



AGENDA
Committee on Development and Planning
Monday, December 16, 2019 @ 4:00 P.M.
Council Conference Room, 10th Floor

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

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- December 2, 2019

4. Discussion/Action:

- A.) RESOLUTION** – Reappointment of Marcie Alling; At-Large Member; Board of Zoning Appeals; Term to Expire June 30, 2022
- B.) RESOLUTION** – Appointment of James McClurken; At-Large Member; Historic District Commission; Term to Expire June 30, 2022
- C.) RESOLUTION** – Intent to Create Lansing Gateway Corridor Improvement Authority
- D.) RESOLUTION** – Intent to Create South Martin Luther King Jr. Boulevard Corridor Improvement Authority

5. Other

- Brownfield Plan Status from LEAP
- Façade Grant Status from LEAP

6. Adjourn

[illegible]

DRAFT



MINUTES

**Committee on Development and Planning
Monday, December 2, 2019 @ 4:30 p.m.
Council Conference Room, City Hall 10th Floor**

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:30 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 – left at 5:16 p.m.
Amanda O'Boyle, Assistant City Attorney
Martha Cerna
Monte D Jackson, II
Don Kulhanek, Economic Development and Planning
Jim Smiertka, City Attorney – arrived at 4:36 p.m.
Susan Stachowiak, Economic Development and Planning
Eric Schertizing, Ingham County Treasurer
Dave VanHaaren
Jessica DeBone
Marilyn Crowley
Cody Shepard
Rocky Shepard
Jeff Deehan
Will Randle
Eric Helzer
Brent Forsberg
Karl Dorshimer, LEAP

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM NOVEMBER 18, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

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

Council Member Hussain noted the position was recently vacated by John Shaski, and Ms. Cerna currently sits on the Board in the At-large role. He then asked her about the comprehensive plan progress at the Planning Board and asked about any other work the Planning Board was addressing. Ms. Cerna confirmed in the summer of 2019 they began the Code review which is also part of the form based code project. Council Member Hussain asked for them to update their website because it currently states 2017. Regarding the Form Based Code, Ms. Cerna spoke briefly on the separation between zoning and development and Lansing in the future. She was asked about her personal opinion on the Form Based Code and had no opinion at this time. Council Member Garza referenced her application and any work in development. Ms. Cerna acknowledged she no longer works in the developer field, but for the State of Michigan in Finance. Ms. Cerna was then asked what she will do to reach out to the neighborhoods, and she confirmed she has never been to neighborhood meetings in the past but with sitting on boards she finds people reach out to her and speak to her about their issues. Council Member Washington encouraged her to reach out to the public and attend the meetings, and Council Member Garza invited to the Ward 2 meetings

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF MARTHA CERNA TO THE PLANNING BOARD AS THE 2ND WARD MEMBER. MOTION CARRIED 3-0.

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

Mr. Jackson spoke briefly on his role since 1994 in the City of Lansing and his current career as a real estate broker broker and agent in the area. The Committee reviewed his application and attachments, and he did inform them he was approached by Marilyn Plummer on this position. Mr. Jackson was asked if he would be willing to go to the neighborhoods and report to the public what happens at the Planning Board and he acknowledged he would.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF MONTE D JACKSON II TO THE PLANNING BOARD AS AN AT-LARGE MEMBER. MOTION CARRIED 3-0.

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

Council Member Hussain acknowledged the public hearing on November 17th and the determination that this Brownfield #45 needs to be terminated so as to proceed with Brownfield # 78 at the property. With Brownfield #45 there was no activity and therefore no reimbursement.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE BROWNFIELD PLAN #45 TERMINATION. MOTION CARRIED 3-0.

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

Council Member Hussain noted the public hearing was held on November 17, 2019 and during discussions there was a request and confirmation of the universal development agreement. There were no other outstanding questions.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE BROWNFIELD PLAN #78. MOTION CARRIED 3-0.

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

Council Member Hussain noted to the Committee that this was an amendment to the Brownfield that was approved in earlier in 2019 and it not includes the demolition of a portion of a building that was on the property line, however there were not financial changes to the Brownfield Plan itself.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTUION FOR BROWNFIELD PLAN #75 AMENDMENT. MOTION CARRIED 3-0.

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

Council Member Hussain noted that when Capital City Market purchased lots in the area, this was included in a rezoning, and now to make this conforming to the property it adjoins for Liskey's, the request is to revert back to the zoning of light industrial.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE ORDINANCE Z-6-2019. MOTION CARRIED 3-0.

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

The property at 1310 Knollwood was noted as being a single family dwelling and this rezoning would make it conform to the Master Plan and its use. Ms. Stachowiak was asked the distance on the required public hearing notices and replied their practice is 350 ft. even though only 300 ft. is required. Council Member Hussain noted that the uses in F Commercial would conflict with the other residential uses in the corridor.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE ORDINANCE Z-7-2019. MOTION CARRIED 3-0.

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

Council Member Hussain recapped from the last meeting that the recent conditional rezoning request by the applicant was not needed because what they were looking for in conditions was already allowable in G-1 Business. Ms. Stachowiak confirmed she reviewed the minutes from past meetings and did not see where any Council Member had stated a condition or concerns. Council Member Hussain stated he did reach out to Council Member Spitzley who at a Council meeting had noted her concern with precedent setting and did not recall ever approving a rezoning for a vague concept. Mr. Forsberg stated his project falls in line with the Design Lansing Plan and with the current zoning he would have to be 30 ft. off the lot lines and the parking lots at the road. With a G-1 zoning it allows him to design the project and intent of a hotel on site and allows for form based code. Council Member Hussain noted that the application began in 2018, and the hearing was held in early 2019, which during that time the

Council was still holding discussions on the marihuana ordinance so there were also concerns on marihuana related uses on the site. Mr. Forsberg was asked to attend the Council meeting after this meeting to explain his intent.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE ORDINANCE Z-5-2018. MOTION CARRIED 3-0.

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

Mr. Schertzing explained the process, and noted the numbers have been improving on tax forfeitures and foreclosures. The County was down to 75 foreclosures in 2019 and 2 years ago they were at 200. The City and County have been working with the Land bank to get funds from the CDBG to demolish and make those vacant lots allowed to be split and combined with neighboring parcels. If the City does not act on the resolution in front of them, they will automatically get the list of parcels. Council Member Hussain asked by Life O’Riley was not on the list and Mr. Kulhanek stated it was last year, and Mr. Schertzing added that with that property there was a longer process because the City wanted to do their due diligence to make sure there were no hidden issues with the property, so it took longer in to 2019. Mr. Schertzing concluded his presentation noting that once the City rejects the parcels listed in the resolution the County turns them over to the Land bank.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION OBJECTING TO UNSOLD TAX REVERTED PROPERTIES. MOTION CARRIED 3-0.

