

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**

**TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10th FLOOR
124 W. MICHIGAN AVENUE**

AGENDA FOR MARCH 14, 2022 AT 7:00 PM



TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

1. February 14 and February 28, 2022

Consideration Of Late Items (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

Tabled Items

Special Ceremonies And Presentations

2. Presentation; Lansing Board of Water and Light new streetlight reporting system

Comments By Council Members And City Clerk

Community Event Announcements (Time, place, purpose, or definition of event – 1 minute limit)

Speaker Registration For Public Comment On Legislative Matters

Mayor's Comments

Show Cause Hearings

Public Comment On Legislative Matters (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on BLUE form.)

Scheduled Public Hearings

3. In consideration of SLU-2-2021; Special Land Use Permit, 5411 Wise Road to allow for a new Board of Water and Light Electrical Power Substation in the "R-2" Suburban Detached Residential Zoning District (PEND-2804)
4. In consideration of an Ordinance to amend Chapter 696, Section 696.07 to provide requirements for owners of firearms to report the theft thereof and provide penalties for failure to make a report (PEND-2799)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Ordinances For Passage

5. Amend Chapter 696, Section 696.07, to provide requirements for owners of firearms to report the theft thereof and provide penalties for failure to make a report (PEND-2782)

Consent Agenda

6. Claim Appeal; Claim #1886, Ayeen Meiou for \$3,290.00 in trash violations at 1900 N. Washington Ave. (PEND-2786)
7. Greater Lansing Regional Committee for Stormwater Management Memorandum of Agreement (PEND-2788)
8. Liquor License; Lansing Hotel Investors LLC for a SDM and B-Hotel License with Additional Bars, Dance, Entertainment, Sunday Sales (PM), and Direction Connections Permits for 111 N. Grand Avenue (PEND-2792)
9. Appointment; Clara Martinez as the 1st Ward member of the Arts and Culture Commission for a term to expire June 30, 2022 (PEND-2794)
10. Appointment; Abigail Klomparens as the 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2024 (PEND-2793)
11. Liquor License; RBM Properties LLC for a New Class C license for 224 South Washington Square (PEND-2796)
12. Tribute; in recognition of the 71st Wedding Anniversary of Ulysses and Bernice Embry Sr.
13. Appointment; Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023 (PEND-2811)
14. Grant Application; Michigan Natural Resources Trust Fund (PEND-2814)
15. Grant Application; Michigan Department of Transportation Local Bridge Program (PEND-2803)

Resolutions For Action

16. Orders to Make Safe or Demolish to the owners of property located at 2131 Pleasant View (PEND-2764)

17. Brownfield Plan #80; Pleasant Grove & Holmes Mixed-Use Development Project at 2130 W. Holmes Rd. (PEND-2780)
18. Act-1-2022; Real Estate Purchase Agreement, Gryphon Group LLC for 1020 W. Hillsdale Street (PEND-2815)
19. Collective Bargaining Agreement; Teamsters 214 Supervisory and Non-Supervisory Units for the period covering January 1, 2022 to December 31, 2023 (PEND-2831)

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

20. Minutes of Boards and Commissions placed on file in the Clerk's Office
21. Setting a Public Hearing in consideration of Special Assessment; Glenburne Commons, Trash & Grass Abatement (PEND-2822)
22. Notification of placement on file of Act-8-2021; Real Estate Purchase Agreement, GG Acquisitions LLC for Parking Lot #50 at the southwest Corner of Pere Marquette Dr. and Shiawassee St.

Item(s) from the Mayor re:

23. Setting a Public Hearing in consideration of an Ordinance to amend Chapter 1060, Licensing of Waste Haulers (PEND-2830)
24. An Ordinance to amend Chapter 1060, Licensing of Waste Haulers (PEND-2823)
25. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 3601 Deerfield Avenue (PEND-2817)
26. Orders to Make Safe or Demolish to the owners of property located at 3601 Deerfield Ave. (PEND-2816)
27. Street Decertification; Eighth Street between Jerome Street and East Michigan Avenue (PEND-2818)
28. Grant Acceptance; Michigan Economic Development Corporation MI Enhancement Grant, Capitol Security (PEND-2821)
29. Setting a Public Hearing in consideration of an Ordinance amending Chapter 1300, Marihuana Operations (PEND-2827)
30. Ordinance amending Chapter 1300, Marihuana Operations (PEND-2828)

