402**	**$ 241,977**	**$ 244,577**	**$ 247,204**	$ 6,372,382
Total State & Local TIR Available	**$ 329,384**	**$ 332,955**	**$ 336,562**	**$ 340,204**	**$ 343,884**	**$ 347,600**	**$ 351,353**	**$ 355,144**	**$ 358,972**	**$ 383,160**	**$ 387,284**	**$ 391,449**	**$ 395,657**	**$ 399,906**	**$ 9,865,805**
DEVELOPER															
DEVELOPER Reimbursement Balance	***$ 5,290,495***	***$ 4,957,540***	***$ 4,620,979***	***$ 4,280,774***	***$ 3,936,890***	***$ 3,589,291***	***$ 3,237,938***	***$ 2,882,794***	***$ 2,523,822***	***$ 2,140,663***	***$ 1,753,379***	***$ 1,361,929***	***$ 966,273***	***$ 566,367***	$ -
MSF Non-Environmental Costs															
Eligible Activities Reimbursement															
State Tax Reimbursement															$ 1,150,856
Local Tax Reimbursement															$ 2,095,968
Eligible Activities Reimbursement Balance															
Interest Reimbursement															
State Tax Reimbursement	$ 90,970	$ 91,956	$ 92,952	$ 93,958	$ 94,974	$ 96,001	$ 97,037	$ 98,084	$ 99,142	$ 116,372	$ 117,625	$ 118,890	$ 120,168	$ 121,458	$ 1,627,799
Local Tax Reimbursement	$ 171,021	$ 172,875	$ 174,748	$ 176,639	$ 178,549	$ 180,479	$ 182,427	$ 184,396	$ 186,384	$ 188,391	$ 190,419	$ 192,467	$ 194,536	$ 196,625	$ 2,972,600
Interest Reimbursement Balance	***$ 4,208,040***	***$ 3,943,209***	***$ 3,675,509***	***$ 3,404,911***	***$ 3,131,388***	***$ 2,854,908***	***$ 2,575,443***	***$ 2,292,964***	***$ 2,007,439***	***$ 1,702,675***	***$ 1,394,631***	***$ 1,083,273***	***$ 768,570***	***$ 450,486***	
Total MSF Reimbursement Balance	***$ 4,208,040***	***$ 3,943,209***	***$ 3,675,509***	***$ 3,404,911***	***$ 3,131,388***	***$ 2,854,908***	***$ 2,575,443***	***$ 2,292,964***	***$ 2,007,439***	***$ 1,702,675***	***$ 1,394,631***	***$ 1,083,273***	***$ 768,570***	***$ 450,486***	
MDEQ Environmental Costs															
Eligible Activities Reimbursement															
State Tax Reimbursement	$ 23,401	$ 17,069													$ 382,352
Local Tax Reimbursement	$ 43,993	$ 9,627													$ 696,350
Eligible Activities Reimbursement Balance	**$ 26,696**	**$ -**													
Interest Reimbursement															
State Tax Reimbursement	$ -	$ 6,585	$ 23,911	$ 24,169	$ 24,431	$ 24,695	$ 24,961	$ 25,231	$ 25,503	$ 29,935	$ 30,257	$ 30,583	$ 30,911	$ 31,243	$ 332,415
Local Tax Reimbursement	$ -	$ 34,842	$ 44,951	$ 45,438	$ 45,929	$ 46,425	$ 46,927	$ 47,433	$ 47,944	$ 48,461	$ 48,982	$ 49,509	$ 50,041	$ 50,579	$ 607,463
Interest Reimbursement Balance	**$ 1,055,760**	**$ 1,014,332**	**$ 945,470**	**$ 875,863**	**$ 805,503**	**$ 734,383**	**$ 662,495**	**$ 589,831**	**$ 516,384**	**$ 437,988**	**$ 358,748**	**$ 278,656**	**$ 197,703**	**$ 115,881**	
Total MDEQ Reimbursement Balance	***$ 1,082,455***	***$ 1,014,332***	***$ 945,470***	***$ 875,863***	***$ 805,503***	***$ 734,383***	***$ 662,494***	***$ 589,831***	***$ 516,384***	***$ 437,988***	***$ 358,748***	***$ 278,656***	***$ 197,703***	***$ 115,881***	
Total Annual Developer Reimbursement	***$ 329,384***	***$ 332,955***	***$ 336,562***	***$ 340,204***	***$ 343,884***	***$ 347,600***	***$ 351,353***	***$ 355,144***	***$ 358,972***	***$ 383,160***	***$ 387,284***	***$ 391,449***	***$ 395,657***	***$ 399,906***	***$ 9,865,805***

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR AMENDED BROWNFIELD PLAN #75
CAPITAL CITY MARKET BROWNFIELD 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 636 East Michigan 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; and

WHEREAS, maps, plats, and a description of the brownfield plan are available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 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 November 18, 2019 at 7:00 p.m. on Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Parcel 636 E. Michigan Avenue: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, and recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3, and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham county Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard's Subdivision; thence S89°28'38"E along the North line of said Block 1 of Barnard's Subdivision 135.00 feet to the East line of the West 135 feet of said Lot 2, Block 242; thence N00°33'03"E along said East line 78.23 feet to the south line of the North 8 feet of said Lot 2, Block 242; S89°18'57"E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard's

Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 155.45 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 155.83 feet to the point of beginning; said parcel containing 4.24 acres, more or less, said aprcel [sic] subject to all easements and restrictions, if any; and

Parcel 119 S. Larch Street: Lots 20, 21 & 22, except the North 16.5 feet of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, also except a parcel of land being part of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Connard's Subdivision; thence S00°33'03"W along the West line of said Connard's Subdivision 142.49 feet to a point 16.5 feet South of the Northwest corner of said Lot 20 and the point of beginning of this description; thence S89°26'46"E parallel with the North line of said Lot 20 a distance of 165.00 feet to the East line of said Lot 20; thence S00°33'03"W along said East line 23.91 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West of said Connard's Subdivision; thence N00°33'03"E along said West line 13.34 feet to the point of beginning; said parcel containing 0.44 acre, more or less; said parcel subject to all easements and restrictions, if any.

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 Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on November 18, 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 Amended Brownfield Plan #75 – Capital City Market Brownfield 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 301 West Lenawee located in the City of Lansing, but more particularly described as:

Parcel 636 E. Michigan Avenue: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, and recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard’s Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard’s Subdivision on Lots 2, 3, and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham county Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard’s Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard’s Subdivision; thence S00°06’32”W along the East line of said Connard’s Subdivision, the East line of said Block 242, and the East line of said Barnard’s Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard’s Subdivision; thence N89°29’27”W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33’03”E along the West line of said Barnard’s Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard’s Subdivision; thence S89°28’38”E along the North line of said Block 1 of Barnard’s Subdivision 135.00 feet to the East line of the West 135 feet of said Lot 2, Block 242; thence N00°33’03”E along said East line 78.23 feet to the south line of the North 8 feet of said Lot 2, Block 242; S89°18’57”E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard’s Subdivision; thence N00°33’03”E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard’s Subdivision 155.45 feet; thence N54°22’13”W 13.08 feet; thence N89°27’25”W 4.35 feet; thence N00°29’31”E 3.08 feet; thence N89°27’25”W 149.95 feet to the West line of said Connard’s Subdivision; thence N00°33’03”E along said West line 155.83 feet to the point of beginning; said parcel containing 4.24 acres, more or less, said aprcel [sic] subject to all easements and restrictions, if any; and

Parcel 119 S. Larch Street: Lots 20, 21 & 22, except the North 16.5 feet of Lot 20, Connard’s Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, also except a parcel of land being part of Lot 20, Connard’s Subdivision on Lot 1, Block 242, Original

Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Connard's Subdivision; thence S00º33'03"W along the West line of said Connard's Subdivision 142.49 feet to a point 16.5 feet South of the Northwest corner of said Lot 20 and the point of beginning of this description; thence S89º26'46"E parallel with the North line of said Lot 20 a distance of 165.00 feet to the East line of said Lot 20; thence S00º33'03"W along said East line 23.91 feet; thence N54º22'13"W 13.08 feet; thence N89º27'25"W 4.35 feet; thence N00º29'31"E 3.08 feet; thence N89º27'25"W 149.95 feet to the West of said Connard's Subdivision; thence N00º33'03"E along said West line 13.34 feet to the point of beginning; said parcel containing 0.44 acre, more or less; said parcel subject to all easements and restrictions, if any.