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

Mr. VanHarren confirmed the new UDA has been signed with no changes, and LEAP has executed it. The developers met with labor over the last two weeks and put in agreements to secure it with labor. Council Member Hussain submitted a letter from 501 Block LLC, and Mr. VanHarren outlined the 3 steps noted in that letter. Those included details on the building 1 portion which will be a renovation of 23,461 square feet office/commercial with 4 floors of residential housing 44 multi-family apartments. The 3 steps outlined were for subcontracts to the General Contractor estimated greater than \$425,000. Those began with the pre-bid which includes the RFQ, step two which is the contractor request process, and lastly the Contractor selection process. Council Member Washington asked if anyone spoke to Price Dobernack, and Council Member Hussain confirmed they did. Council Member Garza inquired into why \$425,000 or higher and was told that would capture the bulk of the labor and trades, and was worked out with local labor. Council Member Hussain asked why the out building was not included in the “3 step letter”. Mr. VanHarren stated building 1 is designed and the out building has not been designed yet, but they will continue to talk with labor on that building and hope to further that process into the winter. Council Member Hussain then asked if the reimbursement would be multiple phases, and Mr. Dorshimer noted the out lot building has to occur because the plan and project is defined as the two buildings. Council Member Garza asked if a Wieland representative was present at this meeting, and was told they weren’t but were at all the meetings with the developers. Council Member Garza then stated concerns he had with other Wieland buildings being built in the arear. Mr. VanHarren stated they held compliance meetings and they are aware they have to meet safety protocols.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR BROWNFIELD #77. MOTION CARRIED 3-0.

Council Member Washington asked when they intended to begin, and was told that their intention is to close on the financials mid-December and begin removal in early 2020. She then asked if this was not approved would it still be financial viable, and was told by the applicants it would not be.

Other

No other topics of discussion.

Adjourn

Adjourned at 5:23 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee

From: noreply@civicplus.com
Sent: Sunday, May 19, 2019 5:15 PM
To: Plummer, Marilyn; Beason, Ross; 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	5/19/2019
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First Name	Marcie
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Middle	Jean
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Last Name	Alling
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Other name(s) by which you have been known, including maiden names	Marcie Alling Snyder
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Date of Birth	
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Address	514 Fulton Place
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City	Lansing
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State	MI
Zip Code	48915
Email	marciejalling@gmail.com
Gender	Female
Ward	4
Precinct	37
Best phone number to contact you	517-927-0997
Last 4 digits of social security number	████
In what year did you move to Lansing?	1992
Additional information regarding experience and credentials	I've also been a board member of the Lansing Regional Sister Cities Commission since 1999. My resume illustrates an array of experiences and qualifications acquired via education and my professional careers as well as professional and personal voluntarism.
Occupational Background	Currently employed by the State of Michigan, Talent & Economic Development Department, Workforce Development Agency as the lead for the Going PRO Talent Fund. I had 30 years experience working in the private non-profit sector in a wide variety of jobs in the employment and training (workforce/talent development) arena. This has been followed by 10 years experience working for the State of Michigan on various statewide projects in two different agencies in the federal/state workforce development system. See resume for details.
Educational Background	Master of Arts Bachelor of Arts See resume
Previous Appointments	None
Current Appointments	Board of Zoning Appeals since 2009. Currently serving as the Chair.
Please attach a resume if available	Resume Marcie Alling 2019-05-17.docx
First choice for board to serve on	Zoning Appeals

Second choice of a board to serve on	<i>Field not completed.</i>
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>
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	I've thoroughly enjoyed my years of service on the Board of Zoning Appeals and have learned a lot. I continue to find the work interesting and important and believe I've made a positive contribution by listening, considering all available information and making reasonable, though sometimes uncomfortable, decisions in the best interests of the city, whether for individual residents or for businesses. We've been called upon to make difficult decisions amidst controversy and emotion but I believe I've made reasonable decisions each time. Most of the current board members have been appointed within the past couple of years so as the longest-tenured member, I believe I bring experience, knowledge and perspective that are unique among the current members. The legalization of medical, then recreational, marijuana has brought a whole new set of challenges to the BZA. If I'm reappointed, my goal for the board is that we continue to focus on our role and responsibilities as the BZA, while considering all sides, seeking guidance from the city, and minimizing our own biases and emotions in order to make appropriate decisions.
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>Field not completed.</i>
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	Marcie Jean Alling

information in this
application is accurate to
the best of your
knowledge

Date & Time

5/19/2019 5:15 PM

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

WHEREAS, the Mayor made the reappointment as stated below:

Board of Zoning Appeals:

Marcie Alling as an At-Large Member for a term to expire June 30, 2022;

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

WHEREAS, the Committee on Development & Planning met on December 16, 2019 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment as stated below:

Board of Zoning Appeals:

Marcie Alling as an At-Large Member for a term to expire June 30, 2022.

From: noreply@civicplus.com
Sent: Tuesday, November 5, 2019 11:47 AM
To: Plummer, Marilyn; Mayor Intern; Schraft, Matthew
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	11/5/2019
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First Name	James
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Middle	Michael
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Last Name	McClurken
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Other name(s) by which you have been known, including maiden names	Field not completed.
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Date of Birth	
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Address	1348 Cambridge Rd
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City	Lansing
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State	MI
Zip Code	48911
Email	jmccurken@mcclurken.net
Gender	male
Find my ward:	Lansing Neighborhoods Ward Map
Ward	4
Precinct	<i>Field not completed.</i>
Best phone number to contact you	5172301856
Last 4 digits of social security number	
In what year did you move to Lansing?	1980
Additional information regarding experience and credentials	thirty years working in historical consulting, broad experience in historical research
Occupational Background	anthropologist, specialty in ethnohistory
Educational Background	Ph.D.
Previous Appointments	Lansing Parks Board
Current Appointments	none
Please attach a resume if available	JMC Vitae May 2019.pdf
First choice for board to serve on	Historic District Commission
Second choice of a board to serve on	<i>Field not completed.</i>
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>

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

Historic neighborhoods distinguish a city, offering variety of living experience while preserving a city's history. I have worked in the field of historic preservation and museum interpretation for 40 years and would like to bring lessons I have learned to rehabbing Lansing's most endangered neighborhoods.

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

Field not completed.

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

James M. McClurken

Date & Time

11/5/2019 11:15 AM

Email not displaying correctly? [View it in your browser.](#)

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

WHEREAS, the Mayor made the appointment of James McClurken, 1348 Cambridge Road, Lansing, MI 48911 as an At-Large Member of the Historic District Commission 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 & Planning met on December 16, 2019 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms James McClurken, 1348 Cambridge Road, Lansing, MI 48911 as an At-Large Member of the Historic District Commission for a term to expire June 30, 2022.

