AGENDA
Committee on Development and Planning
Monday, December 2, 2019 @ 4:30 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**
   - November 18, 2019

4. **Discussion/Action**

   A.) RESOLUTION – Appointment of Martha Cerna; Planning Board; 2nd Ward; Term to Expire June 30, 2022

   B.) RESOLUTION – Appointment of Monte D. Jackson, II; Planning Board; At Large Member; Term to Expire June 20, 2023

   C.) RESOLUTION - Brownfield Plan #45 – Termination; Old Town Temple, LLC; 502 E. Cesar Chavez Avenue

   D.) RESOLUTION -Brownfield Plan #78 – Temple Redevelopment Project; 502 E Cesar Chavez Avenue

   E.) RESOLUTION - Brownfield Plan #75 Amendment – Capital City Market Brownfield Redevelopment Project; 636 E. Michigan and a portion of 119 S Larch Street

   F.) ORDINANCE - Z-6-2019; 33-01-01-16-428-131 S. Larch; G-1 Business District to H Light Industrial

   G.) ORDINANCE - Z-7-2019; 1310 Knollwood Avenue; F Commercial to B Residential

   H.) ORDINANCE – Z-5-2018; 136 E Malcom X Street and Vacant Parcel; DM-4 Residential and J Parking to G-1 Business

   I.) RESOLUTION – Objecting to Transfer of Ingham County Unsold Tax Reverted Properties

   J.) RESOLUTION – Brownfield Plan #77; 500 Block Redevelopment at 501 S. Capitol Avenue and 520 S. Washington Avenue
5. **Other**
6. **Adjourn**

PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE ON DEVELOPMENT & PLANNING

DATE 12/2/2019

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Eric A. Schertzing	315 S. Jefferson Mason 48854	4 I	eschertzing@ingham.org	517.303.7233
MARTA CERNA	2517 Harding ave Lansing, MI 48911	Appartment	Cernamarta@gmail.com	248-842-4287
DAVE VAN HAAREN	1305 S. WASHINGTON STE 105, LANSING	TEMPLE BROWNFIELD PLAN	DAVE.VANHAAREN@TRITERRA.US	517-927-9227
Jessica DeBone	3340 Ranger Rd Lansing MI	~~PM~~ Capital City	debone@pmenv.com	517-303-4167
Marilyn Crowley	507 S Grand Lansing	temple	marilyn@miccap.org	517-803-0638
Monte Jackson	716 Randall St. Lansing, MI 48906	Appointment	jacksonmo@cooley.edu	517-214-5927
Cody Shepard	1430 Barry RD Williamston, MI	Appt	cshepard@westpacinv.com	208 724 3119
Rockwood Shepard	1430 Barry Rd Williamston, MI	Appt	Rshepard@westpacinv.com	917-456-5325
Jeff Deehan				
Will Randle	2410 Woodlawn Okemos	500 Block		(517)580-2550
Eric Helzer	PO Box 204 Eagle MI	500 BLOCK	ephelzer@msn.com	5174482434

DRAFT

MINUTES
Committee on Development and Planning
Monday, November 18, 2019 @ 3:30 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER
Council Member Hussain called the meeting to order at 3:31 p.m.

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

OTHERS PRESENT
Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Greg Venker, Assistant City Attorney
Jonathan Lucko
Brent Forsberg
Susan Stachowiak, Economic Development & Planning
Karl Dorshimer, LEAP
Kris Klein, LEAP
Joan Bauer
David Burns, Land Bank Real Estate Specialist

PUBLIC COMMENT
No public comment.

MINUTES
MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM OCTOBER 28, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION
RESOLUTION – Saginaw Street Corridor Improvement Authority Development and Finance Plan
Council Member Hussain recapped that the public hearing was held for the 15-year TIF plan with capture on new taxes. The representatives had no additional updates or changes.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE SAGINAW CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND FINANCE PLAN. MOTION CARRIED 3-0.

RESOLUTION – Michigan Avenue Corridor Improvement Authority Development and Finance Plan

Council Member Hussain confirmed the required public hearing was held for this one also. Ms. Bauer informed the group that they would be scheduling public input sessions.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND FINANCE PLAN. MOTION CARRIED 3-0.

DISCUSSION/ORDINANCE –Conditional Rezoning; Z-5-2018; 136 E. Malcom X Street & Vacant Parcel East

Council Member Hussain recapped that he hearing was held earlier in the year in January 2019 but has been on hold per the developer request. Recently Council staff received a request for the item to be before the Committee again, but this time as a conditional rezoning.

Mr. Forsberg acknowledged that in January, they were finishing environmental reports on the site and since that tine have been working with the Land Bank and Mr. Burns was introduced. Mr. Forsberg continued by stating they do not have a hotel confirmed on the site, but have submitted this conditional rezoning request to work with the Land Bank and the City. They still hope to plan for a hotel but with no confirmation, they are looking at residential and limited commercial. They are currently working with PM Environmental on the due care and clean-up of the site. Council Member Washington spoke in opposition to more residential and apartments in the area. Mr. Forsberg supported the need for apartments based on their market research from 9 months ago, which he stated he could send to the Committee as well.

Council Member Hussain asked Ms. Stachowiak, other than what the developer has proposed as a condition, what else could be placed in G-1 zoning, and Ms. Stachowiak confirmed that the conditional uses proposed are already permitted in G-1. Mr. Forsberg admitted their intent is a commercial building not a stand along retail or office, and he was asking the Committee for input on how to write the condition to have room for something on the site. Council Member Hussain informed the applicant that it appears based on their request the condition is not needed because it is already permitted. Council Member Washington asked if any marihuana use could go there and Ms. Stachowiak stated that if it is rezoned to G-1 there cannot be any marihuana use of any kind. Mr. Venker reminded the Committee the City cannot propose language for conditions because it would be a violation of the statue. Council Member Hussain asked Mr. Forsberg if he wished to move forward now with the current application, or if he wishes to propose conditions and come back. Mr. Forsberg retracted his conditional rezoning request and will plan to come back at the 12/2/2019 Committee meeting with an update on the project and details on their intention.

The item will appear on the Committee agenda on 12/2/2019 along with the Council agenda on 12/2/2019.

DISCUSSION – Brownfield Plan #77; 500 Block Redevelopment at 501 S. Capitol Avenue and 520 S. Washington Avenue

Council Member Hussain recapped for the group that the public hearing was held on October 28, 2019, however since that time there has been changes brought to the Council Members attention and asked Mr. Klein for an update. Mr. Klein first noted that the language in the

Universal Development Agreement (UDA), the Brownfield and the incentive had a “cross-default”. The project needs to be complete in whole, and any portioning would be a default. They want the project completed in whole because that is how it represented to all partner, which the developer agreed to. The first building will be the existing Lake Trust headquarters with 4 floors residential and 2 floors commercial and the building two will be a new building along Capital with primary residential. Council Member Hussain stated he had heard concerns with the general contractor, Wieland. Mr. Klein stated the developer does have new agreement language, and they are waiting on some information from the developer but once they have that they can execute it. The developer also has a meeting with labor coming up to address issues. He then asked the Committee what they are looking for to move forward. Committee Members Garza and Hussain provided examples they were informed of where there are no licensed contractors or journeyman contractors on work sites being constructed by Wieland. They were asking for language in the UDA that states the contractors have to be licensed with the State. Mr. Dorshimer stated if they are violating the law it should be reported to LARA, and asked if anyone had reported it to LARA. To add it to the UDA, Mr. Dorshimer deferred to the City Attorney to see if there is a mechanism. Ms. Stachowiak asked if the City Building inspectors and other inspectors are on those sites to check on licensing, however Council Member Garza noted the sites are inspected by the State. Mr. Dorshimer noted again it is a violation of State law if it is an unsafe work environment, but that is the State to enforce, and if they do not find a violation, there is nothing to enforce. Council Member Hussain asked Mr. Venker if there was anything that prohibited Council from putting language in the UDA and use City resources to enforces those. Mr. Venker stated that if the developer does not meet everything in the UDA they do not get the incentives, and there is already a general statement in the UDA that states they have to abide by State and Federal laws. Labor standards are governed by the State and the City could not enforce. If someone one finds evidence they are not complying with State law, they can say they are violating the UDA and not get any incentives, but it needs to be demonstrated. If there is a default, they will have to be provided a timeline to clear the default. Council Member Hussain asked the OCA and LEAP what steps need to be taken by the City to have LARA on the job sites, and was told that a complaint needs to be filed with LARA. He asked Ms. Stachowiak to see if the City has someone that goes to the job sites to see if things are happening, and if not do, they reach out to the State. Ms. Stachowiak noted the only people on sites would be City inspectors, but according to what Council Member Garza stated those are inspected by the State. Council Member Washington encouraged the Mayor put a process in place. Mr. Klein and Mr. Dorshimer again asked if official complaints had been filed with the State. There was no confirmation that complaints had been filed.
Council Member Hussain stated at the 12/2/2019 meeting the Committee should see the new Universal Developers Agreement, and verification that the contractor and developer met with local labor. Council Member Washington noted that out of that meeting, she wants to make sure the developer and contractor understand the process and what the consequences are. Council Member Hussain added that Wieland should be made aware that because they have issues at other projects future incentives might not always be approved.

Council Member Hussain noted that the discussion will continue at the 12/2/2019 Committee meeting with the possibility of action at Council the same night.

Other

Adjourn
Adjourned at 4:23 p.m.
Submitted by, Sherrie Boak, Recording Secretary, Lansing City Council
Approved by the Committee

Boak, Sherrie

From: noreply@civicplus.com
Sent: Thursday, June 6, 2019 10:03 AM
To: Plummer, Marilyn; Schraft, Matthew; Mayor Intern
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

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

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

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

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

(Section Break)

Date	6/6/2019
First Name	Martha
Middle	*Field not completed.*
Last Name	Cerna
Other name(s) by which you have been known, including maiden names	*Field not completed.*
Date of Birth	
Address	2517 Harding Avenue
City	Lansing

State	MI
Zip Code	48910
Email	cernamarta@gmail.com
Gender	Female
Ward	2
Precinct	*Field not completed.*
Best phone number to contact you	2488424287
Last 4 digits of social security number	
In what year did you move to Lansing?	2011
Additional information regarding experience and credentials	*Field not completed.*
Occupational Background	Financial Analyst
Educational Background	Master Business
Previous Appointments	Planning Board
Current Appointments	Planning Board
Please attach a resume if available	Martha Cerna-Resume_V6_1P.pdf
First choice for board to serve on	Planning Board
Second choice of a board to serve on	Capital Region Airport Authority (CRAA)
Third choice of a board to serve on	Increment Finance Authority/Borwnfield
Fourth choice of a board to serve on	Election Commission
Please comment briefly on why you wish to serve on a particular board or	I currently serve on the planning board. My commission expires on June 30th.

commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	I have worked in Real Estate Development, construction management, and contract management. I have volunteered and have been on several communities boards.
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Martha Cerna
Date & Time	6/6/2019

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

WHEREAS, the Mayor made the appointment of Martha Cerna of 2517 Harding Avenue, Lansing, MI 48910 as a 2ND Ward Member of the Planning Board for a term to expire June 30, 2022.

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

WHEREAS, the Committee on Development and Planning met on December 2, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms Martha Cerna of 2517 Harding Avenue, Lansing, MI 48910 as a 2ND Ward Member of the Planning Board for a term to expire June 30, 2022.