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

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

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

CITY OF LANSING BROWNFIELD PLAN #75, CAPITAL CITY MARKET PROJECT
PROPOSED AMENDED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By Sept 25, 2019	LEAP/LEDC	Final Amended Brownfield Plan submitted to LEAP/LEDC for Review.	
Sept 27, 2019	LEAP/LBRA	Final Draft Brownfield Plan Sent to LBRA Board.	
Oct 4, 2019 8:30AM	Lansing Brownfield Redevelopment Authority	LBRA Approves Brownfield Plan #75.	YES
Oct 14, 2019 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	
Oct 28, 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 28, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on November 18, 2019. *Public Hearing Notice - 10 Days (Mail/Paper)*	YES
Nov 18, 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 Amended Brownfield Plan.	YES

Lansing Brownfield
Redevelopment Authority

Lansing
LBRA
Michigan

Lansing Brownfield Redevelopment Authority
Temple Redevelopment Project

Brownfield Plan #78

502 E. Cesar E. Chavez Avenue
Lansing, Michigan 48906

PREPARED BY:

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

REVIEWED BY:

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

October 1, 2019

Approved by the LBRA on 10/4/2019

Adopted by the Lansing City Council on _____

Table of Contents

1. Project Summary Sheet

The purpose of this Brownfield Plan (the "Plan") is to identify eligible activities and cost estimates for redevelopment of the property located at 502 E. Cesar E. Chavez Avenue in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: Temple Redevelopment Project (the "Project")

Developer: Lansing Acquisitions 500, LLC (the "Developer")
507 S. Grand Avenue
Lansing, MI 48933
Eric Hanna

Property Location: 502 E. Cesar E. Chavez Avenue, Lansing, Michigan 48906 (the "Property")

Parcel Information: Parcel ID 33-01-01-09-427-002

Type of Eligible Property: "Functionally Obsolete"

Project Description: A rehabilitation of the existing, functionally obsolete building located at 502 E. Cesar E. Chavez Avenue. The Project includes the redevelopment of the existing building into first floor retail and office and reconfigure the interior floor structure to add four floors of apartments. The mixed-use development includes office /retail space on the first floor, 31 workforce residential units on floors two through five and the addition of an attached 2-story parking structure with 54 parking spaces.

Brownfield Eligible activities include environmental assessment, asbestos and lead surveys and abatement, demolition, site preparation, infrastructure improvements, and preparation and implementation of the Brownfield Plan/Act 381 Work Plan.

Total Capital Investment: Property and Building Improvements: Estimated at $9,015,000 (not including acquisition) of which there is $2,500,000 in eligible activities associated with the proposed Project. However, due to the 30-year capture limit under Act 381, estimated Developer reimbursement is limited to $2,135,368.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 10 new full-time equivalent (FTE) jobs within a year of project completion. In addition, this redevelopment will result in the creation/retention of 50 to 60 temporary construction related jobs.

Duration of Plan: 30 years (starting in 2022)

Total New Taxes Generated:

Uses	
Portion Captured to Reimburse Developer	$2,135,368
Portion Captured for State Brownfield Redevelopment Fund (SBRF)	$89,342
Portion Captured for LBRA Plan Administration	$79,135
Portion Captured for Lansing Local Brownfield Revolving Fund (LBRF)	$79,135
Total Captured	$2,382,980
Remainder Passed Through to Taxing Units	$254,849
Non-Capturable Millages (School Debt, City Debt)	$170,090
TOTAL NEW TAXES GENERATED	**$2,807,919**

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	$1,863,357
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	$0

To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	$0
To Reimburse Developer for Contingency (15%) on Eligible Activity Costs	$272,011
To Reimburse Developer for Interest on Eligible Activity Costs	$0
Total Reimbursement to Developer	**$2,135,368**
To State Brownfield Redevelopment Fund (SBRF)	$89,342
To LBRA Plan Administration	$79,135
To LBRA Local Brownfield Revolving Fund (LBRF)	$79,135
TOTAL CAPTURED TAXES	**$2,382,980**

Use of New Taxes:

Uses	
Lansing Operating	$71,882
Ingham County	$15,271
Ingham County Sum	$25,144
Airport Authority	$2,585
CATA	$11,119
Capital Area District Library	$5,768
Potter Park Zoo	$1,516
Lansing Community College	$14,078
Ingham Inter. School District	$17,402
Lansing School Sinking	$11,093
Lansing School District Operating	$65,741
State Education Tax (6 mills)	$13,252
City Debt	$170,090
TOTAL NEW TAXES	**$424,939**

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

The City of Lansing Brownfield Redevelopment Authority (Authority or "LBRA"), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381

The Plan will allow the LBRA to use tax increment financing to reimburse **Lansing Acquisitions 500, LLC** (the "Developer") for the costs of eligible activities required to redevelop the eligible property located at 502 E. Cesar E. Chavez Avenue in the City of Lansing, Michigan, (the "Property"). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
502 E. Cesar E. Chavez Avenue	33-01-01-09-427-002	Functionally Obsolete

The Property is located within the boundaries of the City of Lansing and is surrounded by commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property consists of a 0.45-acre parcel of land developed with a two-story commercial building, totaling 11,656 square feet. The remainder of the Property is comprised of asphalt parking. The current structure was constructed in 1906 and was occupied by the First Methodist Episcopal Church and Bethlehem Temple Church until 1993. The building was renovated and used as a night club / cocktail bar until 2010 and artist cooperative space from 2013 until 2015. The Property has been vacant and/or significantly underutilized for 26 years. The Property is currently vacant.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property has been determined to be "functionally obsolete" as defined in Section 2(s) of Act 381.

On September 25, 2019, the City of Lansing, Assessors Office formally determined the Property is "functionally obsolete" as the term is defined in Section 2(s), of Act 381. Refer to Attachment B, Letter of Functional Obsolescence.

3. Brownfield Project Description

The Project includes a complete renovation of the existing functionally obsolete building. The Project includes the redevelopment of the first floor into retail and office and reconfigures the interior floor structure to add four floors of apartments. The redevelopment will result in a total of 6,000 square feet for office/retail on the first floor and approximately 31 workforce housing residential units on the floors two through five. 100% of the residential units will be targeted at 80% of AMI. A review of the market has demonstrated that the proposed finishes will be at a slightly reduced price from the local market. The location is walkable to Old Town, which is a desirable entertainment district with few housing options. Parking will be onsite via a 2-story, 54 space parking structure, which is rare in this district.

Improved entrances, sidewalks and parking will create a more inviting, clean appearance allowing for easier access and deter people from using the Property as a cut through. Enhanced lighting onsite will allow for greater safety.

The apartments will be energy efficient and quiet, with high-quality, large fiberglass windows, sound insulation between units, solid core doors and LED lighting. The floors will be a durable and attractive luxury vinyl tile throughout. The kitchens will have stainless steel appliances, electric stoves and solid surface countertops with a tiled backsplash. All apartments will have washers and driers in the unit.

Total capital investment is estimated at $9,015,000, not including acquisition.

This Project will result in the creation of 10 new, full time equivalent jobs within a year. The Project is also projected to create/leverage 50 to 60 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381 and include environmental assessment, asbestos and lead surveys and abatement, (interior and site) demolition, site preparation, infrastructure improvements, and preparation and implementation of the Brownfield Plan/Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement").

Total estimated eligible activity costs exceed $2,500,000, however, due to the 30-year capture limit under Act 381, estimated Developer reimbursement is limited to $2,135,368 in this Plan.

ELIGIBLE ACTIVITIES

ENVIRONMENTAL	
Department Specific Activities	$16,950.00
Total Environmental Costs	**$16,950.00**
NON-ENVIRONMENTAL	
Asbestos and Lead Activities	$22,600.00
Demolition	$341,445.00
Site Preparation	$343,460.00
Infrastructure Improvements	$1,105,902.00
Total Non-Environmental Costs	**$1,813,407.00**
Contingency (15%) *	$272,011.00
Brownfield Plan Preparation/Implementation	$33,000.00
Interest (3%, simple)	$0.00
Total Anticipated TIR Available for Reimbursement	**$2,135,368.00**
State Brownfield Redevelopment Fund	$89,342.00
LBRA Plan Administration	$79,135.00
LBRA Local Brownfield Revolving Fund	$79,135.00
Total Local and State TIR Capture	**$2,382,980.00**

* Phase I ESA, Phase II ESA, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation and implementation are excluded from contingency calculation

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan, including interest, that will qualify for reimbursement from tax increment revenues captured by the LBRA shall be governed by the terms of a Reimbursement 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 Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment.