Resolution #2019-xxx

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

Resolution Establishing the North Grand River Corridor Improvement Authority and Designation of Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act), specifically MCL 125.4606, to establish a corridor improvement authority; and

WHEREAS, on August 12, 2019, the Lansing City Council adopted its Resolution of Intent to create the North Grand River Corridor Improvement Authority setting a public hearing thereon for September 23, 2019, and finding that the proposed development area meets the requirements of section 605 of the Act, including the following:

- (a) The proposed development area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification - Concepts, Criteria and Procedures"; and
- (b) The proposed development area contains at least 10 contiguous parcels or at least 5 contiguous acres; and
- (c) More than half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended ("Act 206"); and
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire proposed development area, for the immediately preceding 30 years; and
- (e) The proposed development area is presently served by municipal water and sewer; and
- (f) The proposed development area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS, the City Council held the public hearing on September 23, 2019, as well as a second public hearing on October 14, 2019, both properly noticed and held pursuant to the Act, in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby establishes the North Grand River Corridor Improvement Authority (the Authority). The Authority shall be a public body corporate and shall be known and exercise its powers under title of "the North Grand River Corridor Improvement Authority", but it may also be known for branding and wayfinding purposes as the "Lansing Gateway CIA". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and the Act. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority.

BE IT FURTHER RESOLVED that the Development Area is comprised of eligible property within an area along North Grand River bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the centerline of North Grand River, east on Franette Road to Old US 27 on East North Street with branches on North Martin Luther King Boulevard, Turner Road and Capital City Boulevard, and specifically identified in Exhibits A and B to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and the Act.

BE IT FURTHER RESOLVED that upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

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

BE IT FURTHER RESOLVED that except as specifically otherwise provided in this

resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

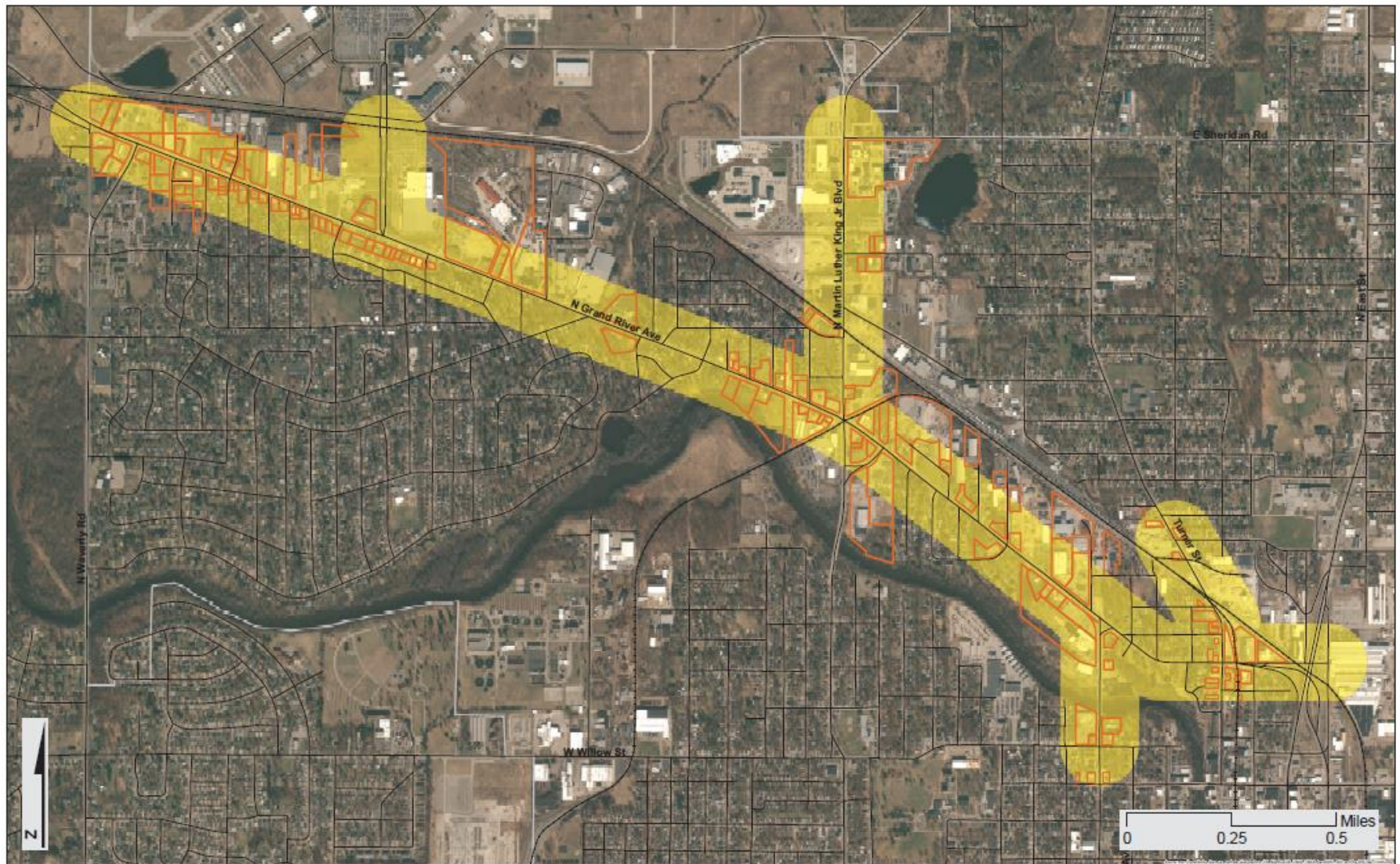
BE IT FURTHER RESOLVED that the fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner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

BE IT FURTHER RESOLVED that if any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

BE IT FINALLY RESOLVED that the City Clerk shall file a certified copy this resolution with the Secretary of State of Michigan promptly after its adoption, and shall also publish a copy of this resolution at least once, in full, in a newspaper of general circulation in the City of Lansing.