Plummer, Marilyn

From:	noreply@civicplus.com
Sent:	Tuesday, November 6, 2018 12:00 PM
To:	Plummer, Marilyn
Subject:	Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

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

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

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

Date	11/6/2018
First Name	Monte
Middle	D.
Last Name	Jackson
Other name(s) by which you have been known, including maiden names	Monte D. Jackson, II
Date of Birth	
Address	716 Randall St.
City	Lansing
State	MI
Zip Code	48906
Email	jacksonmo@cooley.edu

Gender	Male
Ward	1
Precinct	*Field not completed.*
Best phone number to contact you	5172145927
Last 4 digits of social security number	
In what year did you move to Lansing?	1994
Additional information regarding experience and credentials	*Field not completed.*
Occupational Background	Real estate broker and appraiser
Educational Background	Juris Doctor Candidate - WMU Cooley Bachelor of Arts, Economics - Michigan State University
Please attach a resume if available	resume.pdf
First choice for board to serve on	Elected Officers Compensation Commission
Second choice of a board to serve on	Human Relations and Community Services Board (HRCS)
Third choice of a board to serve on	Lansing Housing Commission
Fourth choice of a board to serve on	Zoning Appeals
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	As a lifelong Lansing resident, I have great pride in the city and have aspirations of playing an active role in it's operation. As a member of the elected officers compensation commission, I intend to work in conjunction with other members to insure that compensation for our local officials remains competitive with similar positions, which will help attract the best talent. If not selected to elected officers compensation commission, I am more than willing to serve in another capacity or on another board where I can be of service.
Qualifications and Eligibility – At this time,	*Field not completed.*

if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Monte D. Jackson II
Date & Time	11/6/2018

Email not displaying correctly? View it in your browser.

ADDUMDEM TO APPLICATION:

Adding the selection of the Planning Board to the application.

From: Monte Jackson <jacksonmo@cooley.edu>
Sent: Wednesday, November 13, 2019 10:57 AM
To: Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov>
Subject: [EXTERNAL] Re: Re: Re: RE: Follow-Up

Marilyn,

This sounds great, I think that would be a good fit for me.

On Tue, Nov 12, 2019 at 7:26 PM Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov> wrote:
Hello Monte,

Would you want to serve on the planning Board? Will this will be a good fit for you?

If so I'll start the process Thursday.

Best regards,
Marilyn

Sent from my iPhone

On Nov 8, 2019, at 2:43 PM, Monte Jackson <jacksonmo@cooley.edu> wrote:

Marilyn,

Just wanted to see if anything materialized from your meeting with the mayor a couple weeks ago?

On Mon, Oct 28, 2019 at 12:02 PM Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov> wrote:

Good morning Monte,

Thank you for your response. I'll be able to confirm with the Mayor at our meeting tomorrow. So it could very well be the opening on the EOCC as you are not allowed to serve on more than one Board.

Marilyn D. Plummer

Community Outreach Coordinator

City of Lansing – Office of Mayor Andy Schor

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-4164 | C: 517-648-7480| Lansing, MI 48933 | E:Marilyn.Plummer@Lansingmi.gov

<image004.png>

From: Monte Jackson <jacksonmo@cooley.edu>
Sent: Friday, October 25, 2019 12:03 PM
To: Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov>
Subject: [EXTERNAL] Re: RE: Follow-Up

Marilyn,

I would be interested in the Planning Board position and the Elected Officers Compensation Commission position.

On Fri, Oct 25, 2019 at 11:55 AM Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov> wrote:

Hello Monte,

Clerk Swope just updated our Board's Vacancy & Expired list: https://www.lansingmi.gov/DocumentCenter/View/1139/Vacancies-of-Boards-Authorities-and-Commissions-PDF?bidId=.

Would you consider any of the following that are 1ST Ward or At-Large Positions?

1. Board of Fire Commissioners 1ST Ward
2. Human Relations & Community Services (HRCS) - 1ST Ward (on your application choices).
3. Planning Board – At Large

4. Elected Officers Compensation Commission – At Large*(meets every (3) years; a (7) year terms. Meetings review the elected officers compensation every term which is (4) years.

Let's discuss on Monday or email me back your questions.

Marilyn D. Plummer

Community Outreach Coordinator

City of Lansing – Office of Mayor Andy Schor

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-4164 | C: 517-648-7480| Lansing, MI 48933 | E:Marilyn.Plummer@Lansingmi.gov

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

WHEREAS, the Mayor made the appointment of Monte D. Jackson, II of 716 Randall Street, Lansing, MI 48906 as an At-Large Member of the Planning Board for a term to expire June 30, 2023.

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

WHEREAS, the Committee on Development & Planning met on December 2, 2019 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms Monte D. Jackson, II of 716 Randall Street, Lansing, MI 48906 as an At-Large Member of the Planning Board for a term to expire June 30, 2023.

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

RESOLUTION TERMINATING BROWNFIELD PLAN #45
OLD TOWN TEMPLE BUILDING REHABILITATION PROJECT

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

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

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

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

WHEREAS, written notice of intent to terminate, and notice of opportunity to be heard at a public meeting on November 18, 2019, was provided via certified mail to Old Town Temple, LLC, the developer for Brownfield Plan #45 - Old Town Temple Building Rehabilitation Project (the Developer), in accordance with section 14 (8) of the Act; and

WHEREAS, a public hearing was held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing Michigan, at 7:00 P.M. on the 18th day of November, for the purpose of allowing the Developer an opportunity to be heard on the termination of Brownfield Plan #45, and Developer does not object to the termination.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the termination of the Plan, finds that the Old Town Temple Building Rehabilitation Project failed to occur under section 14(8) subdivision (b) of the Act.

BE IT FINALLY RESOLVED that the Lansing City Council hereby terminates the Brownfield Redevelopment Authority of the City of Lansing 'Brownfield Plan #45 - Old Town Temple Building Rehabilitation'.

CERTIFIED MAIL™

7011 1150 0001 9731 5631

Chris Swope
City Clerk
LANSING MICHIGAN
Ninth Floor, City Hall
124 W. Michigan Ave.
Lansing, MI 48933-1612

neopost
FIRST-CLASS
10/15/2019
US POSTAGE $006.8
ZIP 495
041M1225

Old Town Temple, LLC
Attn: Alan Hooper
232 N. Verlinden
Lansing MI 48915

UNCLAIMED

FINAL NOTICE

UNCLAIMED

48915$1277 C036

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

RESOLUTION APPROVING BROWNFIELD PLAN #78
TEMPLE REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #78 – Temple Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 18, 2019 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on November 18, 2019 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,

2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,

3. the Project may result in new private investment of approximately $7 million.

4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible actives they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on October 4, 2019, unanimously recommended approval of the Plan, for this Project; and

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;

- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA ‘Brownfield Plan #78 – Temple Redevelopment Project’.

Lansing Brownfield Redevelopment Authority

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

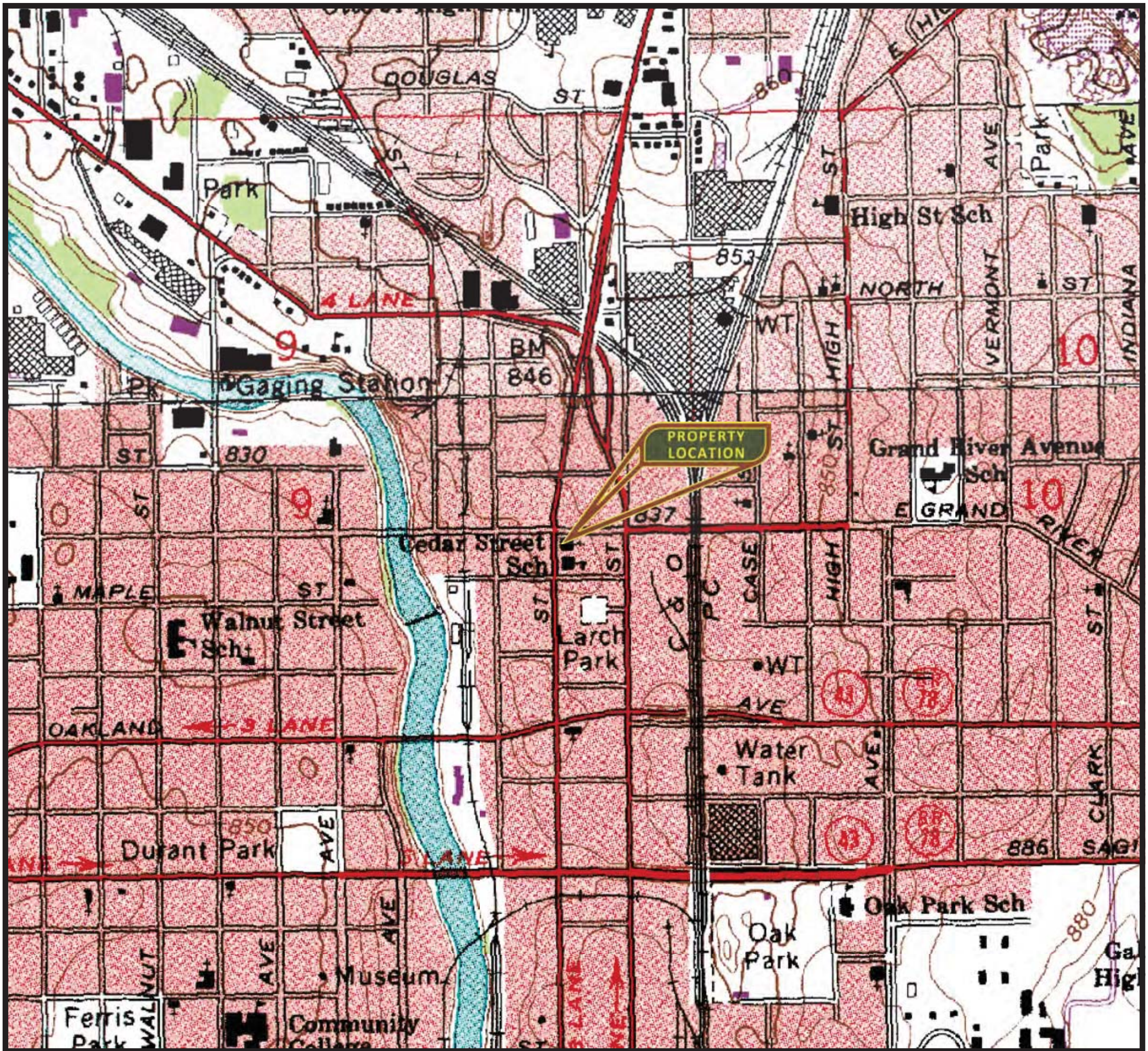


FIGURE 1
PROPERTY LOCATION

TRI TERRA

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

TRI TERRA

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

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION: DEQ ACTIVITIES	REIMBURSEMENT ALLOCATION: MSF ACTIVITIES	REIMBURSEMENT ALLOCATION: 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

			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Plan Year			**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**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**																	
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**																	
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**																	
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

	Millage Rate	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	Total New Taxes	Pass-Through	Captured
School Capture	**Millage Rate**															**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 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	TOTALS
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 APPROVING AMENDED BROWNFIELD PLAN #75
CAPITAL CITY MARKET BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 18, 2019 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on November 18, 2019 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,

2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,

3. the Project may result in new private investment of approximately $41,500,000,

4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible actives they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on October 4, 2019, unanimously recommended approval of the Plan, for this Project;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;

- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project.