As long as the total Developer eligible activities described in this Plan is not exceeded, and with the approval of the LBRA Board, line item costs of eligible activities may be adjusted between Environmental and Non-Environmental (i.e. EGLE Eligible Activities and MSF Eligible Activities) and individual eligible activities (i.e. demolition, asbestos and lead activities, site preparation, infrastructure activities, etc.), including interest, after the date this Plan is approved by the City of Lansing City Council and without amendment to the Plan. Any adjustments to the Environmental category of EGLE Eligible Activities is contingent on the property qualifying as a "Facility" as defined in and required by Act 381.

If the Michigan Department of Environmental, Great Lakes and Energy (EGLE) and/or Michigan Strategic Fund (MSF) approves an Act 381 Work Plan with less state tax capture than presented in the Plan, the amount of local capture in the Plan will be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2021. Reimbursement of Eligible Activities completed after December 31, 2021 will be evaluated by the LBRA on a case-by-case basis.

The taxable value of the Property at the completion of this Brownfield Plan was $285,669 which is the initial taxable value for this Plan. The new projected taxable value for 2023 was estimated at $1,331,500 (phased over 3 years). Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2022 through 2051 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ten percent of the local and state taxes generated by the increase in taxable value will be returned to the taxing units.

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

In addition to reimbursement to the LBRA for its costs associated with the Project under the LBRF, the LBRA will be reimbursed for its costs to administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The Plan is anticipated to remain in effect until the end of the year 2051. As discussed in Section 4, total estimated eligible activity costs exceed $2,500,000, however, due to the 30-year capture limit under Act 381, estimated Developer reimbursement is limited to $2,135,368 in this Plan. The Plan may be amended, should the actual reimbursement schedule allow for the inclusion of additional costs beyond $2,135,368.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	**New Taxes to Taxing Units***	**New Taxes for BRA Administration, SBRF/LBRF Deposits and Developer Reimbursement**	**Total New Taxes**
Lansing Operating	$71,882	$646,935	$718,817
Ingham County	$15,271	$137,440	$152,712
Ingham County Sum	$25,144	$226,294	$251,438
Airport Authority	$2,585	$23,262	$25,846
CATA	$11,119	$100,069	$111,187
Capital Area District Library	$5,768	$51,915	$57,683
Potter Park Zoo	$1,516	$13,644	$15,160
Lansing Community College	$14,078	$126,698	$140,776
Ingham Inter. School District	$17,402	$156,616	$174,017
Lansing School Sinking Fund	$11,093	$99,836	$110,929
Lansing School District Operating	$65,741	$591,666	$657,407
State Education Tax (6 mills)	$13,252	$208,605	$221,857
City Debt	$170,090	$0	$170,090
Total	**$424,939**	**$2,382,980**	**$2,807,919**

* Increased by investment, but not captured for TIF reimbursement

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

10. Legal Description & Site Map

The Property location and boundaries are shown on Figures 1 and 2. The legal description of the Property is provided in Attachment A.

11. Personal Property

This Brownfield Plan will capture incremental tax revenues resulting from personal property to the extent they are available.

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

No Local Brownfield Revolving Funds will be used on this Brownfield Plan. Additionally, the LBRA will capture 5% of the new local taxes per year until the Developer's costs have been fully reimbursed for deposit into the LBRF. The LBRA will then capture all available tax increment revenues for up to an additional 5 years for deposit into the LBRF as permitted by Act 381. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

14. Other Information

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

FIGURES

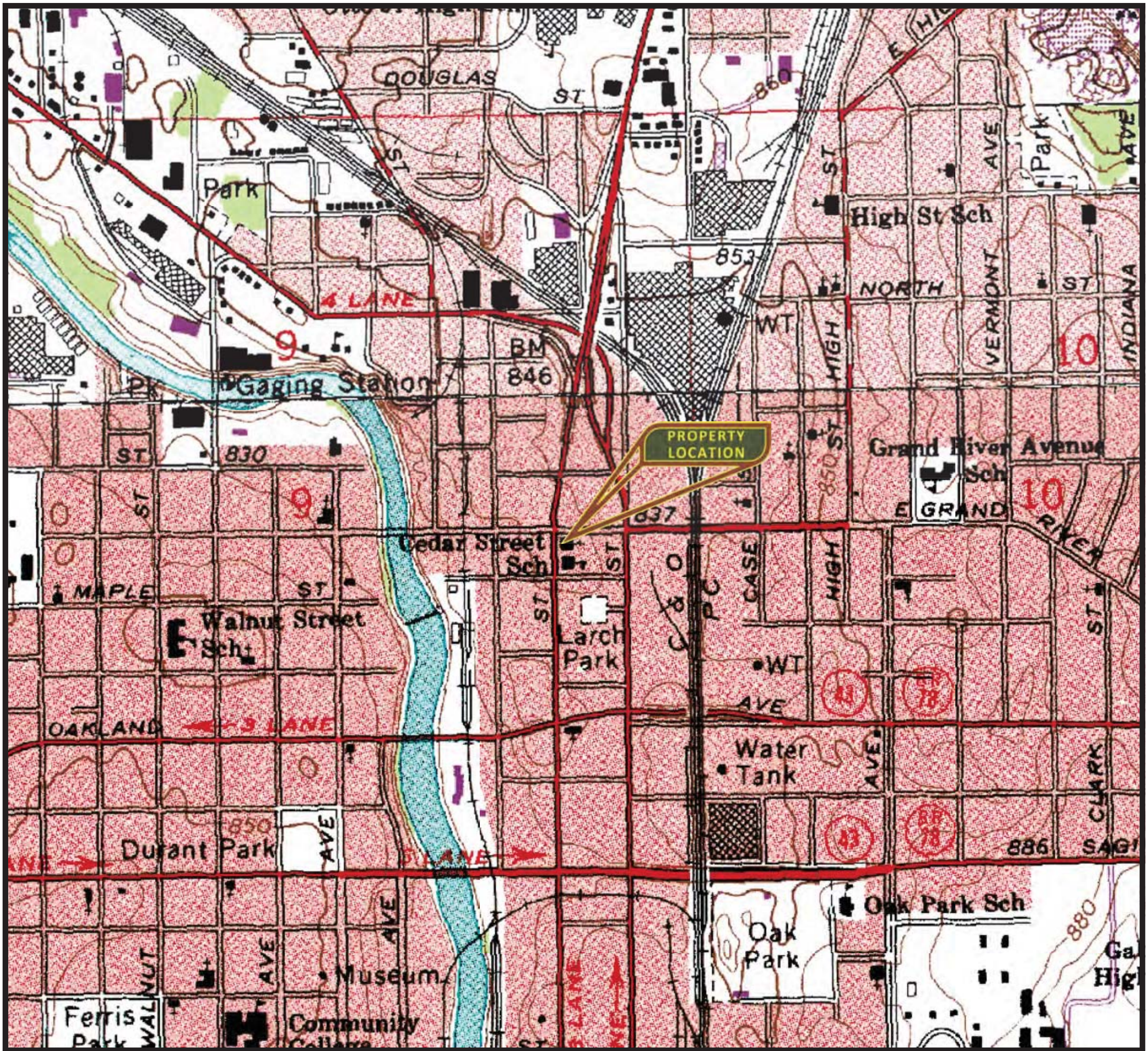


FIGURE 1
PROPERTY LOCATION

502 E. CESAR E. CHAVEZ AVENUE
LANSING, MICHIGAN 48906

INGHAM COUNTY
T4N, R2W, SECTION 9

PROJECT NUMBER: 19-2056

500 0 500 1000 1500 ft

1:12000

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRITERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 19-2056

502 E. CESAR E. CHAVEZ AVENUE
LANSING, MICHIGAN 48906

DIAGRAM CREATED BY: AEN DATE: 1/24/2019

TABLES

Table 1
Brownfield Eligible Activities
502 E. Cesar E. Chavez Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Department Specific Activities							
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 16,950**	**$ 16,950**	**$ -**	**$ -**
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Subtotal Asbestos and Lead Activities				***$ 22,600***		***$ 22,600***	***$ -***
Demolition							
Subtotal Demolition Activities				***$ 341,445***	***$ -***	***$ 341,445***	***$ -***
Site Preparation							
Subtotal Site Preparation Activities				***$ 343,460***	***$ -***	***$ 343,460***	***$ -***
Infrastructure Improvements							
Subtotal Infrastructure Improvement Activities				***$ 1,105,902***		***$ 1,105,902***	***$ -***
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 1,813,407**	**$ -**	**$ 1,813,407**	**$ -**
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 1,830,357**	**$ 16,950**	**$ 1,813,407**	**$ -**
Contingency (15%)				$ 272,011	$ -	$ 272,011	$ -
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	$ 18,000	$ 18,000	$ 1,000	$ 17,000	
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	$ 15,000	$ 15,000	$ 500	$ 14,500	
Interest (3%, simple)			$ -	$ -			
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				**$ 2,135,368**	**$ 18,450**	**$ 2,116,918**	**$ -**
State Brownfield Revolving Fund				$ 89,342			
BRA Administrative Fees				$ 79,135			
Local Brownfield Revolving Fund (LBRF)				$ 79,135			
GRAND TOTAL				**$ 2,382,980**			
					0.86%	*99.14%*	*0.00%*