EXHIBIT A

North Grand River Avenue Corridor Improvement Authority



- Roads**
- Freeway
 - Freeway Ramp
 - Major Street
 - Collector Street
 - Railroad
- North Grand River Avenue Corridor Improvement Authority Parcels
- North Grand River Avenue Corridor Improvement Buffer
- City Limits

Created by A. Steiner GIS IT
Data Sources: City of Lansing, ESRI, Digital Globe, GeoEye,
Panoramic Images, Google, and the GIS User Community

EXHIBIT B

CLASSCD	CLASSCD3	SITEADDRESS	OWNER/NAME1	OWNER/NAME2	PS1LADROES	PS1CITY	PS1STATE	PS1ZIP	PARCELNO	Location	STREET	CITY	STATE	ZIP	CODE	ADD_NUM	NUM	STDIR	Lot_Lbl
201	1421	TURNER ST	BUCNO JAMES G		1421 TURNER ST	LANSING	MI	48006	33-01-09-252-261	1421 TURNER ST	TURNER ST	LANSING	MI	48006	1421	252-261	1421		
201	226	RUSSELL ST	NORTHEAST SERVICE INC		226 RUSSELL ST	LANSING	MI	48006	33-01-09-252-022	226 RUSSELL ST	RUSSELL ST	LANSING	MI	48006	226	126-022	226		
201	2235	SPIKES LANE	BENJAMIN & SONS INC		2235 SPIKES LANE	LANSING	MI	48006	33-01-01-04-351-202	2235 SPIKES LANE	SPIKES LANE	LANSING	MI	48006	2235	351-202	2235		
201	1001	TERMINAL RD	KERRINS L L C		PO BOX 14073	LANSING	MI	48001	33-01-05-05-276-231	1001 TERMINAL RD	TERMINAL RD	LANSING	MI	48001	1001	276-231	1001		
201	2755	HOLLYWOOD ST	GARDEN OF EDWARD D & HATHAWAY VICKI		2755 HOLLYWOOD ST	LANSING	MI	48001	33-01-05-05-402-161	2755 HOLLYWOOD ST	HOLLYWOOD ST	LANSING	MI	48001	2755	402-161	2755		
201	3325	BARDVILLE ST	BARDVILLE APARTMENTS L L C		PO BOX 23362	LANSING	MI	48002	33-01-01-04-364-022	3325 BARDVILLE ST	BARDVILLE ST	LANSING	MI	48002	3325	104-022	3325		
201	2122	M L KING JR BLVD	2122 MK LLC	P PERFORMANCE RACING L L C	3400 WEST RD	EAST LANSING	MI	48822	33-01-01-05-476-063	2122 M L KING JR BLVD	M L KING JR BLVD	LANSING	MI	48002	2122	476-062	2122		
201	3731	PLAZA DR	CHAPMAN MICHAEL A		13765 WACOSTA DR	GRAND LEDGE	MI	48837	33-01-01-06-104-063	3731 PLAZA DR	PLAZA DR	LANSING	MI	48006	3731	104-063	3731		
201	N	GRAND WEST RD	P PERFORMANCE RACING L L C		PO BOX 23362	LANSING	MI	48002	33-01-01-05-476-123	N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006	3731	104-063	3731		
201	3345	BARDVILLE ST	BARDVILLE APARTMENTS L L C		PO BOX 23362	LANSING	MI	48002	33-01-01-05-104-011	3345 BARDVILLE ST	BARDVILLE ST	LANSING	MI	48006	3345	104-011	3345		
201	316	BEAVER ST	MALANGON VINCENT		1244 S MASON RD	NASHVILLE	MI	48073	33-01-01-09-255-131	316 BEAVER ST	BEAVER ST	LANSING	MI	48006	316	255-131	316		
201	2002	TURNER ST	SEKEREZ ARPAD		2002 TURNER ST	LANSING	MI	48006	33-01-01-04-456-021	2002 TURNER ST	TURNER ST	LANSING	MI	48006	2002	456-021	2002		
201	4000	N GRAND RIVER AVE	DOE SAN K		3800 BRYON CIRCLE	LANSING	MI	48002	33-01-01-06-225-090	4000 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006	4000	225-090	4000		
201	2715	N GRAND RIVER AVE	UEBER CONSTRUCTION		2715 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-05-451-071	2715 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006	2715	451-071	2715		
201	5122	N GRAND RIVER AVE	JK INVESTMENTS, LLC		5122 N GRAND RIVER AVE	LANSING	MI	48006	19-05-31-03-040-051	5122 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006	5122	040-051	5122		
201	CAPITAL CITY BLDG	PORT REALTY CO			P O BOX 12000	LANSING	MI	48002	19-05-31-04-005-000	CAPITAL CITY BLDG	CAPITAL CITY BLDG	LANSING	MI	48006		005-000			
201	N	GRAND RIVER AVE	DAVIS REALTY HOLDING L L C		5236 DUMOND CT STE A	LANSING	MI	48006	19-05-31-03-000-000	N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006		000-000			
201	N	GRAND RIVER AVE	DUCHARME, DONN R		PO BOX 7051	SANTA MONICA	CA	90406	19-05-31-03-005-000	N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006		005-000			
201	5226	N GRAND RIVER AVE	DICE-PARSONS PROPERTIES INC		4080 DORT HWY	FLINT	MI	48056	19-05-31-03-025-000	5226 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006	5226	025-000	5226		
201	5300	N GRAND RIVER AVE	LANSING COLUMBIAN ASSOC		5300 N GRAND RIVER AVE	LANSING	MI	48006	19-05-31-03-005-000	5300 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006	5300	005-000	5300		
201	2611	N GRAND RIVER AVE	UEBER CONSTRUCTION		2715 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-05-451-072	2611 N GRAND RIVER AVE	N GRAND RIVER AVE	LANSING	MI	48006	2611	451-072	2611		
201	5122	N GRAND RIVER AVE	RITTER DOUGLAS		11910 S FRANCIS RD	DEWITT	MI	48820	33-01-01-06-101-132	5122 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	5122	101-132	5122		
201	5131	N GRAND RIVER AVE	ASHB & L L C		5090 DURAND	LANSING	MI	48006	33-01-01-06-104-005	5131 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	5131	104-005	5131		
201	5141	N GRAND RIVER AVE	KOVAC PROPERTIES L L C		5131 N GRAND RIVER AVE STE 4	LANSING	MI	48006	33-01-01-06-104-003	5141 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	5141	104-003	5141		
201	1301	N GRAND RIVER AVE	OSBORNE ALEXANDER D & LYNN A		1414 N CHESTNUT ST	LANSING	MI	48006	33-01-01-09-180-151	1301 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1301	180-151	1301		
201	1521	TURNER ST	MOLZAN DANE E		1832N 25 STATE RD	PERRY	MI	48872	33-01-01-09-252-221	1521 TURNER ST	TURNER ST	LANSING	MI	48006	1521	252-221	1521		
201	1520	TURNER ST	URBANBEAT EVENT CENTER INC		1520 TURNER ST	LANSING	MI	48006	33-01-01-09-252-202	1520 TURNER ST	TURNER ST	LANSING	MI	48006	1520	252-202	1520		
201	1520	TURNER ST	URBANBEAT EVENT CENTER INC		1213 TURNER ST	LANSING	MI	48006	33-01-01-09-252-191	1520 TURNER ST	TURNER ST	LANSING	MI	48006	1520	252-191	1520		
201	1515	CENTER ST	M & B HOLDINGS L L C		1275 CEDAR ST NE	GRAND RAPIDS	MI	49503	33-01-01-09-253-081	1515 CENTER ST	CENTER ST	LANSING	MI	48006	1515	253-081	1515		
201	1625	TURNER ST	VICKNAR VANCE M		8277 E CUTLER RD	BATH	MI	48006	33-01-01-09-207-131	1625 TURNER ST	TURNER ST	LANSING	MI	48006	1625	207-131	1625		
201	221	E NORTHWESTER WAY	FATMA INVESTMENT L L C		2407 W MAIN ST	EAST LANSING	MI	48060	33-01-01-09-207-072	221 E NORTHWESTER WAY	NORTH ST	LANSING	MI	48006	221	207-072	221		