600 E. MICHIGAN AVE. DEVELOPMENT UPDATE & AMENDMENT REQUEST

GILLESPIE-GROUP.COM

GILLESPIE
GROUP

SITE PREPPED FOR CONSTRUCTION TO BEGIN

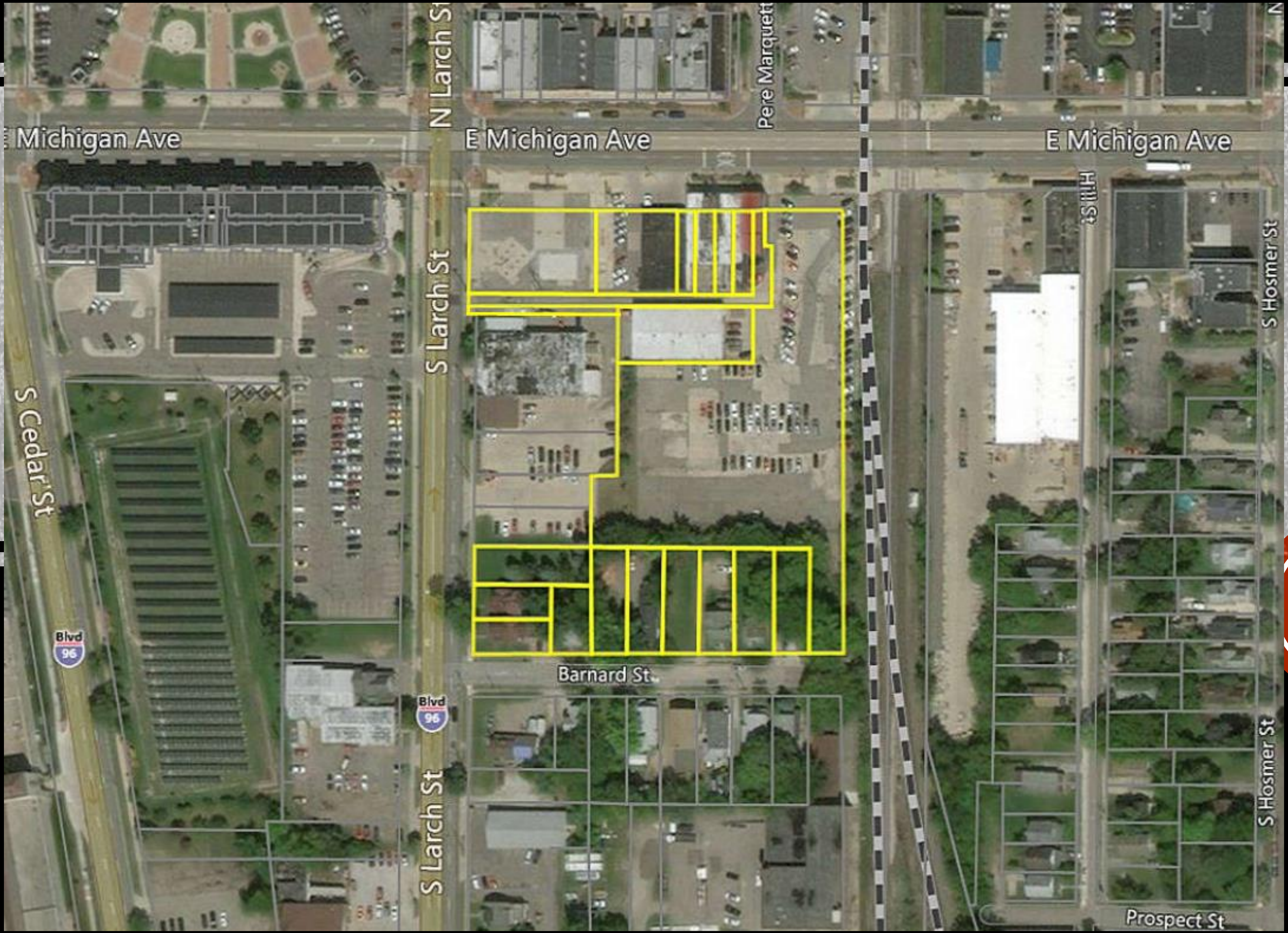
AMENDMENT REQUEST

- Extension of Property Boundary
  - .05 acre acquisition from parcel 33-01-01-16-428-092
  - .01 acre easement from parcel 33-01-01-16-428-092

- Tax Increment Revenue and Eligible Activities Estimates are Unchanged

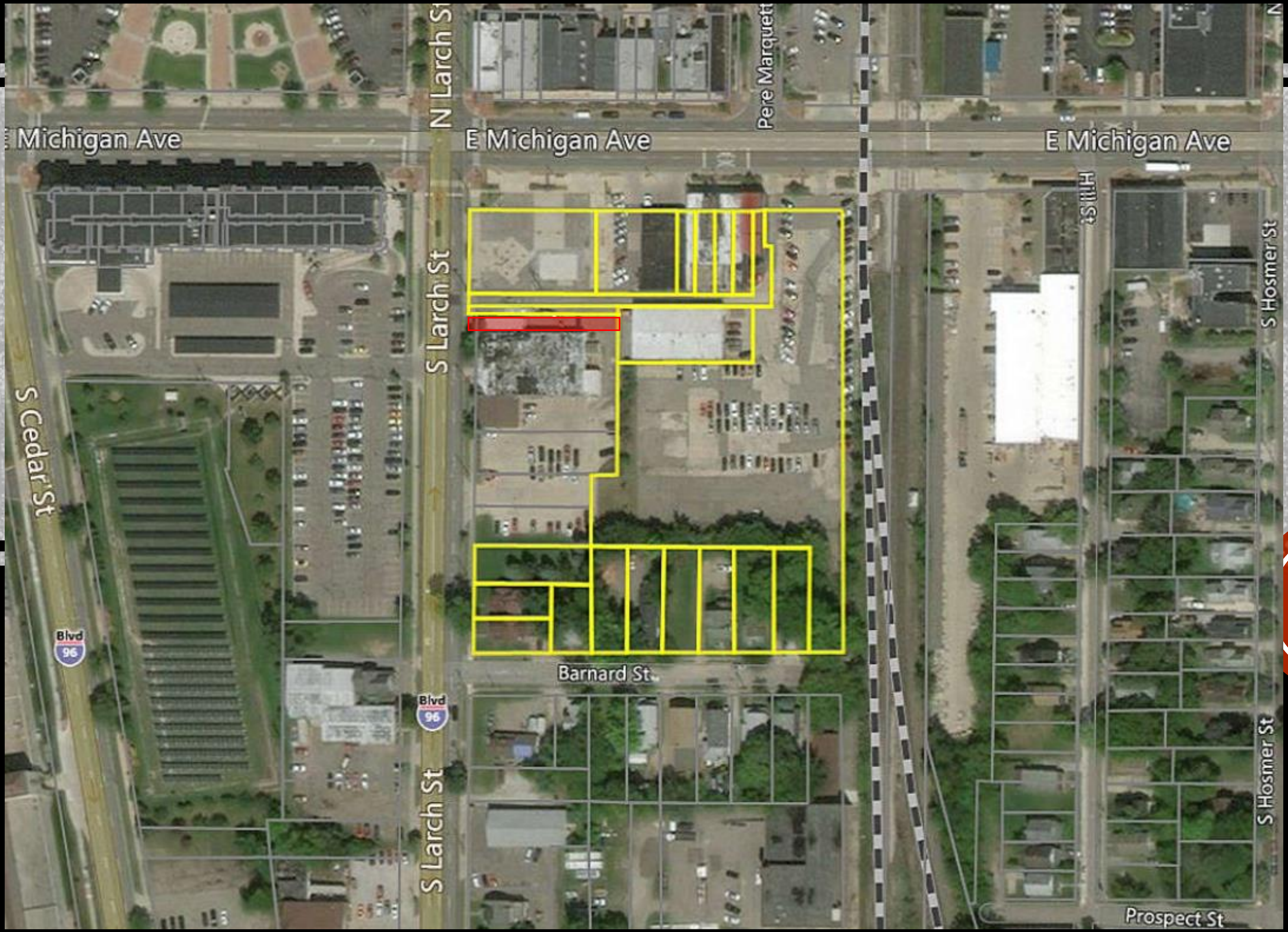
- Eligible Activities Expected to Occur in Extended Boundary
  - Grading, Retaining Walls, Sidewalks, Curbs/Gutters etc.

PROJECT LOCATION



GILLESPIE-GROUP.COM

PROJECT LOCATION



GILLESPIE-GROUP.COM


E. MICHIGAN AVE.
market entry
hotel entry
RESIDENCES
HOTEL
hotel entry
GROCERY
residential entry
market entry
LARCH STREET
+/- 298 total spaces

ORDINANCE # _______

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

The City of Lansing ordains:

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

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

Case Number:	Z-6-2019
Parcel Number:	33-01-01-16-428-131
Address:	S. Larch Street
Legal Descriptions:	South ½ of the North ½ of the West 135 Feet of Lot 2, Block 242, Original Plat, from "G-1" Business District to "H" Light Industrial District.

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

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

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

GENERAL INFORMATION

APPLICANT:	Edward C. Carpenter Family Trust c/o Jeff Landon, Farhat & Story, PC 1003 N. Washington Avenue Lansing, MI 48906
OWNER:	Edward C. Carpenter Family Trust 119 S. Larch Street Lansing, MI 48912
REQUESTED ACTIONS:	Rezone from "G-1" Business to "H" Light Industrial
EXISTING LAND USE:	Parking lot
EXISTING ZONING:	"G-1" Business District
PROPOSED ZONING:	"H" Light Industrial District
PROPERTY SIZE:	43.3' x 135' = 5,847 square feet
SURROUNDING LAND USE:	N: Parking Liskey's Auto Repair Facility S: Future parking for new mixed-use building to the north E: Parking lot W: Stadium District (multi-family residential & commercial)
SURROUNDING ZONING:	N: "H" Light Industrial District S: "G-1" Business District E: "G-1" Business District W: "G-1" Business District
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. S. Larch Street is designated as an activity corridor.

DESCRIPTION:

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

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

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

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

COMPLIANCE WITH MASTER PLAN:

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

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

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

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

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

IMPACT ON PUBLIC FACILITIES:

The rezoning will have no impact on public facilities.

ENVIRONMENTAL IMPACT:

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

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

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

SUMMARY

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

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

RECOMMENDATIONS

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

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

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator


PROFESSIONAL WHEEL SERVICE


119
600
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500
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500
100
I-96-BL N
S Larch St
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119
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0
600
720
0
154
Barnard St
Zoning District
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
North

ORDINANCE # _______

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

The City of Lansing ordains:

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

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

Case Number:	Z-7-2019
Parcel Number's:	33-01-01-08-283-101
Address:	1310 Knollwood Avenue
Legal Descriptions:	North 40 feet of Lots 3 & 4, Knollwood Park, from "F" Commercial District to "B" Residential District.

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

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

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

GENERAL INFORMATION

APPLICANT:	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.