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESA, Phase II ESA, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
502 E. Cesar E. Chavez Avenue
Lansing, MI

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

Plan Year	**2022** **1**	**2023** **2**	**2024** **3**	**2025** **4**	**2026** **5**	**2027** **6**	**2028** **7**	**2029** **8**	**2030** **9**	**2031** **10**	**2032** **11**	**2033** **12**	**2034** **13**	**2035** **14**	**2036** **15**	**2037** **16**
Base Taxable Value (TV) of Land	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400
Base Taxable Value (TV) of Building	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269
Estimated New TV for Land	$ 34,744	$ 35,091	$ 35,442	$ 35,797	$ 36,155	$ 36,516	$ 36,881	$ 37,250	$ 37,623	$ 37,999	$ 38,379	$ 38,763	$ 39,150	$ 39,542	$ 39,937	$ 40,337
Estimated New TV for Building	$ 972,306	$ 1,296,409	$ 1,309,373	$ 1,322,466	$ 1,335,691	$ 1,349,048	$ 1,362,538	$ 1,376,164	$ 1,389,925	$ 1,403,825	$ 1,417,863	$ 1,432,042	$ 1,446,362	$ 1,460,826	$ 1,475,434	$ 1,490,188
Incremental Difference for Land (New TV - Base TV)	$ 344	$ 691	$ 1,042	$ 1,397	$ 1,755	$ 2,116	$ 2,481	$ 2,850	$ 3,223	$ 3,599	$ 3,979	$ 4,363	$ 4,750	$ 5,142	$ 5,537	$ 5,937
Incremental Difference for Building (New TV - Base TV)	$ 721,037	$ 1,045,140	$ 1,058,104	$ 1,071,197	$ 1,084,422	$ 1,097,779	$ 1,111,269	$ 1,124,895	$ 1,138,656	$ 1,152,556	$ 1,166,594	$ 1,180,773	$ 1,195,093	$ 1,209,557	$ 1,224,165	$ 1,238,919
Total Incremental Difference	$ 721,381	$ 1,045,831	$ 1,059,146	$ 1,072,594	$ 1,086,177	$ 1,099,895	$ 1,113,751	$ 1,127,745	$ 1,141,879	$ 1,156,155	$ 1,170,573	$ 1,185,135	$ 1,199,843	$ 1,214,699	$ 1,229,702	$ 1,244,856

School Capture	**Millage Rate**		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
School Operating	17.7792		$ 12,826	$ 18,594	$ 18,831	$ 19,070	$ 19,311	$ 19,555	$ 19,802	$ 20,050	$ 20,302	$ 20,556	$ 20,812	$ 21,071	$ 21,332	$ 21,596	$ 21,863	$ 22,133
State Education Tax (SET)	6.0000		$ 4,328	$ 6,275	$ 6,355	$ 6,436	$ 6,517	$ 6,599	$ 6,683	$ 6,766	$ 6,851	$ 6,937	$ 7,023	$ 7,111	$ 7,199	$ 7,288	$ 7,378	$ 7,469
School Total:	23.7792	*33.33%*	**$ 17,154**	**$ 24,869**	**$ 25,186**	**$ 25,505**	**$ 25,828**	**$ 26,155**	**$ 26,484**	**$ 26,817**	**$ 27,153**	**$ 27,492**	**$ 27,835**	**$ 28,182**	**$ 28,531**	**$ 28,885**	**$ 29,241**	**$ 29,602**

Local Capture	**Millage Rate**		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Lansing Operating	19.4400		$ 14,024	$ 20,331	$ 20,590	$ 20,851	$ 21,115	$ 21,382	$ 21,651	$ 21,923	$ 22,198	$ 22,476	$ 22,756	$ 23,039	$ 23,325	$ 23,614	$ 23,905	$ 24,200
Ingham County	4.1300		$ 2,979	$ 4,319	$ 4,374	$ 4,430	$ 4,486	$ 4,543	$ 4,600	$ 4,658	$ 4,716	$ 4,775	$ 4,834	$ 4,895	$ 4,955	$ 5,017	$ 5,079	$ 5,141
Ingham County Sum	6.8000		$ 4,905	$ 7,112	$ 7,202	$ 7,294	$ 7,386	$ 7,479	$ 7,574	$ 7,669	$ 7,765	$ 7,862	$ 7,960	$ 8,059	$ 8,159	$ 8,260	$ 8,362	$ 8,465
Airport Authority	0.6990		$ 504	$ 731	$ 740	$ 750	$ 759	$ 769	$ 779	$ 788	$ 798	$ 808	$ 818	$ 828	$ 839	$ 849	$ 860	$ 870
CATA	3.0070		$ 2,169	$ 3,145	$ 3,185	$ 3,225	$ 3,266	$ 3,307	$ 3,349	$ 3,391	$ 3,434	$ 3,477	$ 3,520	$ 3,564	$ 3,608	$ 3,653	$ 3,698	$ 3,743
Capital Area District Library	1.5600		$ 1,125	$ 1,631	$ 1,652	$ 1,673	$ 1,694	$ 1,716	$ 1,737	$ 1,759	$ 1,781	$ 1,804	$ 1,826	$ 1,849	$ 1,872	$ 1,895	$ 1,918	$ 1,942
Potter Park Zoo	0.4100		$ 296	$ 429	$ 434	$ 440	$ 445	$ 451	$ 457	$ 462	$ 468	$ 474	$ 480	$ 486	$ 492	$ 498	$ 504	$ 510
Lansing Community College	3.8072		$ 2,746	$ 3,982	$ 4,032	$ 4,084	$ 4,135	$ 4,188	$ 4,240	$ 4,294	$ 4,347	$ 4,402	$ 4,457	$ 4,512	$ 4,568	$ 4,625	$ 4,682	$ 4,739
Ingham Intermediate School District	4.7062		$ 3,395	$ 4,922	$ 4,985	$ 5,048	$ 5,112	$ 5,176	$ 5,242	$ 5,307	$ 5,374	$ 5,441	$ 5,509	$ 5,577	$ 5,647	$ 5,717	$ 5,787	$ 5,859
Lansing School Sinking	3.0000		$ 2,164	$ 3,137	$ 3,177	$ 3,218	$ 3,259	$ 3,300	$ 3,341	$ 3,383	$ 3,426	$ 3,468	$ 3,512	$ 3,555	$ 3,600	$ 3,644	$ 3,689	$ 3,735
Local Total:	47.5594	*66.67%*	**$ 34,308**	**$ 49,739**	**$ 50,372**	**$ 51,012**	**$ 51,658**	**$ 52,310**	**$ 52,969**	**$ 53,635**	**$ 54,307**	**$ 54,986**	**$ 55,672**	**$ 56,364**	**$ 57,064**	**$ 57,770**	**$ 58,484**	**$ 59,205**
Total Capturable Taxes:	71.3386	*############*	**$ 51,462**	**$ 74,608**	**$ 75,558**	**$ 76,517**	**$ 77,486**	**$ 78,465**	**$ 79,453**	**$ 80,452**	**$ 81,460**	**$ 82,478**	**$ 83,507**	**$ 84,546**	**$ 85,595**	**$ 86,655**	**$ 87,725**	**$ 88,806**

Non-Capturable Millages	**Millage Rate**	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
School Debt	4.6000	$ 3,318	$ 4,811	$ 4,872	$ 4,934	$ 4,996	$ 5,060	$ 5,123	$ 5,188	$ 5,253	$ 5,318	$ 5,385	$ 5,452	$ 5,519	$ 5,588	$ 5,657	$ 5,726
Total Non-Capturable Taxes:	**4.6000**	**$ 3,318**	**$ 4,811**	**$ 4,872**	**$ 4,934**	**$ 4,996**	**$ 5,060**	**$ 5,123**	**$ 5,188**	**$ 5,253**	**$ 5,318**	**$ 5,385**	**$ 5,452**	**$ 5,519**	**$ 5,588**	**$ 5,657**	**$ 5,726**

Notes:

Table 2
Tax Increment Revenue Capture Estimates
502 E. Cesar E. Chavez Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:

Plan Year	2038 17	2039 18	2040 19	2041 20	2042 21	2043 22	2044 23	2045 24	2046 25	2047 26	2048 27	2049 28	2050 29	2051 30
Base Taxable Value (TV) of Land	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400	$ 34,400
Base Taxable Value (TV) of Building	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269	$ 251,269
Estimated New TV for Land	$ 40,740	$ 41,147	$ 41,559	$ 41,975	$ 42,394	$ 42,818	$ 43,246	$ 43,679	$ 44,116	$ 44,557	$ 45,002	$ 45,452	$ 45,907	$ 46,366
Estimated New TV for Building	$ 1,505,090	$ 1,520,141	$ 1,535,342	$ 1,550,696	$ 1,566,203	$ 1,581,865	$ 1,597,683	$ 1,613,660	$ 1,629,797	$ 1,646,095	$ 1,662,556	$ 1,679,181	$ 1,695,973	$ 1,712,933
Incremental Difference for Land (New TV - Base TV)	$ 6,340	$ 6,747	$ 7,159	$ 7,575	$ 7,994	$ 8,418	$ 8,846	$ 9,279	$ 9,716	$ 10,157	$ 10,602	$ 11,052	$ 11,507	$ 11,966
Incremental Difference for Building (New TV - Base TV)	$ 1,253,821	$ 1,268,872	$ 1,284,073	$ 1,299,427	$ 1,314,934	$ 1,330,596	$ 1,346,414	$ 1,362,391	$ 1,378,528	$ 1,394,826	$ 1,411,287	$ 1,427,912	$ 1,444,704	$ 1,461,664
Total Incremental Difference	$ 1,260,161	$ 1,275,619	$ 1,291,232	$ 1,307,001	$ 1,322,928	$ 1,339,014	$ 1,355,261	$ 1,371,670	$ 1,388,244	$ 1,404,983	$ 1,421,889	$ 1,438,965	$ 1,456,211	$ 1,473,630

School Capture	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	Total New Taxes	Pass-Through	Captured
School Operating	17.7792	$ 22,405	$ 22,679	$ 22,957	$ 23,237	$ 23,521	$ 23,807	$ 24,095	$ 24,387	$ 24,682	$ 24,979	$ 25,280	$ 25,584	$ 25,890	$ 26,200	$ 657,406.75	$ 65,740.67	$ 591,666.07
State Education Tax (SET)	6.0000	$ 7,561	$ 7,654	$ 7,747	$ 7,842	$ 7,938	$ 8,034	$ 8,132	$ 8,230	$ 8,329	$ 8,430	$ 8,531	$ 8,634	$ 8,737	$ 8,842	$ 221,857.03	$ 13,251.55	$ 208,605.47
School Total:	23.7792	**$ 29,966**	**$ 30,333**	**$ 30,704**	**$ 31,079**	**$ 31,458**	**$ 31,841**	**$ 32,227**	**$ 32,617**	**$ 33,011**	**$ 33,409**	**$ 33,811**	**$ 34,217**	**$ 34,628**	**$ 35,042**	$ 879,263.78	$ 78,992.23	$ 800,271.55
Local Capture	**Millage Rate**																	
Lansing Operating	19.4400	$ 24,498	$ 24,798	$ 25,102	$ 25,408	$ 25,718	$ 26,030	$ 26,346	$ 26,665	$ 26,987	$ 27,313	$ 27,642	$ 27,973	$ 28,309	$ 28,647	$ 718,816.78	$ 71,881.68	$ 646,935.10
Ingham County	4.1300	$ 5,204	$ 5,268	$ 5,333	$ 5,398	$ 5,464	$ 5,530	$ 5,597	$ 5,665	$ 5,733	$ 5,803	$ 5,872	$ 5,943	$ 6,014	$ 6,086	$ 152,711.59	$ 15,271.16	$ 137,440.43
Ingham County Sum	6.8000	$ 8,569	$ 8,674	$ 8,780	$ 8,888	$ 8,996	$ 9,105	$ 9,216	$ 9,327	$ 9,440	$ 9,554	$ 9,669	$ 9,785	$ 9,902	$ 10,021	$ 251,437.97	$ 25,143.80	$ 226,294.17
Airport Authority	0.6990	$ 881	$ 892	$ 903	$ 914	$ 925	$ 936	$ 947	$ 959	$ 970	$ 982	$ 994	$ 1,006	$ 1,018	$ 1,030	$ 25,846.34	$ 2,584.63	$ 23,261.71
CATA	3.0070	$ 3,789	$ 3,836	$ 3,883	$ 3,930	$ 3,978	$ 4,026	$ 4,075	$ 4,125	$ 4,174	$ 4,225	$ 4,276	$ 4,327	$ 4,379	$ 4,431	$ 111,187.35	$ 11,118.73	$ 100,068.61
Capital Area District Library	1.5600	$ 1,966	$ 1,990	$ 2,014	$ 2,039	$ 2,064	$ 2,089	$ 2,114	$ 2,140	$ 2,166	$ 2,192	$ 2,218	$ 2,245	$ 2,272	$ 2,299	$ 57,682.83	$ 5,768.28	$ 51,914.54
Potter Park Zoo	0.4100	$ 517	$ 523	$ 529	$ 536	$ 542	$ 549	$ 556	$ 562	$ 569	$ 576	$ 583	$ 590	$ 597	$ 604	$ 15,160.23	$ 1,516.02	$ 13,644.21
Lansing Community College	3.8072	$ 4,798	$ 4,857	$ 4,916	$ 4,976	$ 5,037	$ 5,098	$ 5,160	$ 5,222	$ 5,285	$ 5,349	$ 5,413	$ 5,478	$ 5,544	$ 5,610	$ 140,775.68	$ 14,077.57	$ 126,698.11
Ingham Intermediate School District	4.7062	$ 5,931	$ 6,003	$ 6,077	$ 6,151	$ 6,226	$ 6,302	$ 6,378	$ 6,455	$ 6,533	$ 6,612	$ 6,692	$ 6,772	$ 6,853	$ 6,935	$ 174,017.26	$ 17,401.73	$ 156,615.53
Lansing School Sinking	3.0000	$ 3,780	$ 3,827	$ 3,874	$ 3,921	$ 3,969	$ 4,017	$ 4,066	$ 4,115	$ 4,165	$ 4,215	$ 4,266	$ 4,317	$ 4,369	$ 4,421	$ 110,928.51	$ 11,092.85	$ 99,835.66
Local Total:	47.5594	**$ 59,933**	**$ 60,668**	**$ 61,410**	**$ 62,160**	**$ 62,918**	**$ 63,683**	**$ 64,455**	**$ 65,236**	**$ 66,024**	**$ 66,820**	**$ 67,624**	**$ 68,436**	**$ 69,257**	**$ 70,085**	$ 1,758,564.53	$ 175,856.45	$ 1,582,708.08
Total Capturable Taxes:	71.3386	**$ 89,898**	**$ 91,001**	**$ 92,115**	**$ 93,240**	**$ 94,376**	**$ 95,523**	**$ 96,682**	**$ 97,853**	**$ 99,035**	**$ 100,229**	**$ 101,436**	**$ 102,654**	**$ 103,884**	**$ 105,127**	**$ 2,637,828.31**	**$ 254,848.68**	**$ 2,382,979.63**
Non-Capturable Millages	**Millage Rate**																	
School Debt	4.6000	$ 5,797	$ 5,868	$ 5,940	$ 6,012	$ 6,085	$ 6,159	$ 6,234	$ 6,310	$ 6,386	$ 6,463	$ 6,541	$ 6,619	$ 6,699	$ 6,779	$ 170,090.39	$ 170,090.39	$ -
Total Non-Capturable Taxes:	**4.6000**	**$ 5,797**	**$ 5,868**	**$ 5,940**	**$ 6,012**	**$ 6,085**	**$ 6,159**	**$ 6,234**	**$ 6,310**	**$ 6,386**	**$ 6,463**	**$ 6,541**	**$ 6,619**	**$ 6,699**	**$ 6,779**	**$ 170,090.39**	**$ 170,090.39**	**$ -**
																$ 2,807,918.70	**$ 424,939.07**	**$ 2,382,979.63**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
502 E. Cesar E. Chavez Avenueet
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	33.3%	$ 710,930	$ -	**$ 710,930**
Local	66.7%	$ 1,424,437	$ -	**$ 1,424,437**
TOTAL		**$ 2,135,367**	$ -	**$ 2,135,367**
EGLE	0.9%	$ 18,450		
MSF	99.1%	$ 2,116,918		

Estimated Total Years of Plan:	**30**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	$ 89,342
BRA Administrative Fees	$ 79,135
Local Brownfield Revolving Fund	$ 79,135