201	319	E NORTH ST	VE INVESTMENT L L C		2007 RIVERWOOD	OKEMOS	MI	48864	33-01-01-09-203-021	319 E NORTH ST	NORTH ST	LANSING	MI	48006	319	203-021	319		
201	2738	N GRAND RIVER AVE	DENNY'S AUTO DIAGNOSIS INC		2738 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-05-402-122	2738 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	2738	402-122	2738		
201	1521	TURNER ST	COOK CITY DEVELOPERS L L C		1217 TURNER ST	LANSING	MI	48006	33-01-01-09-253-002	1521 TURNER ST	TURNER ST	LANSING	MI	48006	1521	253-002	1521		
201	TURNER	TURNER	OLD TOWN PROPERTY L L C		2547 W MAIN ST	LANSING	MI	48006	33-01-01-09-253-001	TURNER	TURNER ST	LANSING	MI	48006		253-001			
201	401	E NORTH ST	S & B INVESTMENT L L C		401 E NORTH ST	LANSING	MI	48006	33-01-01-09-203-041	401 E NORTH ST	NORTH ST	LANSING	MI	48006	401	203-041	401		
201	226	W CESAR E. CHAVEZ AVE	LUCE NATALIA L L C		111 S WASHINGTON SQ	LANSING	MI	48003	33-01-01-09-327-051	226 W CESAR E. CHAVEZ AVE	CESAR E. CHAVEZ	LANSING	MI	48006	226	327-051	226		
201	318	W CESAR E. CHAVEZ AVE	CESEAR E. CHAVEZ		318 W HEATHFIELD DR	LANSING	MI	48006	33-01-01-09-326-001	318 W CESAR E. CHAVEZ AVE	CESAR E. CHAVEZ	LANSING	MI	48006	318	326-001	318		
201	300	W CESAR E. CHAVEZ AVE	RON ROMANO'S LANSING LLC		300 W CESAR E CHAVEZ AVE	LANSING	MI	48006	33-01-01-09-326-121	300 W CESAR E. CHAVEZ AVE	CESAR E. CHAVEZ	LANSING	MI	48006	300	326-121	300		
201	1612	N GRAND RIVER AVE	YUEN PROPERTIES L L C		803 S HOMER ST	LANSING	MI	48006	33-01-01-09-326-001	1612 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1612	326-001	1612		
201	1701	TURNER ST	OLD TOWN PROPERTY L L C		2547 W MAIN ST	LANSING	MI	48006	33-01-01-09-205-051	1701 TURNER ST	TURNER ST	LANSING	MI	48006	1701	205-051	1701		
201	214	E ERSKINE ST	SATAS ERSKINE BROSSE		214 E ERSKINE ST	LANSING	MI	48006	33-01-01-09-205-002	214 E ERSKINE ST	ERSKINE ST	LANSING	MI	48006	214	205-002	214		
201	1600	TURNER ST	THE DAWLING BUILDING LLC		1120 KEYSTONE AVE	LANSING	MI	48006	33-01-01-09-203-011	1600 TURNER ST	TURNER ST	LANSING	MI	48006	1600	203-011	1600		
201	1600	N GRAND RIVER AVE	WILCOX BRITANNY		10602 HOLT HWY	DIMONDALTE	MI	48006	33-01-01-09-176-051	1600 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1600	176-051	1600		
201	BEAVER ST	M & B HOLDING L L C			1725 CEDAR ST NE	GRAND RAPIDS	MI	49503	33-01-01-09-253-082	BEAVER ST	BEAVER ST	LANSING	MI	48006	0	253-082	0		
201	1825	N GRAND RIVER AVE	FARNST JAMES		8007 GENEVA DR	DEWITT	MI	48006	33-01-01-09-102-041	1825 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1825	102-041	1825		
201	1611	N GRAND RIVER AVE	JAIF PROPERTY L L C		5652 HAMPSHIRE DR	DEWITT	MI	48820	33-01-01-09-102-131	1611 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1611	102-131	1611		
201	1801	N GRAND RIVER AVE	ARIY ENTERPRISES INC		15527 DUPLAVE BLVD	TAYLOR	MI	48132	33-01-01-09-102-071	1801 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1801	102-071	1801		
201	1811	N HARPER RD	SUNSHINE CAR WASH CO L L C		1811 N HARPER RD	HOLT	MI	48842	33-01-01-09-102-061	1811 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1811	102-061	1811		
201	306	W WILLOW ST	WILLOW REALTY L L C		312 W WILLOW ST	LANSING	MI	48006	33-01-01-09-180-141	306 W WILLOW ST	WILLOW ST	LANSING	MI	48006	306	180-141	306		
201	1300	N GRAND RIVER AVE	MDT PROPERTIES L L C		PO BOX 80675	LANSING	MI	48006	33-01-01-09-183-011	1300 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1300	183-011	1300		
201	4125	N GRAND RIVER AVE	BUJ PROPERTIES L L C		2240 OLMES RD	MASON	MI	48854	33-01-01-06-252-202	4125 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	4125	252-202	4125		
201	1320	N GRAND RIVER AVE	ALXANDER MICHAEL & MARIA		PO BOX 80675	LANSING	MI	48006	33-01-01-09-183-011	1320 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	1320	183-011	1320		
201	4811	N GRAND RIVER AVE	OLD LONEY L L C		4811 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-06-252-002	4811 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	4811	252-002	4811		
201	N	GRAND RIVER AVE	RITTER DOUGLAS		11910 S FRANCIS RD	DEWITT	MI	48820	33-01-01-06-101-106	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	0	101-106	0		
201	4816	N GRAND RIVER AVE	PICCOLI STORAGE INC		PO BOX 25025	GENDALE	CA	91221	33-01-01-06-101-101	4816 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	4816	101-101	4816		
201	4805	N GRAND RIVER AVE	TAYLOR MARK		4805 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-06-129-032	4805 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	4805	129-032	4805		
201	2916	N GRAND RIVER AVE	N GRAND RIVER DEVELOPMENT LLC	COMPANY LLC	2916 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-06-129-032	2916 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	2916	129-032	2916		
201	2902	N GRAND RIVER AVE	NORTH GRAND RIVER PIZZA MFT L L C		1848 E BEARD RD	PERRY	MI	48872	33-01-01-05-330-131	2902 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	2902	330-131	2902		
201	4192	N GRAND RIVER AVE	ALFREDO N GRAND RIVER AVE		4192 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-06-131-001	4192 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	4192	131-001	4192		
201	4700	N GRAND RIVER AVE	FRATERNAL ORDER OF EAGLES		4700 N GRAND RIVER AVE	LANSING	MI	48006	33-01-01-06-126-021	4700 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	4700	126-021	4700		
201	4526	N GRAND RIVER AVE	AIRPORT REALTY CO L L C		1038 TROWBROD RD	EAST LANSING	MI	48822	33-01-01-06-201-012	4526 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	4526	201-012	4526		
201	N	GRAND RIVER AVE	DICE-PARSONS PROPERTIES INC		4080 N DORT HWY	FLINT	MI	48056	33-01-01-03-025-001	N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	0	101-001	0		
201	5146	N GRAND RIVER AVE	STARS INC/INCOME PROPERTIES LLC		5146 N CANBY RD	SAN DIEGO	CA	92118	33-01-01-06-101-001	5146 N GRAND RIVER AVE	GRAND RIVER AVE	LANSING	MI	48006	5				