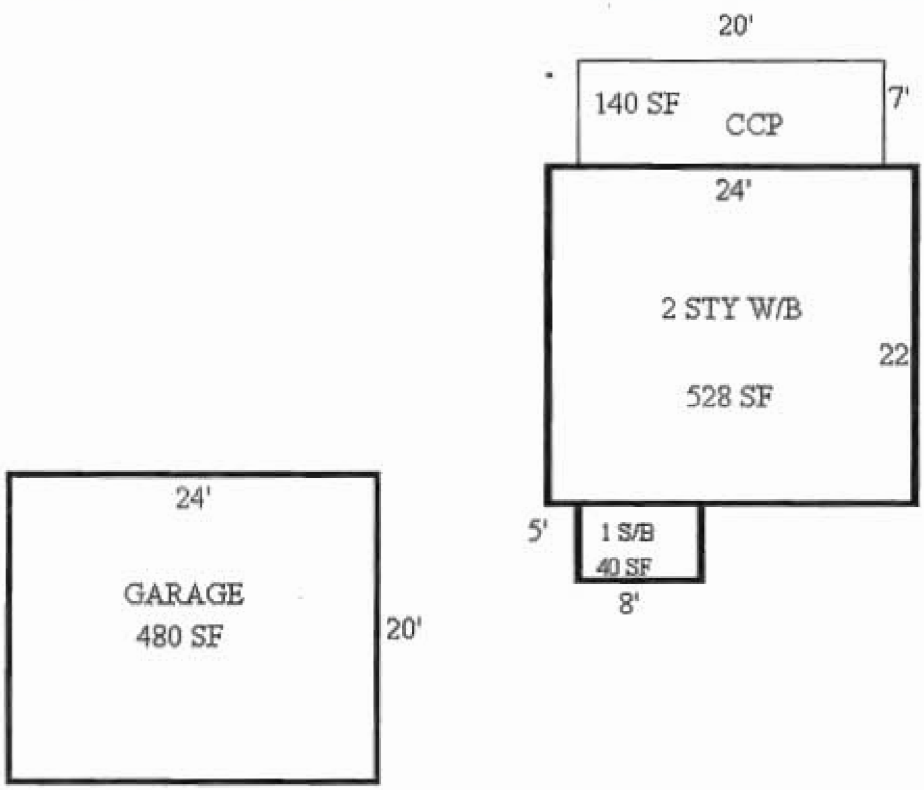
RECOMMENDATION

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



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8'
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GARAGE
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Knollwoo
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W Willow St
"F" Commercial
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700
1336
1332
1314
614
645
715
1141
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

ORDINANCE # ______

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

The City of Lansing ordains:

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

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

Case Number:	Z-5-2018
Parcel Number's:	33-01-01-21-203-003 & 33-01-01-21-203-020
Address:	136 E. Malcolm X Street & Vacant Parcel to its West
Legal Descriptions:	Lots 6 through 11, Inclusive, Block 177 Original Plat, from "DM-4" Residential & "J" Parking Districts to "G-1" Business District.

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

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

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

GENERAL INFORMATION

APPLICANT:	REO Gateway LLC & Funk Zone Investors, LLC 2422 Jolly Road, Suite 200 Okemos, MI 48864
OWNERS:	Ingham County Land Bank 3024 Turner Street Lansing, MI 48906
REQUESTED ACTIONS:	Rezone from "DM-4" Residential & "J" Parking districts to "G-1" Business District
EXISTING LAND USE:	136 E. Malcolm X – vacant land East of 136 E. Malcolm X – vacant commercial building
EXISTING ZONING:	"DM-4" Residential & "J" Parking Districts
PROPOSED ZONING:	"G-1" Business District
PROPERTY SIZE:	2.531 acres – total area to be rezoned
SURROUNDING LAND USE:	N: I-496 S: River/Apartment Building E: Apartment Building W: BWL Substation
SURROUNDING ZONING:	N: "G-1" Business District S: "DM-4" Residential District E: "DM-4" Residential District W: "DM-4" Residential District
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for District Mixed-Use Center. S. Washington and E. Malcolm X are designated as minor arterials.

DESCRIPTION:

This is a request by Reo Gateway, LLC & Funk Zone Investors, LLC to rezone the property at 136 E. Malcolm X Street and the vacant 2.086 parcel to its east from "DM-4" Residential & "J" Parking Districts to "G-1" Business District. The purpose of the rezoning is to permit a mixed-use (hotel, retail/commercial and multiple family residential) development on the subject properties.

AGENCY RESPONSES

Assessing:	No concerns
BWL:	See attached.
Building Safety:	The BSO has no objections. Project will be subject to site and building plan reviews.
Development Office:	
Fire Marshal:	
Parks & Recreation:	No comment.
Public Service:	* Sanitary sewer is located on the north side of Malcolm X Street. It is recommended that the developer reuse existing sanitary sewer leads if possible to avoid lane/street closures of Malcolm X. * There is storm sewer in Washington Avenue. * The property has a private storm sewer that discharges directly to the Grand River. * Prior to being allowed to connect to the public sewers, the developer will have to provide sanitary and storm sewer flow rates from the development.
Traffic Engineer:	No objections to, or conditions on, the rezoning. Any site issues can be addressed during the site plan development process.

<u>REZONING ANALYSIS</u>

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone the property at 136 E. Malcolm X and the property to its west from "DM-4" Residential and "J" Parking districts to the "G-1" Business district. The purpose of the rezoning is to permit a mixed-use development on the subject properties, although a specific development plan has not been provided. A very basic concept plan was provided by the applicant and is attached to this report. The concept plan shows 1, 5-story building and 1, 2-story building. The application states that the plan is to develop the properties with a hotel, retail/commercial and multiple family residential uses. A breakdown of the number of proposed apartment units by bedroom count has not been provided to determine if the proposed density is within what is allowed under the "G-1" Business district. The "G-1" district permits multiple family residential use to the density of the "DM-4" Residential district which is the predominant current zoning of the subject property.

A mixed-use development on the subject property would be compatible with the surrounding area and with the land use pattern being advanced in the master plan as described below. The majority of the subject property was previously used for a motel and the dominant land use in the area is multiple family residential. The subject property is primarily zoned "DM-4" Residential and is surrounded by "DM-4" zoning, which district permits multiple family residential up to 87 dwelling units per acre. The rezoning is necessary in order to accommodate the other proposed uses on the site (hotel, commercial, office). The "G-1" district allows for a mix of office, commercial and residential uses to the highest density permitted under the Zoning Ordinance. It also has no setback, height or parking requirements which is why the overwhelming majority of the land in and around the core downtown area is currently zoned "G-1" Business.

The proposed mixed use development will provide a renewed sense of vitality to an area that is somewhat devoid of activity (north of the river and south of the freeway). In fact, the site is a strategic location for the realization of the overall mixed-use pattern being advanced in the Master Plan for the area. The residential component of the project will provide housing for people who work, attend school or simply choose to live in an area that is within walking distance of the goods, services and entertainment already available in Lansing's core.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for District Mixed-Use Center, the purpose of which is:

> "To support the mixed-use character and pedestrian scale of the existing Old Town, East Michigan Avenue and REO Town districts, and to encourage the consolidation of retail and commercial uses in walkable, mixed-use centers located at key intersections along high ridership transit routes and within walking distance of neighborhoods."

With respect to placemaking characteristics, the Plan states that:

> "Buildings should be located to frame the street with parking located to the rear. Shared parking should be encouraged. Reductions in required parking should be offered as an incentive. Primary building entrances should be oriented to the street. Retail should be clustered to create a shopping core with ground floor retail storefronts. Residentially-scaled and detailed structures should be encouraged on neighborhood edges."

The G-1 Business district is the zoning designation that would most effectively allow for the mixed use development strategy being advanced in the Design Lansing Comprehensive Plan. The "District Mixed-Use Center" land use designation is specifically designed for areas such as Old Town and Reo Town that have characteristics similar to the downtown but on a smaller scale. These areas are characterized by mixed use buildings (commercial, office, residential), small lots that cannot accommodate much if any on-site parking and buildings that have an urban design and are located at the front property lines. The "G-1" Business district is the only designation in the current Zoning Ordinance that would accommodate this type of development in that it allows for buildings to be located at the front property line; parking can be accommodated via shared public facilities; and mixed uses of retail, office, and high density residential are permitted as a matter of right.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed development is anticipated to generate additional pedestrian traffic which is very positive for the area. Furthermore, by providing residential units within walking distance of the downtown and on two bus routes, the occupants of the units can be less dependent on automobiles. The current pedestrian walkway system and traffic controls in the area are designed to accommodate pedestrian traffic in a safe manner. With respect to vehicular traffic, access to the site will be from E. Malcolm X and S. Washington Avenue, both of which are designated as minor arterials that are designed to carry a high volume of traffic.

Although no on-site parking is required under the "G-1" Business zoning, the applicant is proposing to construct 128 surface parking spaces and underground parking for one of the buildings. The proposed number of parking spaces should be adequate to accommodate the needs of the proposed development since the parking demands for the commercial/office uses will primarily occur during normal business hours while the peak parking demands for the residential and hotel component of the project will typically occur after normal business hours.

IMPACT ON PUBLIC FACILITIES:

The adequacy of the utility systems to accommodate the proposed development will be evaluated during the administrative site plan review process.

ENVIRONMENTAL IMPACT:

The proposed development will be required to go through an administrative site plan approval process, during which the drainage system as well as all other physical aspects of the development will be reviewed for compliance with all applicable city codes. Furthermore, S. Washington Avenue and E. Malcolm X are primary bus routes which allows residents of the development to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment since less traffic results in less pollution created by the greenhouse gas emissions that motorized vehicles produce and less wear and tear on the roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposal is anticipated to have a positive impact on future development patterns in the area. The "G-1" zoning classification will facilitate the mixed use development pattern of commercial and residential uses being advanced in the Design Lansing Comprehensive Plans. Furthermore, the proposed project may encourage more redevelopment projects in the area that will further the goals of the Comprehensive Plan to create a more vibrant Reo Town. A mixed use development on the subject property would strengthen the linkage between the core downtown to the north and the area south of I-496. The proposed development will provide convenient housing for people who work and attend the various educational institutions in Lansing's downtown. The development will also provide for a hotel in close proximity to the downtown which will bring more people to the area. This creates an additional customer base for the existing businesses in the area and may result in new businesses coming to the area as well.

SUMMARY

This is a request by Reo Gateway, LLC & Funk Zone Investors, LLC to rezone the property at 136 E. Malcolm X Street and the vacant 2.086 parcel to its east from "DM-4" Residential & "J" Parking Districts to "G-1" Business District. The purpose of the rezoning is to permit a mixed-use (hotel, retail/commercial and multiple family residential) development on the subject properties.

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

RECOMMENDATIONS

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

> **Z-5-2018 be approved to rezone the property at 136 E. Malcolm X Street and the vacant property to its east from "DM-4" Residential District to "G-1" Business District.**

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Hometown People. Hometown Power.

BOARD OF WATER AND LIGHT MEMO

September 27, 2018

TO: City of Lansing – Planning Department, Susan Stachowiak

FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795

RE: COL Rezoning Z-5-2018_136 E. Malcolm X Comments

BWL Electric: Rezoning Request- Approved

- Contact person: Jerry Wheeler, Electric Utility Designer, LBWL, phone: 517-702-6644.

BWL Street Lighting: Rezoning Request- Approved

- Contact person: Karen Carter Street Light Utility Designer: 517-702-7080.