* During the life of the Plan

	Beginning Balance	**2022** **1**	**2023** **2**	**2024** **3**	**2025** **4**	**2026** **5**	**2027** **6**	**2028** **7**	**2029** **8**
Available Tax Increment Revenue (TIR)									
Total State Tax Capture Available		$ 17,154	$ 24,869	$ 25,186	$ 25,505	$ 25,828	$ 26,155	$ 26,484	$ 26,817
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)		$ 2,164	$ 3,137	$ 3,177	$ 3,218	$ 3,259	$ 3,300	$ 3,341	$ 3,383
State Tax Increment to Taxing Unit (10%) ("Pass-Through")		$ 1,499	$ 2,173	$ 2,201	$ 2,229	$ 2,257	$ 2,285	$ 2,314	$ 2,343
State TIR Available for Reimbursement to Developer		$ 13,491	$ 19,558	$ 19,807	$ 20,059	$ 20,313	$ 20,569	$ 20,829	$ 21,090
Total Local Tax Capture Available		$ 34,308	$ 49,739	$ 50,372	$ 51,012	$ 51,658	$ 52,310	$ 52,969	$ 53,635
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")		$ 3,431	$ 4,974	$ 5,037	$ 5,101	$ 5,166	$ 5,231	$ 5,297	$ 5,363
Capture for BRA Administrative Fees (5%)		$ 1,544	$ 2,238	$ 2,267	$ 2,296	$ 2,325	$ 2,354	$ 2,384	$ 2,414
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)		$ 1,544	$ 2,238	$ 2,267	$ 2,296	$ 2,325	$ 2,354	$ 2,384	$ 2,414
Local TIR Available for Reimbursement to Developer		$ 27,790	$ 40,289	$ 40,802	$ 41,320	$ 41,843	$ 42,371	$ 42,905	$ 43,444
Total State & Local TIR Available for Reimbursement to Developer		$ 41,281	$ 59,847	$ 60,609	$ 61,379	$ 62,156	$ 62,941	$ 63,734	$ 64,535
DEVELOPER	$ 2,135,368	**$ 2,094,087**	**$ 2,034,240**	**$ 1,973,631**	**$ 1,912,253**	**$ 1,850,097**	**$ 1,787,156**	**$ 1,723,422**	**$ 1,658,888**
MSF Eligible Activities	$ 2,116,918	$ 2,075,994	$ 2,016,664	$ 1,956,579	$ 1,895,730	$ 1,834,112	$ 1,771,715	$ 1,708,531	$ 1,644,555
State Tax Reimbursement	$ 704,787	$ 13,374	$ 19,389	$ 19,636	$ 19,886	$ 20,137	$ 20,392	$ 20,649	$ 20,908
Local Tax Reimbursement	$ 1,412,130	$ 27,550	$ 39,941	$ 40,449	$ 40,963	$ 41,481	$ 42,005	$ 42,534	$ 43,069
EGLE Eligible Activities	$ 18,450	$ 18,093	$ 17,576	$ 17,053	$ 16,522	$ 15,985	$ 15,441	$ 14,891	$ 14,333
State Tax Reimbursement	$ 6,143	$ 117	$ 169	$ 171	$ 173	$ 176	$ 178	$ 180	$ 182
Local Tax Reimbursement	$ 12,307	$ 240	$ 348	$ 353	$ 357	$ 362	$ 366	$ 371	$ 375
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		**$ 41,281**	**$ 59,847**	**$ 60,609**	**$ 61,379**	**$ 62,156**	**$ 62,941**	**$ 63,734**	**$ 64,535**

	2030 **9**	**2031** **10**	**2032** **11**	**2033** **12**	**2034** **13**	**2035** **14**	**2036** **15**	**2037** **16**
Available Tax Increment Revenue (TIR)								
Total State Tax Capture Available	$ 27,153	$ 27,492	$ 27,835	$ 28,182	$ 28,531	$ 28,885	$ 29,241	$ 29,602
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	$ 3,426	$ 3,468	$ 3,512	$ 3,555	$ 3,600	$ 3,644	$ 3,689	$ 3,735
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ 2,373	$ 2,402	$ 2,432	$ 2,463	$ 2,493	$ 2,524	$ 2,555	$ 2,587
State TIR Available for Reimbursement to Developer	$ 21,355	$ 21,622	$ 21,891	$ 22,164	$ 22,439	$ 22,716	$ 22,997	$ 23,280
Total Local Tax Capture Available	$ 54,307	$ 54,986	$ 55,672	$ 56,364	$ 57,064	$ 57,770	$ 58,484	$ 59,205
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ 5,431	$ 5,499	$ 5,567	$ 5,636	$ 5,706	$ 5,777	$ 5,848	$ 5,920
Capture for BRA Administrative Fees (5%)	$ 2,444	$ 2,474	$ 2,505	$ 2,536	$ 2,568	$ 2,600	$ 2,632	$ 2,664
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	$ 2,444	$ 2,474	$ 2,505	$ 2,536	$ 2,568	$ 2,600	$ 2,632	$ 2,664
Local TIR Available for Reimbursement to Developer	$ 43,989	$ 44,539	$ 45,094	$ 45,655	$ 46,222	$ 46,794	$ 47,372	$ 47,956
Total State & Local TIR Available for Reimbursement to Developer	$ 65,343	$ 66,160	$ 66,985	$ 67,819	$ 68,660	$ 69,510	$ 70,369	$ 71,236
DEVELOPER	**$ 1,593,544**	**$ 1,527,384**	**$ 1,460,399**	**$ 1,392,580**	**$ 1,323,920**	**$ 1,254,409**	**$ 1,184,040**	**$ 1,112,804**
MSF Eligible Activities	$ 1,579,776	$ 1,514,187	$ 1,447,781	$ 1,380,548	$ 1,312,481	$ 1,243,571	$ 1,173,810	$ 1,103,189
State Tax Reimbursement	$ 21,170	$ 21,435	$ 21,702	$ 21,972	$ 22,245	$ 22,520	$ 22,798	$ 23,079
Local Tax Reimbursement	$ 43,609	$ 44,154	$ 44,704	$ 45,261	$ 45,822	$ 46,390	$ 46,963	$ 47,541
EGLE Eligible Activities	$ 13,769	$ 13,197	$ 12,618	$ 12,032	$ 11,439	$ 10,838	$ 10,230	$ 9,615
State Tax Reimbursement	$ 185	$ 187	$ 189	$ 191	$ 194	$ 196	$ 199	$ 201
Local Tax Reimbursement	$ 380	$ 385	$ 390	$ 394	$ 399	$ 404	$ 409	$ 414
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	**$ 65,343**	**$ 66,160**	**$ 66,985**	**$ 67,819**	**$ 68,660**	**$ 69,510**	**$ 70,369**	**$ 71,236**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
502 E. Cesar E. Chavez Avenueet
Lansing, MI