Resolution #2019-xxx

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

Resolution Establishing South Martin Luther King Jr. Boulevard Corridor Improvement Authority and Designation of Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act), specifically MCL 125.4606, to establish a corridor improvement authority; and

WHEREAS, on August 12, 2019, the Lansing City Council adopted its Resolution of Intent to create the South Martin Luther King Jr. Boulevard Corridor Improvement Authority setting a public hearing thereon for September 23, 2019, and finding that the proposed development area meets the requirements of section 605 of the Act, including the following:

- (a) The proposed development area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification - Concepts, Criteria and Procedures"; and
- (b) The proposed development area contains at least 10 contiguous parcels or at least 5 contiguous acres; and
- (c) More than half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended ("Act 206"); and
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire proposed development area, for the immediately preceding 30 years; and
- (e) The proposed development area is presently served by municipal water and sewer; and
- (f) The proposed development area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS, the City Council held the public hearing on September 23, 2019, as well as a second public hearing on October 14, 2019, both properly noticed and held pursuant to the Act, in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby establishes the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (the Authority). The Authority shall be a public body corporate and shall be known and exercise its powers under title of "the South Martin Luther King Jr. Boulevard Corridor Improvement Authority". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and the Act. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority.

BE IT FURTHER RESOLVED that the Development Area is comprised of eligible property within an area along South Martin Luther King Jr. Boulevard bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet north and 500 feet south of the centerline of South Martin Luther King Jr. Boulevard, from the railroad tracks south of Victor Avenue to I-96, and specifically identified in Exhibits A and B to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and the Act.

BE IT FURTHER RESOLVED that upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

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

BE IT FURTHER RESOLVED that except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations

imposed by law and herein.

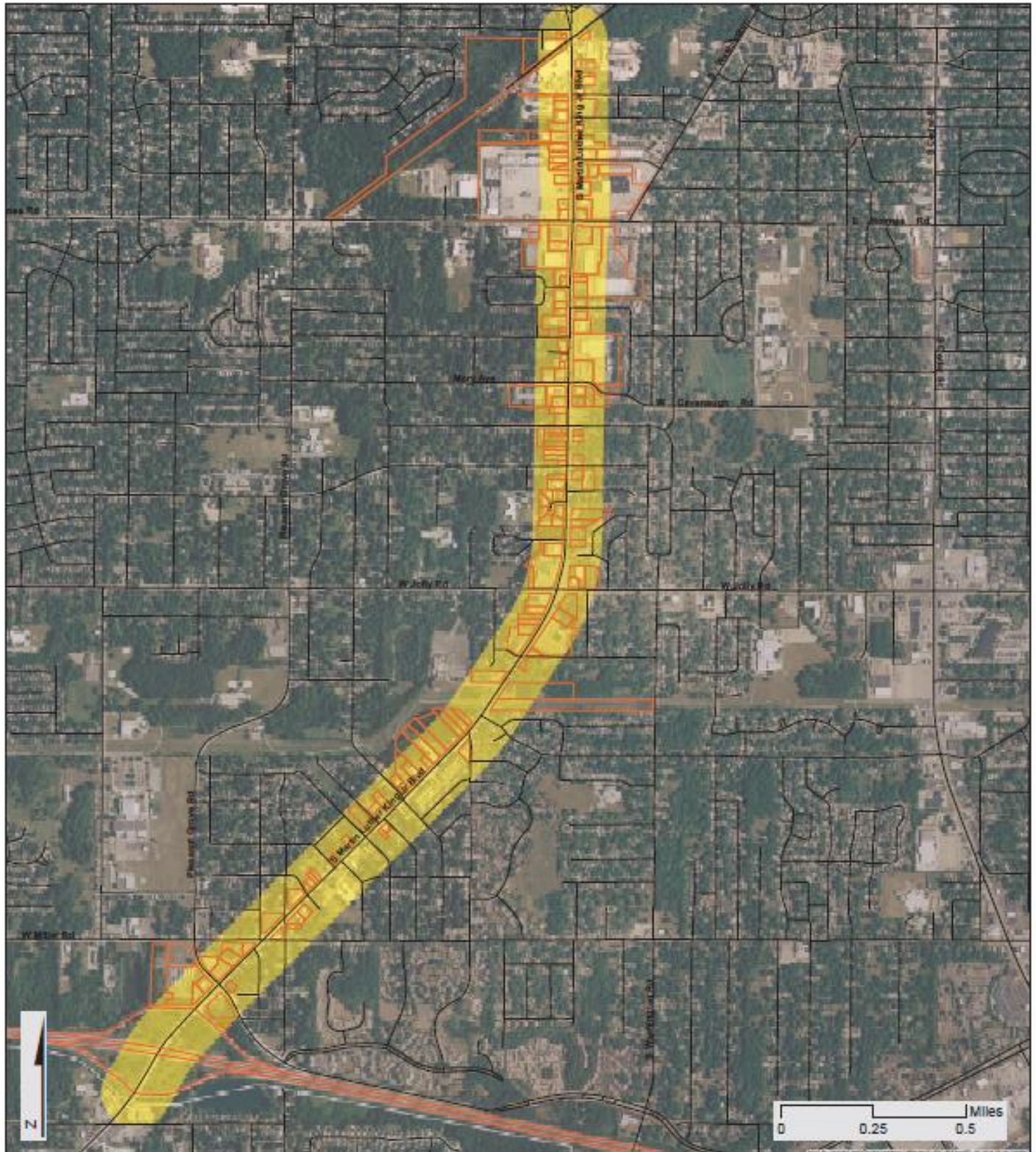
BE IT FURTHER RESOLVED that the fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner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

BE IT FURTHER RESOLVED that if any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

BE IT FINALLY RESOLVED that the City Clerk shall file a certified copy this resolution with the Secretary of State of Michigan promptly after its adoption, and shall also publish a copy of this resolution at least once, in full, in a newspaper of general circulation in the City of Lansing.