BWL Water & Steam Distribution: Approved

- Contact person: Steve Conn, Utility Designer: 517-702-6726

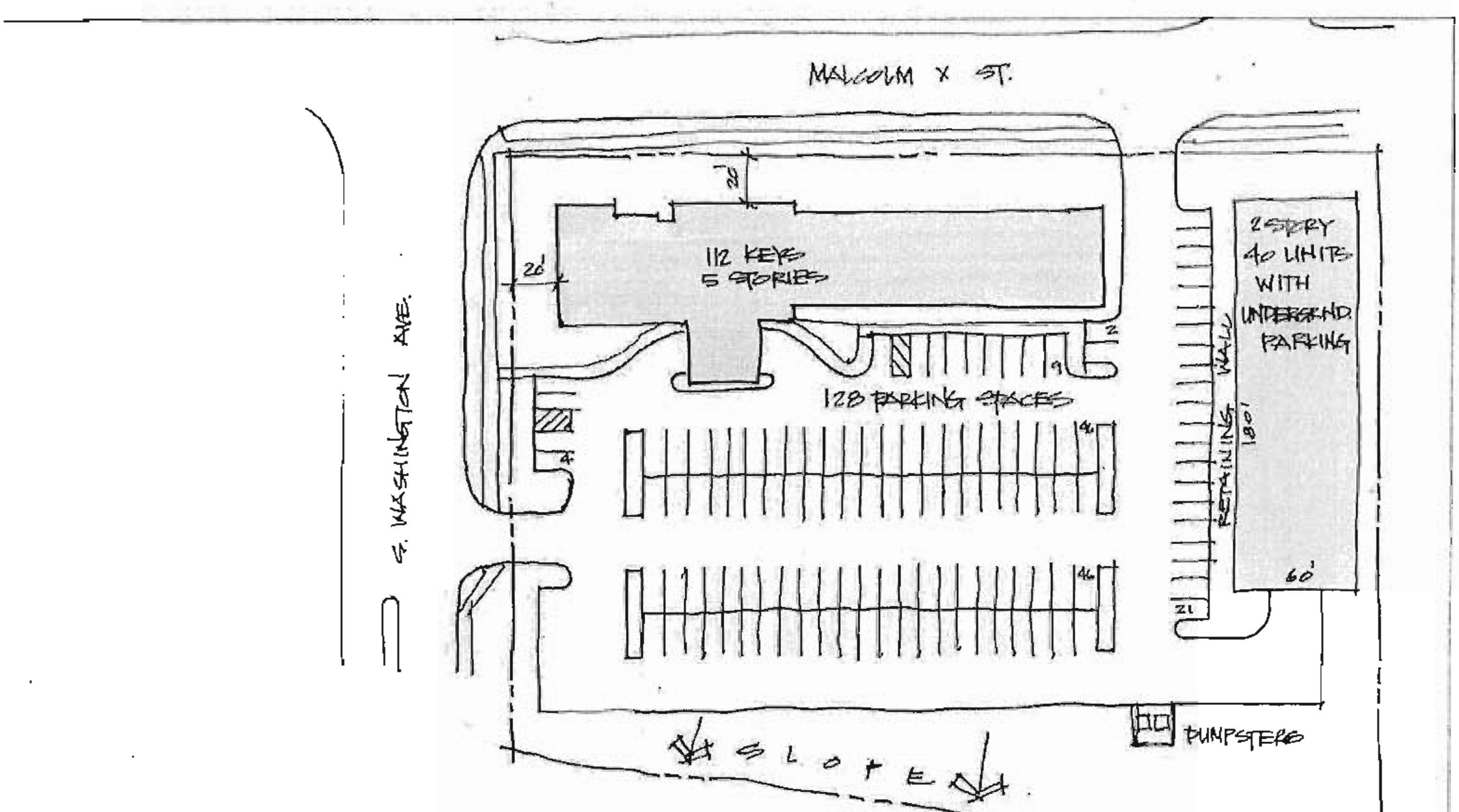
BWL Water Operations: Randall Roost- Approved

- I have no comments or concerns with the proposed rezoning.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality- Approved

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

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



C 800 BLOCK REO TOWN
LANSING, MI
FAE 6/26/18
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Vacant site (former motel) at the southeast corner of S. Washington & E. Malcolm X


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Zoning

Legend
roads_final
Tax Parcels
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
E Saint Joseph St
W I 496
E I 496
S Grand Ave
E Main St
S Washington Ave
ROW
G-1
F-1
E-1
D-1
DM-4
J
Area to be rezoned
N

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

RESOLUTION OBJECTING TO THE TRANSFER OF ALL UNSOLD TAX REVERTED PROPERTIES FROM THE INGHAM COUNTY TREASURER TO THE CITY OF LANSING

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the “Act,” established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the “Treasurer”), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that city on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that city fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any property upon which the Treasurer has foreclosed but not sold because of the cost of maintaining such property will exceed any benefit that will be obtained.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk and said transfers are, therefore, refused.

33-01-01-03-102-201
LOT 32 WOODLAWN SUB
Property Address: SANFORD AVE LANSING MI
*
33-01-01-09-278-331
E 33 FT LOTS 11 & 12 BLOCK 4 ORIG PLAT
Property Address: 412 PEARL ST LANSING MI
*
33-01-01-10-157-001
N 34 FT OF W 4 R LOT 17 BLOCK 2 HANDY HOME ADD
Property Address: 1414 BALLARD ST LANSING MI
*
33-01-01-10-378-002
LOTS 25 & 26 ASSESSORS PLAT NO 22
Property Address: N PENNSYLVANIA AVE LANSING MI
*
33-01-01-14-304-051
LOT 349 LESLIE PARK SUB
Property Address: 135 S MAGNOLIA AVE LANSING MI
*
33-01-01-14-381-172
LOTS 86 & 87 BROWNS SUB OF A PART OF OUTLOTS A AND B SNYDERS SUB
Property Address: 636 S MIFFLIN ST LANSING MI
*
33-01-01-15-104-431
LOT 16 BLOCK 2 ASSESSORS PLAT NO 7
Property Address: 500 LESHER PLACE LANSING MI
*
33-01-01-16-478-051
W 30 FT LOT 4 BLOCK 1 OAKHILL SUB ON BLOCKS 236 & 237
Property Address: 607 HELEN ST LANSING MI
*

33-01-01-20-489-051
LOT 9 FLORAL SUB
Property Address: 1821 S RUNDLE AVE LANSING MI
*
33-01-01-21-427-053
LOTS 10 & 11 EXC E 103 FT ALSO EXC W'LY 42 FT MEAS D AT RT ANGS TO S CEDAR ST ROLLIN H PERSON ADD
Property Address: BAKER ST LANSING MI
*
33-01-01-21-480-030
S 30 FT OF N 91.5 FT LOT 6, S 30 FT OF N 91.5 FT OF W 38 FT LOT 7 & S 28.5 FT OF N 90 FT OF E 28 FT LOT 7 BLOCK 1 SOUTH PARK ADD
Property Address: 1723 RAY ST LANSING MI
*
33-01-01-21-480-070
LOT 9 BLOCK 1 SOUTH PARK ADD
Property Address: 547 NORMAN ST LANSING MI
*
33-01-01-27-156-091
LOT 184 HOLLYWOOD SUB
Property Address: 2330 S PENNSYLVANIA AVE LANSING MI
*
33-01-01-28-334-131
LOT 61 HOLMESDALE SUB
Property Address: 3006 STABLER ST LANSING MI

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

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

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

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

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,

2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,

3. the Project may result in new private investment of approximately $24 million.

4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible actives they perform, in accordance with the Plan,

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;

- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

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

Lansing Brownfield
Redevelopment Authority

500 Block
Redevelopment Project

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

Brownfield Plan #77

Revised August 27, 2019

Prepared with assistance from:
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Reviewed by:
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Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
9 / 6 /2019

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

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     Exhibit B-2: 502 Block LLC Letter
   - Functional Obsolescence Determination letter dated August 14, 2019
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PROJECT SUMMARY SHEET: BROWNFIELD PLAN #77 – 500 Block Redevelopment Project

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

Project Name: 500 Block Redevelopment Project

Applicant/Developer:

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

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

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

Parcel Information: Tax Parcel Nos.:

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

Property Size: Approximately 2.867-acres

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

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

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

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

- Building 2 – Newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with an estimated 116 multifamily residential apartments and approximately 3,500 square feet commercial. Start of construction beginning with site demolition is anticipated to begin by September 1, 2020 and new construction completion by May 1, 2022.

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

Total Capital Investment and Deployment/Completion Dates:

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

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

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

Estimated Job Creation and Employed-by Dates:

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

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

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

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

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

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

Base Year of Plan: 2020

First Year of Plan Capture: 2021

Estimated Gain in Taxes:
(after Project completion)

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

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

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

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

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

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

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

Eligible Activities and Eligible Costs:

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

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

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

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

INTRODUCTION

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

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

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

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

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

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

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

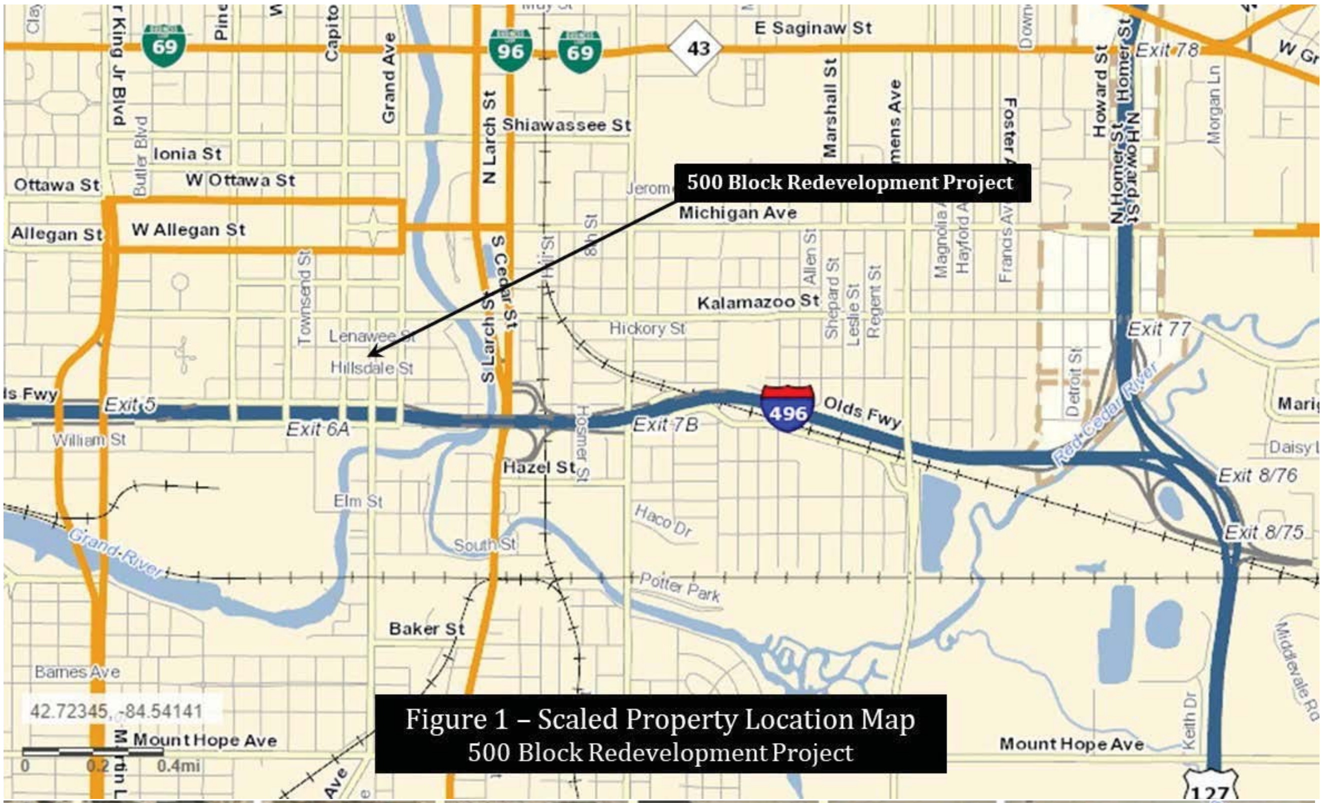


Figure 1 – Scaled Property Location Map
500 Block Redevelopment Project

Figure 2 – Eligible Property Map
500 Block Redevelopment Project

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

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

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

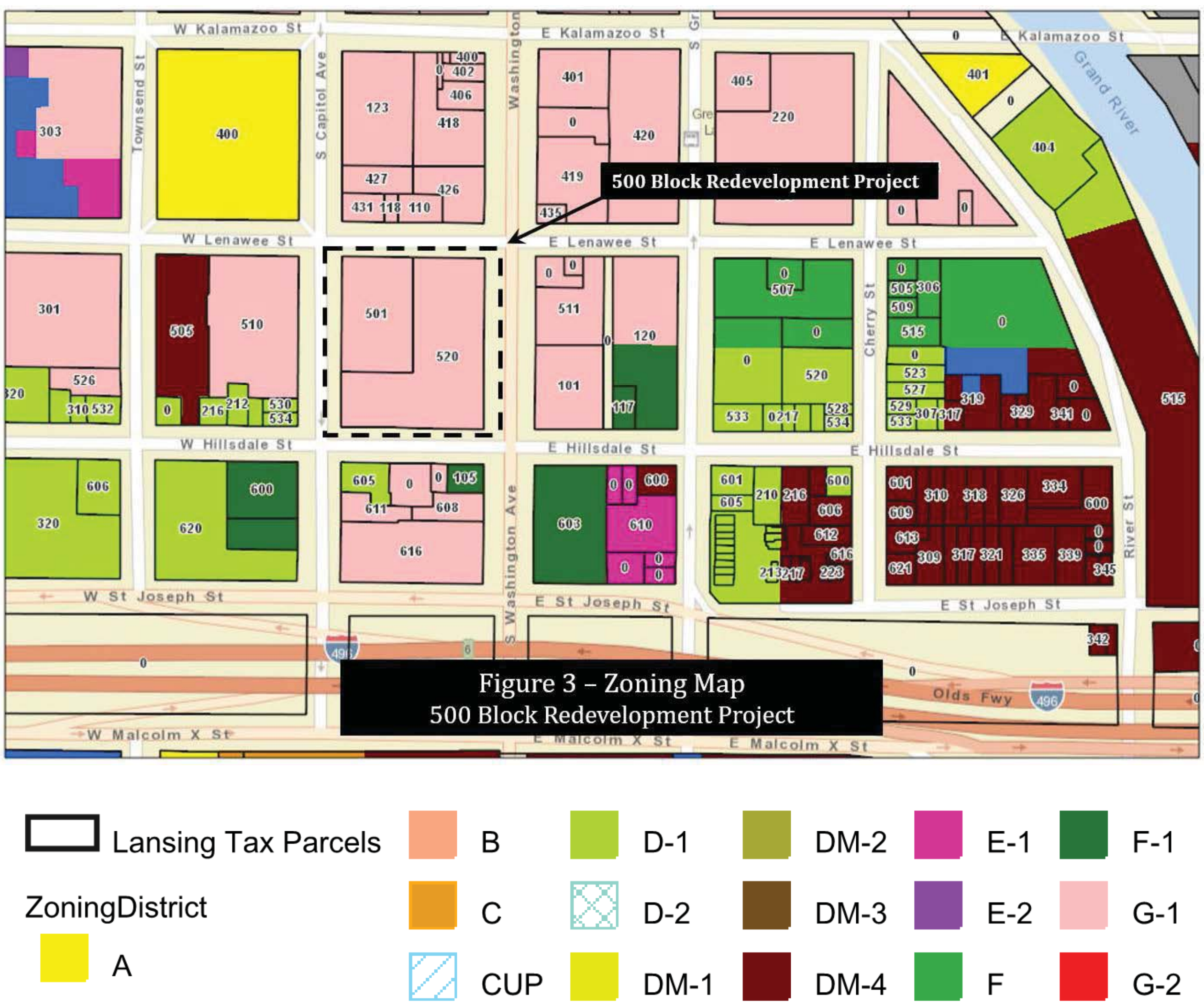


Figure 3 – Zoning Map
500 Block Redevelopment Project

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

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

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

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

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

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

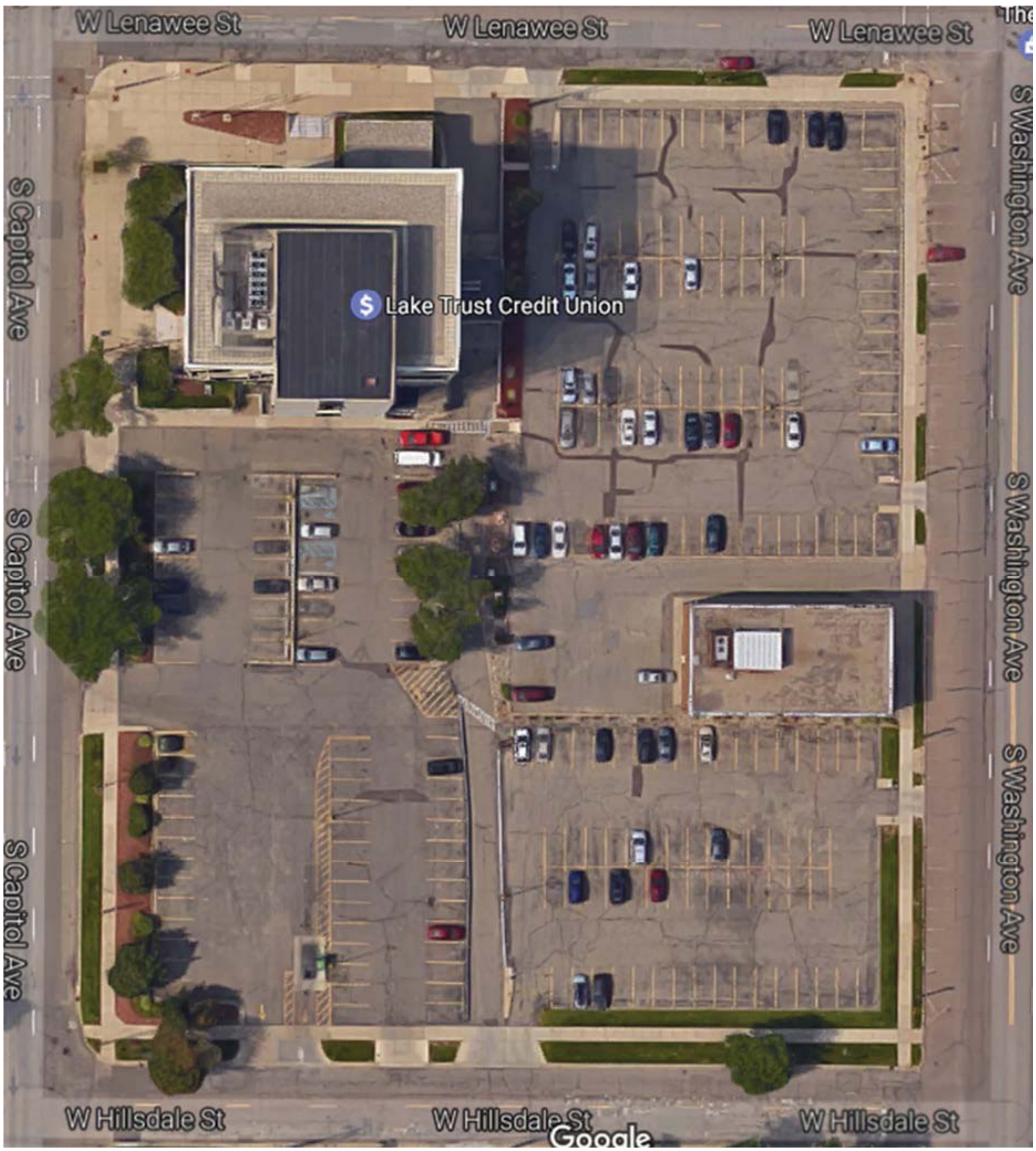
CURRENT PROPERTY CONDITIONS

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

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement ("Agreement") between the Developer and the Authority.

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

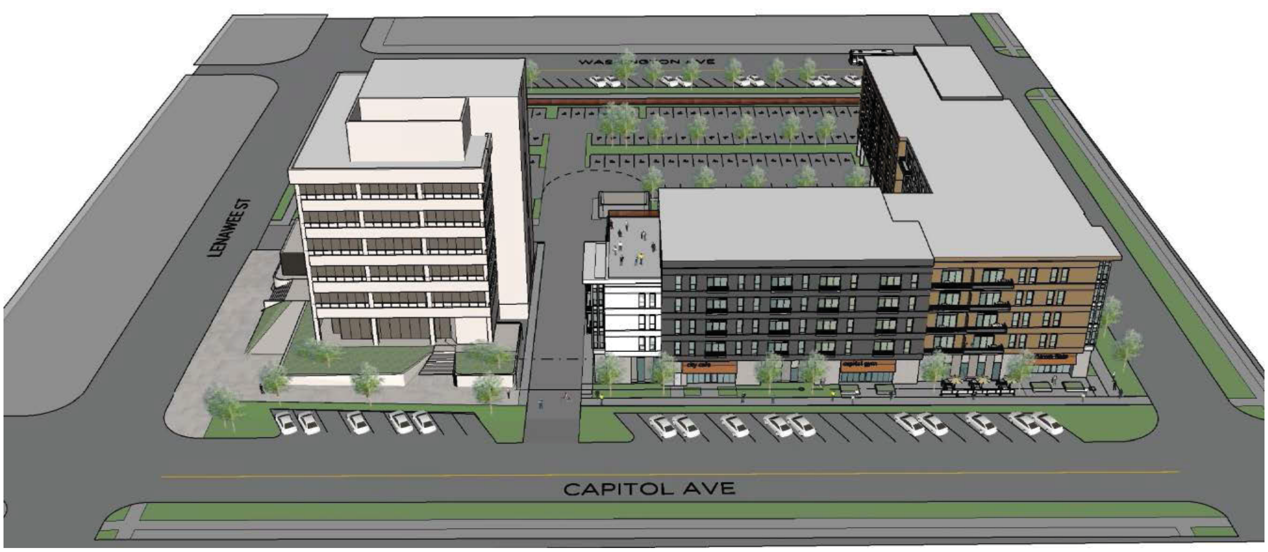
CURRENT SITE PLAN



PROJECT PHASE 1 PLAN – BUILDINGS 1 & 2

Birdseye View Looking North

Birdseye View Looking East



PROJECT PHASE 1 RENDERINGS – BUILDINGS 1 & 2

View Looking South along Capitol Avenue

View Looking Northeast from Capitol Avenue & Hillsdale Street

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

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

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

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

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

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. <u>Initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property in the Plan is adopted</u>. <u>Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values</u>. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2021. Estimates project that the Authority is expected to capture the tax increment revenues from 2021 through 2039 which will be generated by the increase in taxable value. However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

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

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

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

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

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

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

Under this Plan, the Authority anticipates collecting:

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

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

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

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

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

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

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 or as governed by the Reimbursement Agreement.