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	TOTALS
	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available	$ 29,966	$ 30,333	$ 30,704	$ 31,079	$ 31,458	$ 31,841	$ 32,227	$ 32,617	$ 33,011	$ 33,409	$ 33,811	$ 34,217	$ 34,628	$ 35,042	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	$ 3,780	$ 3,827	$ 3,874	$ 3,921	$ 3,969	$ 4,017	$ 4,066	$ 4,115	$ 4,165						**$ 89,342**
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ 2,619	$ 2,651	$ 2,683	$ 2,716	$ 2,749	$ 2,782	$ 2,816	$ 2,850	$ 2,885	$ 3,341	$ 3,381	$ 3,422	$ 3,463	$ 3,504	**$ 78,992**
State TIR Available for Reimbursement to Developer	$ 23,567	$ 23,856	$ 24,148	$ 24,443	$ 24,740	$ 25,041	$ 25,345	$ 25,652	$ 25,962	$ 30,068	$ 30,430	$ 30,796	$ 31,165	$ 31,538	
Total Local Tax Capture Available	$ 59,933	$ 60,668	$ 61,410	$ 62,160	$ 62,918	$ 63,683	$ 64,455	$ 65,236	$ 66,024	$ 66,820	$ 67,624	$ 68,436	$ 69,257	$ 70,085	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ 5,993	$ 6,067	$ 6,141	$ 6,216	$ 6,292	$ 6,368	$ 6,446	$ 6,524	$ 6,602	$ 6,682	$ 6,762	$ 6,844	$ 6,926	$ 7,008	**$ 175,856**
Capture for BRA Administrative Fees (5%)	$ 2,697	$ 2,730	$ 2,763	$ 2,797	$ 2,831	$ 2,866	$ 2,900	$ 2,936	$ 2,971	$ 3,007	$ 3,043	$ 3,080	$ 3,117	$ 3,154	**$ 79,135**
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	$ 2,697	$ 2,730	$ 2,763	$ 2,797	$ 2,831	$ 2,866	$ 2,900	$ 2,936	$ 2,971	$ 3,007	$ 3,043	$ 3,080	$ 3,117	$ 3,154	**$ 79,135**
Local TIR Available for Reimbursement to Developer	$ 48,545	$ 49,141	$ 49,742	$ 50,350	$ 50,963	$ 51,583	$ 52,209	$ 52,841	$ 53,479	$ 54,124	$ 54,776	$ 55,433	$ 56,098	$ 56,769	
Total State & Local TIR Available for Reimbursement to Developer	$ 72,112	$ 72,997	$ 73,890	$ 74,792	$ 75,704	$ 76,624	$ 77,554	$ 78,493	$ 79,441	$ 84,193	$ 85,206	$ 86,229	$ 87,263	$ 88,306	
DEVELOPER															
	$ 1,040,692	**$ 967,696**	**$ 893,806**	**$ 819,013**	**$ 743,310**	**$ 666,685**	**$ 589,131**	**$ 510,638**	**$ 431,197**	**$ 347,004**	**$ 261,798**	**$ 175,569**	**$ 88,307**	**$ 0.40**	
MSF Eligible Activities	$ 1,031,701	$ 959,335	$ 886,083	$ 811,937	$ 736,887	$ 660,925	$ 584,041	$ 506,226	$ 427,471	$ 344,006	$ 259,536	$ 174,052	$ 87,544	$ 0	
State Tax Reimbursement	$ 23,363	$ 23,650	$ 23,939	$ 24,231	$ 24,527	$ 24,825	$ 25,126	$ 25,430	$ 25,738	$ 29,809	$ 30,167	$ 30,530	$ 30,896	$ 31,265	**$ 704,787**
Local Tax Reimbursement	$ 48,126	$ 48,716	$ 49,313	$ 49,915	$ 50,523	$ 51,137	$ 51,758	$ 52,384	$ 53,017	$ 53,657	$ 54,302	$ 54,954	$ 55,613	$ 56,278	**$ 1,412,130**
EGLE Eligible Activities	$ 8,992	$ 8,361	$ 7,723	$ 7,076	$ 6,422	$ 5,760	$ 5,090	$ 4,412	$ 3,726	$ 2,998	$ 2,262	$ 1,517	$ 763	$ 0	
State Tax Reimbursement	$ 204	$ 206	$ 209	$ 211	$ 214	$ 216	$ 219	$ 222	$ 224	$ 260	$ 263	$ 266	$ 269	$ 272	**$ 6,143**
Local Tax Reimbursement	$ 419	$ 425	$ 430	$ 435	$ 440	$ 446	$ 451	$ 457	$ 462	$ 468	$ 473	$ 479	$ 485	$ 490	**$ 12,307**
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	**$ 72,112**	**$ 72,997**	**$ 73,890**	**$ 74,792**	**$ 75,704**	**$ 76,624**	**$ 77,554**	**$ 78,493**	**$ 79,441**	**$ 84,193**	**$ 85,206**	**$ 86,229**	**$ 87,263**	**$ 88,306**	
															$ 2,637,828

Attachment A

Legal Description of the Property

ATTACHMENT A

LEGAL DESCRIPTION

LOTS 5, 6, & W ½ of LOT 4 BLOCK 15 ORIG PLAT

502 E. Cesar E. Chavez Avenue, Lansing, Michigan

Tax Parcel No. 33-01-01-09-427-002

Attachment B

Letter of Functional Obsolescence

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

September 25, 2019

Functional Obsolescence Determination
502 E Cesar E Chavez Ave
33-01-01-09-427-002

This building was originally constructed in 1906 as a three-story, single occupant church.

While the design as a church with a two-story ceiling height in the main sanctuary could be desirable today; the available parking severely limits the number of persons attending. The land to building ratio is less than 2 to 1. The parking lot is elevated from the street and is likely expensive to maintain in the winter. The limited parking effects many other uses for the building.

An elevator does not serve the multi-story building. Bathrooms are not located on the main floor.

The original design of the building, low market demand for church occupancy, along with the inadequate on-site parking available render this property functionally obsolete.

Sharon Frischman, MMAO
City Assessor

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 #78
TEMPLE 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 502 E. Cesar E. Chavez 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 November 18, 2019 at 7:00 p.m. on Brownfield Plan #78 – Temple Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

LOTS 5, 6, & W ½ of LOT 4 BLOCK 15 ORIG PLAT
Tax Parcel No. 33-01-01-09-427-002

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 #78 – Temple Redevelopment Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on November 18, 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 #78 – Temple 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 502 E. Cesar E. Chavez Avenue located in the City of Lansing, but more particularly described as:

LOTS 5, 6, & W ½ of LOT 4 BLOCK 15 ORIG PLAT
Tax Parcel No. 33-01-01-09-427-002

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

CITY OF LANSING BROWNFIELD PLAN #78, TEMPLE REDEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By Sept 6, 2019	LEAP/LEDC	Final Brownfield Plan and Agreement is submitted to LEAP/LEDC for Review.	
Sept 27, 2019	LEAP/LBRA	Final Draft Brownfield Plan Sent to LBRA Board.	
Oct 4, 2019 8:30AM	Lansing Brownfield Redevelopment Authority	LBRA Approves Brownfield Plan #78.	YES
Oct 14, 2019 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	
Oct 28, 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 28, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on November 18, 2019. *Public Hearing Notice - 10 Days (Mail/Paper)*	YES
Nov 18, 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

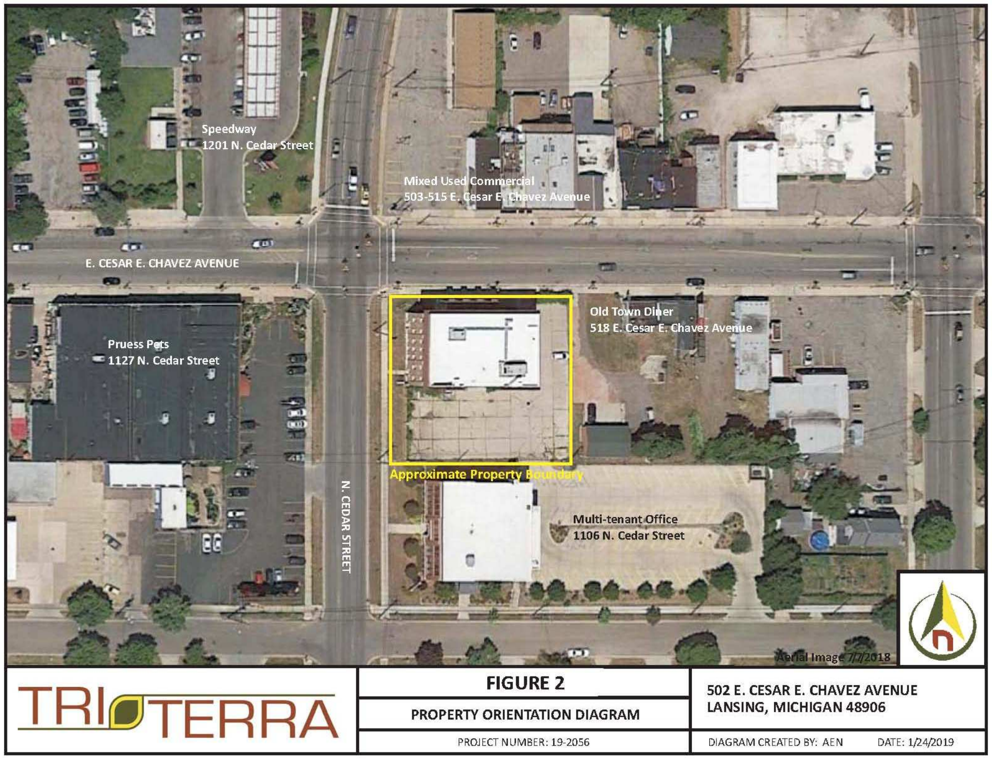
Brownfield Plan #78

Temple Redevelopment Project

502 E. Cesar E. Chavez Avenue
Lansing, MI

TRI TERRA
Brownfield Development
Environmental Consulting
Natural Resources

Eligible Property



- Project Name:
  - Temple Redevelopment Project
- Applicant:
  - Lansing Acquisitions 500, LLC
- Subject Property:
  - 502 E. Cesar E. Chavez Avenue
  - Parcel 33-01-01-09-427-002
- Eligibility Status:
  - Functionally Obsolete

Development Team

- Property Owner / Developer
  - Lansing Acquisitions 500, LLC
    100% owned by Michigan Community Capital (MCC)