EXHIBIT A

South Martin Luther King Jr Corridor Improvement Authority



- Roads**
- South Martin Luther King Jr Boulevard Corridor Improvement Authority Permits
 - South Martin Luther King Jr Boulevard Corridor Improvement Buffer
 - Freeway
 - Freeway Ramp
 - Major Street
 - Collector Street
 - Railroad
 - City Limits

Map created by the South Martin Luther King Jr Boulevard Corridor Improvement Authority. Data provided by the South Martin Luther King Jr Boulevard Corridor Improvement Authority. Map created by the South Martin Luther King Jr Boulevard Corridor Improvement Authority. Data provided by the South Martin Luther King Jr Boulevard Corridor Improvement Authority.

EXHIBIT B

[illegible]

[illegible]

Lansing Brownfield Redevelopment Authority (LBRA)

#	<u>BROWNFIELD PLANS</u>	<u>STATUS</u>
1	BROWNFIELD PLAN #1-RITE AID	Project and Plan Complete
2	PLAN #2 FMR MOTOR WHEEL (Amendment C)	Project Complete - Plan Active
3	BROWNFIELD PLAN #3 - TRIANGLE	Project Not Completed - Plan Inactive
4	BROWNFIELD PLAN #4 BWL COAL STORAGE	Project Not Completed - Plan Inactive
5	PLAN #5d FMR BTS SITE/East Village	Project Complete - Plan Active
6	PLAN #6 Boji Development (Capital View)	Project and Plan Complete
7	BROWNFIELD PLAN #7 - CAP LAB	Project and Plan Complete
8	PLAN #8B JNL	Project Complete - Plan Active
9	PLAN #9 WENCO	Project Complete - Plan Active
10	BROWNFIELD PLAN #10 - NEOGEN	Project and Plan Complete
11	PLAN #11 NEOPHASE	Project and Plan Complete
12	PLAN #12A POPEYE'S	Project and Plan Complete
13	PLAN #13 LANS HOUSING COMM (2003 BASE)	Project Not Completed - Plan Inactive
14	PLAN #14 A-D PRUDDEN	Project Complete - Plan Active
15	PLAN #15 CEDAR PETROLEUM	Project Not Completed - Plan Inactive
16	BROWNFIELD PLAN #16 - METRO FORD	Project Not Completed - Plan Inactive
17	PLAN #17B BUILDERS PLUMB & HEAT	Project and Plan Complete
18	PLAN #18 Neogen Corp (Hosmer)	Project and Plan Complete
19	PLAN #19 STYLELINE BLDG	Project Complete - Plan Active
20	PLAN #20A LORANN OILS	Project Underway - Plan Active
21	PLAN #21 WOHLERT BUILDING	Project and Plan Complete
22	PLAN #22 - SCHULTZ, INC	Project Not Completed - Plan Inactive
23	PLAN #23 STADIUM DISTRICT	Project Complete - Plan Active
24	PLAN #24 Victoria Court Homes	Project Not Completed - Plan Inactive
25	PLAN #25 Mutual Building	Project and Plan Complete
26	PLAN #26 Hollister Building	Project and Plan Complete
27	PLAN #27 - SMART OFFICE SYSTEMS	Project Not Completed - Plan Inactive
28	PLAN #28 Niowave (Walnut School)	Project and Plan Complete
29	PLAN #29 Kalamazoo Cold Storage	Project Not Completed - Plan Inactive
30	PLAN #30 DARD BUILDING	Project Complete - Plan Active
31	PLAN #31 Spadafore Distributing	Plan Not Approved
32	PLAN #32 - MELODY FARMS	Project Not Completed - Plan Inactive
33	PLAN #33 The Abigal (School for the Blind)	Project Not Completed - Plan Inactive
34	PLAN #34 Library (School for the Blind)	Project Not Completed - Plan Inactive
35	PLAN #35 Cedar-Miller Starbucks Project	Plan Not Approved
36	PLAN #36 Kalamazoo Gateway	Project Not Completed - Plan Inactive

37	PLAN #37A CEDAR ST SCHOOL	Project Complete - Plan Active
38	PLAN #38 Ottawa-Butler Block	Project Not Completed - Plan Inactive
39	PLAN #39 Accident Fund (Ottawa Power)	Project Complete - Plan Not Yet Active
40	PLAN #40 - POINTE NORTH	Project Complete - Plan Active
41	PLAN #41 Annabelle & Associates Inc	Project and Plan Complete
42	PLAN #42 - NU UNION	Project Complete - Plan Active
43	PLAN #43 3215 S Pennsylvania Ave	Project Not Completed - Plan Inactive
44	PLAN #44 Smart Office Systems Expansion	Project Not Completed - Plan Inactive
45	PLAN #45 Old Town Temple Club	Termination Pending, see plan #78
46	PLAN #46b Snethkamp/LaFontaine	Project Not Completed - Plan Inactive
47	PLAN #47 1118 S Washington Ave	Project and Plan Complete
48	PLAN #48 Spartan Internet (Holmes School)	Project Not Completed - Plan Inactive
49	PLAN #49 MARSHALL STREET ARMORY	Project Complete - Plan Active
50	PLAN #50 Foresight Group Inc	Project and Plan Complete
51	PLAN #51 Fmr Knapps Building	Project and Plan Complete
52	PLAN #52 - Marketplace	Project Complete - Plan Active
53	PLAN #53 - 1621 E Michigan Ave	Project Complete - Plan Active
54	PLAN #54 - Y Site	Project Underway - Plan Not Yet Active
55	PLAN #55A - Ball Park North/Outfield Project	Project Complete - Plan Active
56	PLAN #56 - EMERGENT BIO SOLUTIONS	Project Complete - Plan Active
57	PLAN #57 SMTS/Saboury Bldg	Project Not Completed - Plan Inactive
58	PLAN #58 - High Grade Materials	Project Underway - Plan Active
59	PLAN #59 - 4000 N Grand River	Project Underway - Plan Active
60	PLAN #60 - Skyview	Project Complete - Plan Active
61	PLAN #61 - Feldman's Bud Kouts	Project Underway - Plan Active
62	PLAN #62 - Oliver Towers	Project Underway - Plan Active
63	PLAN #63 - East Town, 2000 Block	Project Complete - Plan Active
64	PLAN #64 - South Edge Lofts	Project Not Completed - Plan Inactive
65	PLAN #65 - Potter Flats	Project Complete - Plan Active
66	PLAN #66 - Fluid Chillers	Project Underway - Plan Active
67	PLAN #67 - 2200 Block	Project Underway - Plan Not Yet Active
68	PLAN #68 - Belen Buildings	Project Underway - Plan Not Yet Active
69	PLAN #69 - M3 Group	Project and Plan Completed
70	PLAN #70 - 735 Hazel (The Wing)	Project Not Completed - Plan Inactive
71	PLAN #71- Neogen	Project Complete - Plan Active
72	PLAN #72 - Red Cedar	Awaiting State Approvals
73	PLAN #73 - Dunckel Road	Project Underway - Plan Not Yet Active
74	PLAN #74 - 930 W Holmes (Fmr. EDS)	Project Underway - Plan Active
75	PLAN #75 - 600 Block E. Michigan	Project Underway - Plan Not Yet Active