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

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

Table 3 - Estimated Impact to Taxing Jurisdictions

Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF LANSING	-	-	-
City Operating - Lansing	$ 3,373,180	$ 389,189	$ 2,983,991
City Debt - Lansing	$ 45,115	$ 45,115	$ -
INGHAM COUNTY	-	-	-
Ingham County	$ 1,896,546	$ 218,819	$ 1,677,728
Potter Park Zoo & Potter Park	$ 71,142	$ 8,208	$ 62,934
Capital Region Airport Authority - CRAA	$ 121,289	$ 13,994	$ 107,295
Capital Area Transportation Authority - CATA	$ 521,767	$ 60,200	$ 461,567
LIBRARY	-	-	-
Capital Area District Libraries - CADL	$ 270,687	$ 31,231	$ 239,456
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	$ 34,704	$ 4,004	$ 30,699
ISD Special Education	$ 781,905	$ 90,214	$ 691,690
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	$ 660,616	$ 76,220	$ 584,396
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	$ 798,181	$ 798,181	$ -
Lansing School District Sinking Fund	$ 520,553	$ 60,060	$ 460,492
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	$ 1,041,105	$ 106,192	$ 934,913
Local School Operating - LSO	$ 3,106,449	$ 316,855	$ 2,789,594
Totals	**$ 13,243,238**	**$ 2,218,482**	**$ 11,024,756**
		Total Tax Increment Revenues Captured	**$ 11,024,756**

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

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

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

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

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

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

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

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

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

Exhibit A

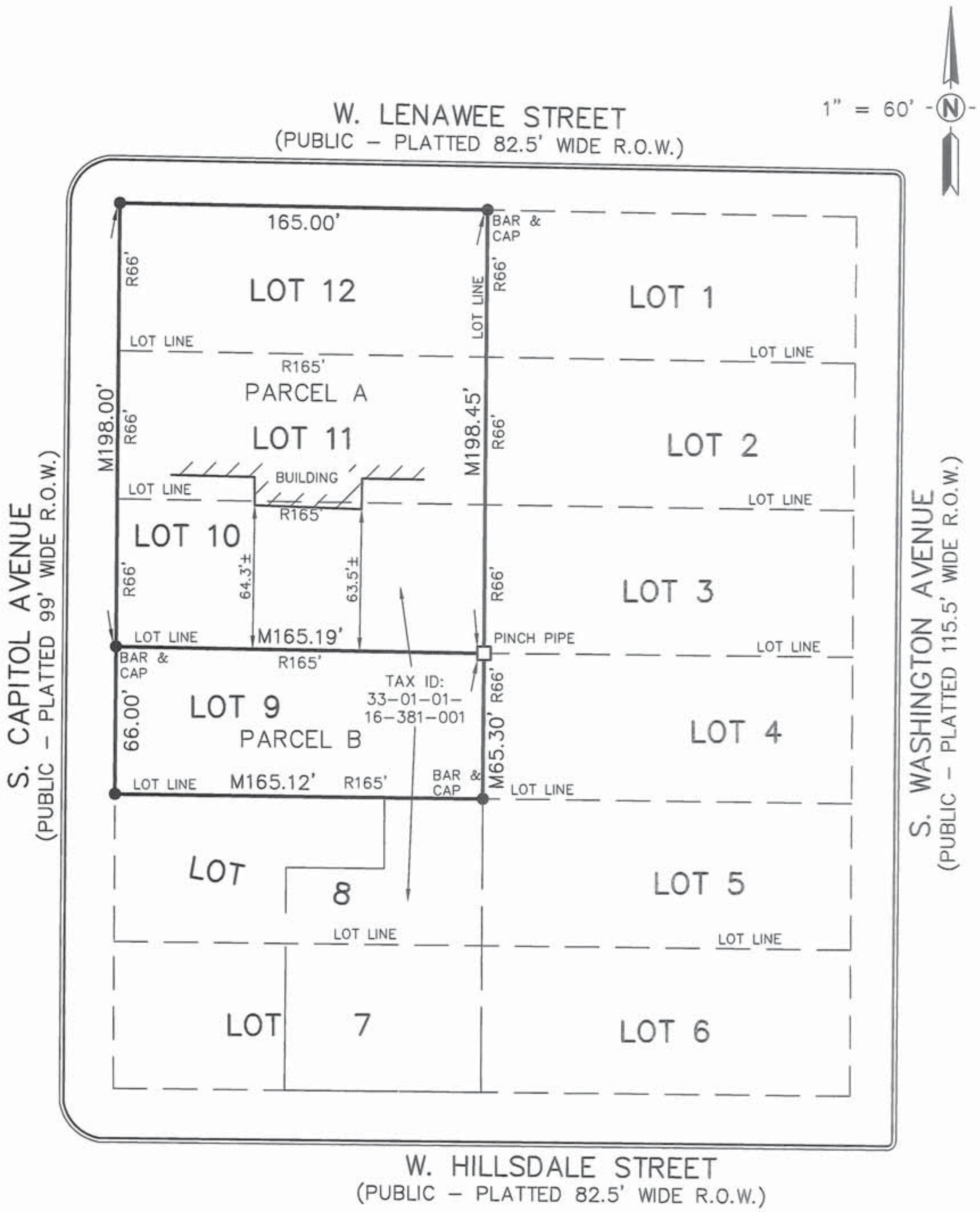
Eligible Property – Legal Descriptions
And
Eligible Property Boundary Maps

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

EXHIBIT A-1: LOT SURVEY

For:
501 Block LLC, a Delaware limited liability company

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



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

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

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

01/24/18

ERICK R. FRIESTROM — DATE
PROFESSIONAL SURVEYOR NO. 53497

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

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

LOT SURVEY

For:
501 Block LLC, a Delaware limited liability company

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

Legal Descriptions:

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel A:
Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel B:
Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

01/24/18

ERICK R. FRIESTROM — DATE
PROFESSIONAL SURVEYOR NO. 53497

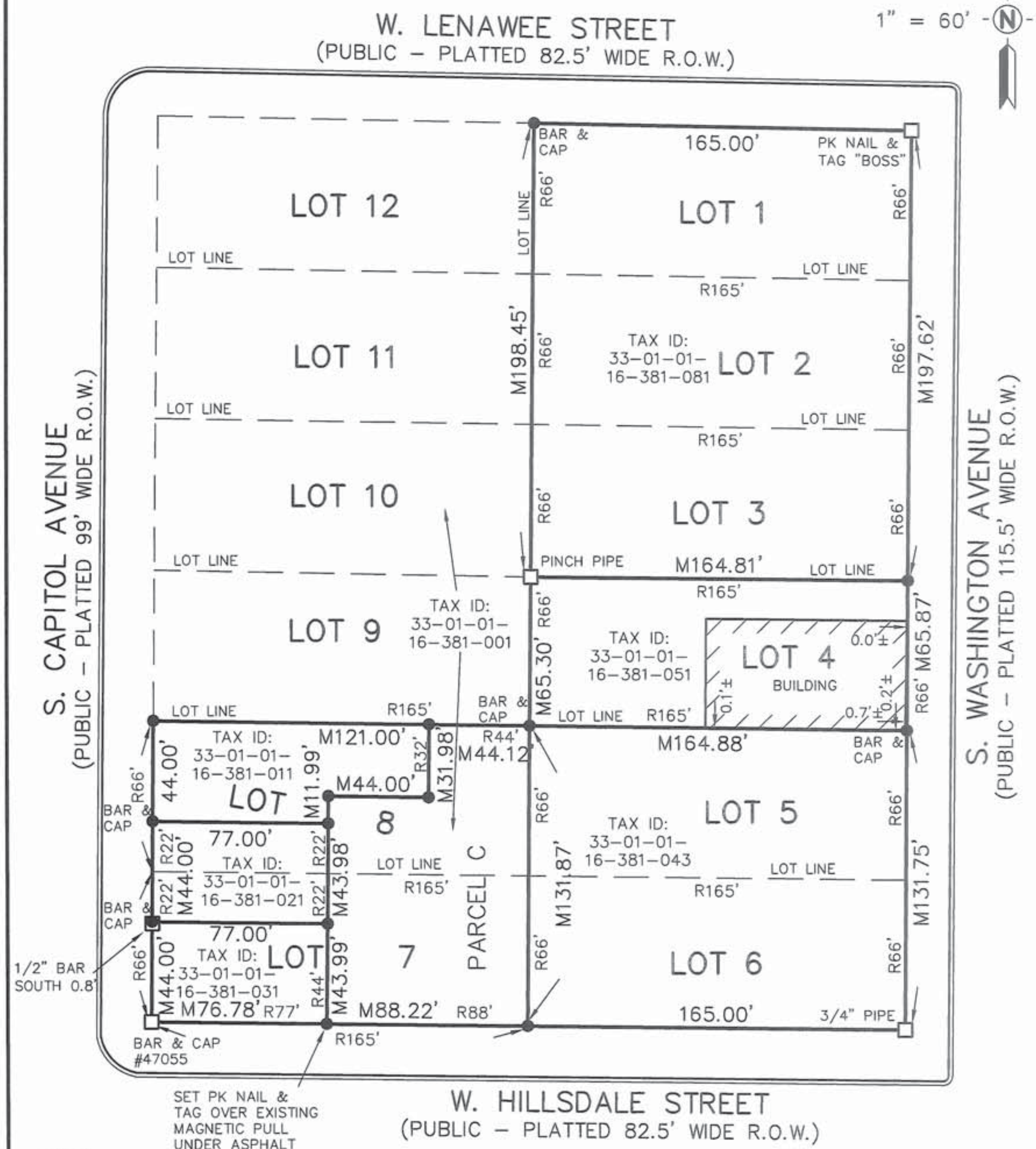
KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

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

EXHIBIT A-2: LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

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



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

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

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

Erick [signature] 01/24/18
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

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

LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

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

Legal Descriptions:

Tax ID: 33-01-01-16-381-011
The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44 feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021
The North 22 feet of the West 77 feet of Lot 7 and the South 22 feet of the West 77 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-031
The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043
Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051
Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081
Lots 1, 2, & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel C:
The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

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

Erick R. Friestrom 01/24/18

ERICK R. FRIESTROM — DATE
PROFESSIONAL SURVEYOR NO. 53497

Exhibit B

Basis of Eligibility

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

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

Functional Obsolescence Determination letter dated August 14, 2019

Exhibit B-3: 501 Block LLC Letter

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

RICK SNYDER
GOVERNOR

C. HEIDI GRETHER
DIRECTOR

May 30, 2018

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: B201802475LA

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

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

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

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

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

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

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

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

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

Authorized signature:

Dennis Eagle

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

Enclosure
cc: PM Environmental Inc.

EXHIBIT B-2: 502 Block LLC Letter

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

RICK SNYDER
GOVERNOR

C. HEIDI GRETHER
DIRECTOR

May 30, 2018

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: B201802476LA

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

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525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure
cc: PM Environmental Inc.