- Development Team
  - Architect: Integrated Architecture
  - Civil Engineer: LSG Engineering
  - Brownfield Consultant: Triterra
  - Geotechnical Engineer: SME
  - General Contractor: Kincaid Building Group

Michigan Community Capital

- MCC is an independent non-profit 501(c)(3) tax-exempt public charity
- MCC invests in mixed-use and multi-family rental projects.
- MCC typically retains long-term ownership in buildings they develop

MICHIGAN COMMUNITY CAPITAL

TRI TERRA

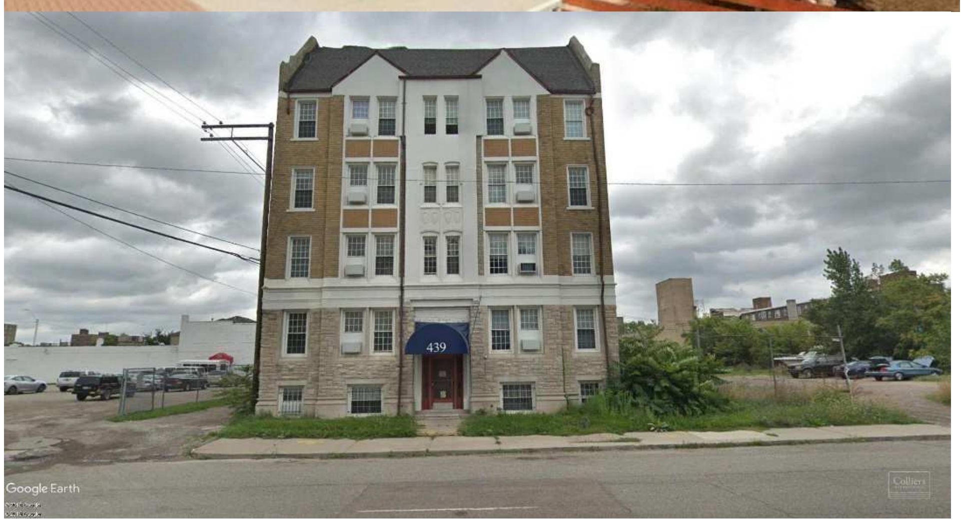
Michigan Community Capital

New Market Tax Credit Projects:

- Lebowsky Center, Owosso- Historic Theatre Rehab
- 35 Oakes St, Grand Rapids-New Construction Co-working/office development
- Woodward Station, Owosso-Mixed-Use Historic Rehab
- Lofts on Ludington, Escanaba- Mixed-Use Historic Rehab
- Lafayette Lofts, Pontiac-Mixed-Use Historic Rehab
- 920 Cherry Street SE, Grand Rapids-Master Planned Rehab and New Construction Mixed-Use
- Book Cadillac Hotel, Detroit-Historic Hotel/Residential/Commercial Rehab
- Pere Marquette, Bay City- Historic Rehab Community Center

TRI TERRA

Michigan Community Capital



Direct Investments (Complete or Under Construction):

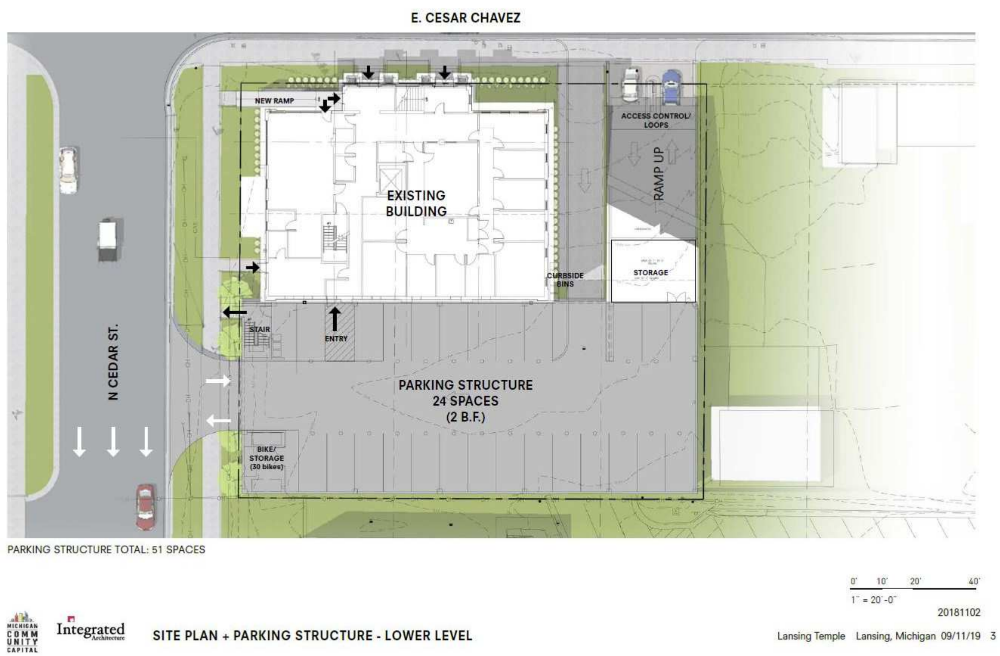
- 637 Midtown, Grand Rapids
  New Construction Mixed- Use
- 439 Selden Street, Detroit
  Rehab Residential
- East Bay Flats, Grand Rapids
  Rehab Residential
- 449 Bridge Street, Grand Rapids
  New Construction Mixed- Use
- Cadillac Lofts, Cadillac
  New Construction Mixed- Use

Project Summary

- Mixed-use development including a complete restoration/rehabilitation of existing building
- Includes reconfiguration of the interior floor structure to add four floors of apartments.
- New construction of 2-story, 51 space parking structure
- Office and retail use on first floor
- 31 residential apartments
- $9,926,231 total investment

TRI TERRA

Site Plan



Statistics:

- Land (Acres Approx.): 0.45
- Building Count: One
- Total Office/Retail SF: 4,037
- Total Res. Units: 31
- Average Cost SF (Res.): $1.81
- Parking Spaces: 51
- Begin Construction: Spring 2020
- End Construction: Summer 2021

Amenities:

- Retained historic character
- Covered parking
- Stainless steal appliances, quartz countertops
- Washer, dryer, dishwasher in-unit
- Energy star appliances
- Secured, keyless entry
- Indoor Bike Storage

Brownfield Conditions

- Statement of Obsolescence:

  The City of Lansing Assessing Department issued a statement of functional obsolescence for the building on September 25, 2019

- Asbestos & Lead Based Paint:

  Triterra performed a pre-demolition survey and found building materials containing asbestos and lead based paint within the existing structure.

Total New Taxes

Total New Taxes Generated – 30 Years (2022–2051)	**$2,807,919**
Portion Captured to Reimburse Developer	$2,135,368
Portion Captured for State Brownfield Redevelopment Fund (SBRF)	$89,342
Portion Captured for BRA Plan Administration	$79,135
Portion Captured for BRA Local Brownfield Revolving Fund (LBRF)	$79,135
Total Captured	$2,382,980
Remainder to Taxing Units	**$424,939**

New Taxes – Captured for Eligible Activities

Eligible Activities	
Environmental Assessment	$16,950
Asbestos and Lead Activities	$22,600
Demolition Activities	$341,445
Site Preparation	$343,460
Infrastructure Improvements – including vertical parking structure	$1,105,902
Subtotal Eligible Activities Cost	$1,830,357
Contingency	$272,011
Brownfield Plan and Act 381 Work Plan Preparation & Implementation	$33,000
Interest	$0
Total TIR for Developer Reimbursement	**$2,135,368**
State Brownfield Redevelopment Fund	$89,342
BRA Plan Administration	$79,135
BRA Local Brownfield Revolving Fund (LBRF)	$79,135
Total TIR for Reimbursement and SBRF/BRA Capture	**$2,382,980**

TRI TERRA

New Taxes – Not Captured

- New TAXES generated that pass through to taxing units

School Operating & State Education (10% pass-through)	$78,992
Local Millages (10% pass-through)	$175,857
School Debt (100%)	$170,090
Total	**$424,939**

Brownfield Plan – 30 Year Plan

- $9.9mm investment in long vacant, functionally obsolete building
- The location is walkable to Old Town, which is a desirable entertainment district with few housing options
- Parking will be onsite via a 2-story, 51 space parking structure, which is rare in this district
- Improved entrances, sidewalks and parking will create a more inviting, clean appearance allowing for easier access and deter people from using the property as a cut through
- Enhanced lighting onsite will allow for greater safety.
- $425,000 in new taxes generated from the project to "pass-through" to taxing jurisdictions