76	PLAN #76 - Farnum Bldg. Redevelopment	Project Underway - Plan Not Yet Active
77	PLAN #77 - 500 Block Redevelopment	Awaiting Approvals
78	PLAN #78 - Temple Lofts	Awaiting Approvals

PLAN ACTIVE These Plans have received approvals, have been completed or are underway, and are currently capturing taxes to fund eligible activities.
PROJECT UNDERWAY/AWAITING APPROVALS - PLAN NOT YET ACTIVE These Plans are still awaiting approvals or the Project is currently underway. As of the most recent completed tax year, no tax capture has occurred on these Plans but is expected.
PROJECT AND PLAN COMPLETED These Projects were successful and the Plans have ended. Taxes are no longer being captured, all taxes are going to taxing entities.
PROJECT NOT COMPLETED/PLAN INACTIVE OR PLAN NOT APPROVED These Plans did not receive the necessary approvals or were approved, but the project did not occur. No tax capture or reimbursements occurred under these Plans.

Total # of Approved Brownfield Plans: 76

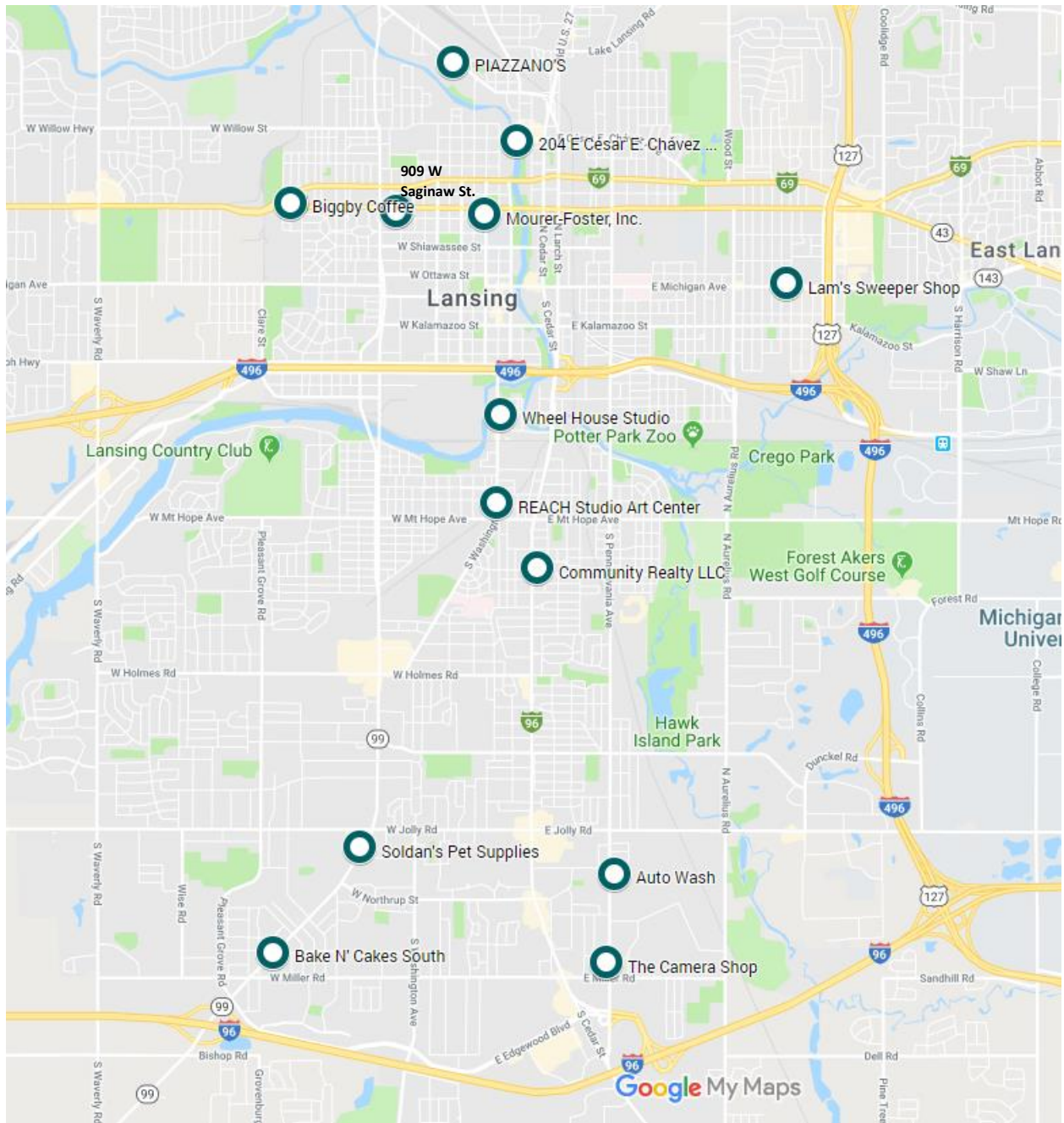
of Projects Completed or Underway: 54

of Projects Not Completed/Not Approved: 22

% of Projects Completed or Underway: 71%

% of Projects Not Completed/Not Approved: 29%

2018/2019 Corridor Façade Program



Design Grant	3
Micro Grant	4
Full Grant	7
Total	14

Bake N Cakes	6030 S. Martin Luther King Jr Blvd	Micro Grant
Biggby Coffee	2002 W. Saginaw Highway	Full Grant
204 Caesar E Chavez	204 Caesar A. Chavez	Full Grant
Mourer-Foster	615 N. Capitol Avenue	Full Grant
REACH Art Studio	1800 Block S. Washington Avenue	Design Grant
Wheel House Studio	1103 S. Washington Avenue	Micro Grant
REACH Art Studio	1800-1814 S. Washington Avenue	Full Grant
Piazzano's	1825 N Grand River Avenue	Full Grant
The Camera Shop	6006 S. Pennsylvania Avenue	Design Grant
Lam's Sweeper Shop	2511 E. Michigan Avenue	Design Grant
Autowash	5401 South Pennsylvania	Full Grant
Community Realty LLC	2325 S Cedar Street	Micro Grant
909 & 913 West Saginaw	909 & 913 West Saginaw	Full Grant
Soldan's Pet Supplies	5200 South MLK Jr. Blvd	Micro Grant

1. Erklärung des Begriffs "Kultur"



submitted 2mths