CITY ASSESSORS OFFICE

Andy Schor, Mayor

Sharon Frischman, MMAO
City Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

August 14, 2019

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

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

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

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

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

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

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

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

Sharon Frischman, MMAO
City Assessor

Exhibit C

Table 4 - Tax Increment Financing Estimates

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

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

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

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

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

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

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

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

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

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

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

Tax Year =

	Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excluding Personal Property) - after 100% Completion
	Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below

	Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion [1, 2]	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes		2020: % Completed by 12/31/19	2021: % Completed by 12/31/20	2022: % Completed by 12/31/21	2023: % Completed by 12/31/22
	Building 1 (501): Office	*$ 1,282,000*	*$ 2,564,000*	Based on Income Approach			0%	90%	100%	100%
	Subtotal	**$ 1,282,000**	**$ 2,564,000**	-	-		-	-	-	-
	Building 1 (501): Multi-Family Residential Apartments	*$ 2,239,700*	*$ 4,479,400*	"			0%	100%	100%	100%
	Subtotal	**$ 2,239,700**	**$ 4,479,400**	-	-		-	-	-	-
	Building 2 (502): Commercial	*$ 151,300*	*$ 302,600*	"			0%	10%	70%	100%
	Subtotal	**$ 151,300**	**$ 302,600**	-	-		-	-	-	-
	Building 2 (502): Multi-Family Residential Apartments	*$ 6,964,600*	*$ 13,929,200*	"			0%	10%	70%	100%
	Subtotal	***$ 6,964,600***	***$ 13,929,200***	-	-		-	-	-	-
	Subtotal	**$ 10,637,600**	**$ 21,275,200**							

	Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land

	Future Taxable Value (FTV) of Land	Estimated FTV	Notes	
	Address	-	-	
	501 S. Capitol Ave	$ 228,690	*All FTV for Land is removed upon completion of construction because the FTV is already included above in the FTV for each type of development. There may actually be a small FTV on the Land Value up to the point of completion of construction, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.*	
	520 S Washington Ave	$ 508,200		
	Subtotal Future Taxable Value (FTV) of Land	***$ 736,890***		

-	**Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property [1, 2]**
-	**Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)**

Notes:

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

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

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

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

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77
Table 4c - Estimated Impact of Tax Capture on Taxing Jurisdictions

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

Notes:

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

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

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

Table 4d - Reimbursement of Eligible Activities & Disbursements

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77
Table 4d - Reimbursement of Eligible Activities & Disbursements [1]

	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF		**Totals**	**Calendar/ Tax Year**	**2019**	**2020**	**2021**	**2022**
				BP Year Number	**0**	**0**	**1**	**2**
-	**State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable)** - Estimated State Education Tax (SET) Captured	**50.00%** Percentage of available SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996, Section 13b(14)	**$ 468,497**		$ -	$ -	$ 4,579	$ 16,546
-	**Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses**	**5.00%** of Local Tax Capture available per year during Brownfield Plan.	**$ 371,357**	**Annual:**	$ -	$ -	$ 3,629	$ 13,115
-		0.00% of Local Tax Capture thereafter.		**Cumulative:**	$ 0	$ 0	$ 3,629	$ 16,745
-	**Lansing/Local Brownfield Redevelopment Authority (LBRA): Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance)**	Local Tax Capture Amount **$ 9,983**	**$ 9,983**	**Annual - Local**	$ -	$ -	$ 9,983	$ 0
-		State School Tax Capture Amount **$ 5,017**	**$ 5,017**	**Annual-State School**	$ -	$ -	$ 5,017	$ 0
	Breakdown of State School Tax Capture (SET)	*State Education Tax (SET) 25.10%* ***$1,259***	***$ 1,259***	***Annual - SET***	*$ -*	*$ -*	*$ 1,259*	*$ 0*
	Breakdown of State School Tax Capture (LSO)	*Local School Operating (LSO) 74.90%* ***$3,758***	***$ 3,758***	***Annual - LSO***	*$ -*	*$ -*	*$ 3,758*	*$ 0*
-		**Total Tax Capture Amount $15,000**	**$ 15,000**	**Annual - Total**	**$ -**	**$ -**	**$ 15,000**	**$ -**
-	**Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture [2]**	**5.00%** of Local Tax Capture during Brownfield Plan.	**$ 371,357**	**Annual:**	$ -	$ -	$ 3,629	$ 13,115
		0.00% of Local Tax Capture thereafter.		**Cumulative:**	$ 0	$ 0	$ 3,629	$ 16,745
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement				$ 0	$ 0	$ 55,348	$ 236,074
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement				$ 0	$ 0	$ 55,348	$ 291,423
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement				$ 0	$ 0	$ 3,319	$ 16,546
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement				$ 0	$ 0	$ 23,567	$ 98,739
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement				$ 0	$ 0	$ 26,887	$ 115,285
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement				$ 0	$ 0	$ 26,887	$ 142,172
-	**Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer**				**$ 0**	**$ 0**	**$ 82,235**	**$ 351,360**
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement				$ 0	$ 0	$ 82,235	$ 433,595

	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	**Year that Expenses Identified in the Eligible Activities Table Will Be Recognized: 2018**	**2019**	**2020**	**Totals**	**Year of Tax Capture [3]**	**2019**	**2020**	**2021**	**2022**
-	**Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)**									
-	Local Tax Increment Reimbursement	$ 13,612	$ 69,787	$ 786,036	$ 869,435		$ 0	$ 0	$ 55,348	$ 236,074
-	State & Local School Tax Increment Reimbursement (LSO & SET)	$ 6,841	$ 15,209	$ 395,053	$ 417,103		$ 0	$ 0	$ 26,887	$ 115,285
-	**TOTAL MDEQ REIMBURSEMENT (Eligible Costs)**	**$ 20,453**	**$ 84,996**	**$ 1,181,089**	**$ 1,286,538**		$ 0	$ 0	$ 82,235	$ 351,360
-	Cumulative Reimbursement: MDEQ						$ 0	$ 0	$ 82,235	$ 433,595
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes							$ 69,787	$ 800,475	$ 564,401
-	Remaining Environmental Activities to be Reimbursed: with Non Local Taxes, e.g., LSO & SET							$ 15,209	$ 383,375	$ 268,090
-	**Non-Environmental Activities: Michigan Strategic Fund (MSF)**									
-	Local Tax Increment Reimbursement	$ -	$ 2,976,042	$ 2,702,074	$ 5,678,116		$ 0	$ 0	$ 0	$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	$ -	$ 1,475,859	$ 1,358,031	$ 2,833,890		$ 0	$ 0	$ 0	$ 0
-	**TOTAL MSF REIMBURSEMENT (Eligible Costs)**	**$ 0**	**$ 4,451,901**	**$ 4,060,104**	**$ 8,512,005**		$ 0	$ 0	$ 0	$ 0
-	Cumulative Reimbursement: MSF						$ 0	$ 0	$ 0	$ 0
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes							$ 2,976,042	$ 5,678,116	$ 5,678,116
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET							$ 1,475,859	$ 2,833,890	$ 2,833,890
-	**TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF**	**$ 20,453**	**$ 4,536,897**	**$ 5,241,194**	**$ 9,798,544**		**$ 0**	**$ 0**	**$ 82,235**	**$ 351,360**
-	**TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF**						$ 0	$ 0	$ 82,235	$ 433,595
-	***Remaining Unreimbursed Balance***						***$ 0***	***$ 4,536,897***	***$ 9,695,856***	***$ 9,344,496***
-	*Surplus Revenue from Local Tax Increment =*						*$ 0*	*$ 0*	*$ 0*	*$ 0*
-	*Surplus Revenue from State & Local School Tax Increment =*						*$ 0*	*$ 0*	*$ 0*	*$ 0*

Notes:

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

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

3 The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

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

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

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

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

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

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

Revised August 22, 2019

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

* To meet Developer Reimbursement Obligations.

501 Block, LLC
2410 Woodlake Dr., Okemos MI 48864

December 2, 2019

Price Dobernick
Business Manager
United Association of Plumbers and Pipefitters, Local Union 333
5405 S. Martin Luther King Jr. Blvd.
Lansing, MI. 48911

Mr. Dobernick -

We are writing this letter to confirm our understanding and further commitment toward hiring Local Labor and delivering a successful project. As a condition of receiving economic incentives from the City, the Owner (501 Block, LLC as an Applicants to the City for such incentives) agreed to specific project commitments per the Universal Development Agreement (UDA) signed by the Owner (see attached). In addition to the already agreed requirements in the UDA, the 501 Block, LLC Owner (Building 1 portion of the project as defined below) will hire Local Labor so long as the contractors are qualified to perform the work, the Local Labor has the skills needed to perform the job and that the cost for the work are appropriate. Therefore, the Owner will follow the added process (in addition to the current UDA requirements) outlined below for subcontracts to the General Contractor estimated at greater than $425,000.

Specifically, we are agreeing to these added requirements on the Building 1 portion of the project under the ownership of 501 Block, LLC (Owner) which is defined as:

> Building 1 – Building 1 of the project consists of 501 S. Capitol office building renovation into a mixed-use building with approximately 23,461 square feet of finished office/commercial space and four (4) floors of residential with an estimated 44 multifamily residential apartments.

The Owner proposes a 3-Step approach for its added process to the UDA for Building 1 as summarized in the below:

Submitted @mty

Step 1 – Pre-Bid Period: Contractor Request for Qualifications (RFQ) Process

Before any cost proposals are received as a part of Step 2 – Bid Period, the Developer will solicit qualifications from Contractors for the scopes of work on this project.

The qualifications focus will be on whether a firm has the experience, capabilities, skilled trades, employees, and other requirements to accomplish the work. As a part of the qualification's requirements, the second focus will be on each Contractor's responses to provide specifics on the following:

- How many persons do they employ and an inventory of employee's City/Zip Code of residence?
- Percentage of work anticipated to be subcontracted, work performed by other firms, and for each of those subcontracted firms how many persons do they employ and an inventory of employee's City/Zip Code of residence?
- Other project specific questions to be determined that will be specific to each individual scope of work that is being solicited. For example, on plumbing and electrical solicitations, we will require each Contractor to specify the number of Journeymen to Apprentices that they have on the job. For this project, the ratio for both the plumbing and electrical Journeymen (or in the case of plumbing-Master Plumber and electrical-Master Electrician) to registered Apprentice plumbers or electricians shall be on the basis of 1 Journeyman (or 1 Master Plumber or 1 Master Electrician) to no more than 3 registered Apprentice plumbers or electricians.
    - For the Plumber Journeymen to Apprentices ratio only, in order to ensure compliance, the following penalties will be included as a poart of the subcontract with the General Contractor:
        1) 1st Offense - $1,000 fine
        2) 2nd Offense - $5,000 fine plus withhold current payment due a minimum of 30 days for subcontractor that is out of compliance until such compliance is met
        3) 3rd Offense – Subcontractor is in default as is defined in the subcontract

- Prequalification Requirements (may include depending on solicitation package):
    - Audited Financial Statements - most recent OR
    - Federal Tax Return OR
    - Letter of Surety stating years of association with bonding/surety company and per project dollar amount and aggregate amount - signed Atty-in-Fact OR Power of Attorney (if available)
    - W-9 Taxpayer ID Certificate signed and dated
    - Certificate of Insurance and required endorsements
    - Workers Comp Certificate in Michigan others with Certificate of Insurance
    - Company Safety Program:
        - ✓ OSHA 300-A Forms for past 3 years
        - ✓ EMR Experience Modification Rate - individual company rate for past 3 years
        - ✓ General Contractor will have in place at time of subcontract an annual drug testing policy requirement

In the evaluation of the above qualifications, priority will be afforded those firms that have the required qualifications to perform the work. Again, that priority is on whether or not a firm has the experience, capabilities, skilled trades, employees, and other requirements to accomplish the work.

Step 2 – Bid Period: Contractor Request for Proposals (RFP) Process

From the selected pool of Contractors identified and prioritized above from Step 1 Pre-Bid Period, the Developer will solicit competitive proposals and costs to perform the work. The process that will be followed during the Bid Period will be in accordance with the UDA.

Step 3 – Post Bid Period: Contractor Selection Process

Upon completion of Step 2 – Bid Process, all Contractor bids received will be evaluated based on completeness, competitiveness and most qualified.

To help define "most qualified" bidder, below is a list of a few of the factors that will be evaluated:

- ✓ financial ability
- ✓ safety history
- ✓ proven successful completion of like projects
- ✓ ability to meet project schedule
- ✓ other relevant factors

A short list of (typically 2 or 3) bidders in each trade will be identified and the Owner and its General Contractor will work with this group of bidders on any post-bid changes to scope, sequence or schedule allowing them the opportunity to revise their bids.

Contract award will be made from the short list of bidders including any post bid changes to scope, sequence or schedule.

The Owner will comply with all reporting requirements of the UDA.

We hope that the added process toward Local Labor and quality shows our commitment to building a project and product that the City of Lansing and its residents can all be proud of.

We look forward to the successful construction and completion of Building 1.

Sincerely,

Patrick N. Smith, Authorized Representative

501 Block, LLC

Rockwood Shepard, Owners Representative

501 Block, LLC

Attachment: Owner executed City of Lansing Universal Development Agreement