31. Collective Bargaining Agreement; Teamsters 214 Supervisory and Non-Supervisory Units for the period covering January 1, 2022 to December 31, 2023 (PEND-2831)
32. Social Districts; update various provisions (PEND-2833)
33. Reappointment; Robert (Bobby) Fryling as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2024 (PEND-2826)
34. Reappointment; David Price as an At-Large member of the Board of Water and Light for a term to expire June 30, 2026 (PEND-2825)
35. Setting a Public Hearing in consideration of Act-8-2021; Real Estate Purchase Agreement, GG Acquisitions LLC for Parking Lot #50 at the southwest Corner of Pere Marquette Dr. and Shiawassee St. (PEND-2829)
36. Act-8-2021; Real Estate Purchase Agreement, GG Acquisitions LLC for Parking Lot #50 at the southwest Corner of Pere Marquette Dr. and Shiawassee St. (PEND-2824)

Communications and Petitions

37. Claim Appeal; Claim #1876, Lior Ron for \$1010 in trash violation fees at 1610 S. Cedar St. (PEND-2832)
38. Claim Appeal; Claim #1868, Andrey Vail for \$2068.00 in trash violation fees at 411 Dunlap St (PEND-2836)

Motion Of Excused Absence

Remarks By Council Members

Remarks By The Mayor Or Executive Assistant

Public Comment On City Government Related Matters (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

Adjournment



CHRIS SWOPE, CITY CLERK

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LANSING CITY COUNCIL MEETING

DATE & TIME: 3/14/2022-7:00 PM

Starting Time 7:00

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☒	☐	_____
DANIELS	☒	☐	_____
GARZA	☒	☐	_____
HUSSAIN	☒	☐	_____
JACKSON	☒	☐	_____
SPADAFORE	☒	☐	_____
SPITZLEY	☒	☐	_____
WOOD	☒	☐	_____

MEDITATION IN MEMORY OF: Gary Colking - ~~at~~ Landlord Assn

PLEDGE LED BY: _____

Adjournment Time 8:21

CHRIS SWOPE

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PCW me

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D & P JACKSON
- GARZA 3. In consideration of SLU-2-2021; Special Land Use Permit, 5411 Wise Road to allow for a new Board of Water and Light Electrical Power Substation in the "R-2" Suburban Detached Residential Zoning District (PEND-2804)
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- WOOD 5. Amend Chapter 696, Section 696.07, to provide requirements for owners of firearms to report the theft thereof and provide penalties for failure to make a report (PEND-2782)

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- SPITZLEY 6. Claim Appeal; Claim #1886, Ayen Meiou for \$3,290.00 in trash violations at 1900 N. Washington Ave. (PEND-2786)
- SPITZLEY 7. Greater Lansing Regional Committee for Stormwater Management Memorandum of Agreement (PEND-2788)
- SPITZLEY 8. Liquor License; Lansing Hotel Investors LLC for a SDM and B-Hotel License with Additional Bars, Dance, Entertainment, Sunday Sales (PM), and Direction Connections Permits for 111 N. Grand Avenue (PEND-2792)
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- SPITZLEY 10. Appointment; Abigail Klomparens as the 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2024 (PEND-2793)
- SPITZLEY 11. Liquor License; RBM Properties LLC for a New Class C license for 224 South Washington Square (PEND-2796)
- WOOD 12. Tribute; in recognition of the 71st Wedding Anniversary of Ulysses and Bernice Embry Sr.
- GARZA 13. Appointment; Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023 (PEND-2811)
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- SPADAFORE 15. Grant Application; Michigan Department of Transportation Local Bridge Program (PEND-2803)

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- 64 GARZA 17. Brownfield Plan #80; Pleasant Grove & Holmes Mixed-Use Development Project at 2130 W. Holmes Rd. (PEND-2780)
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- 66- JCS WOOD 19. Collective Bargaining Agreement; Teamsters 214 Supervisory and Non-Supervisory Units for the period covering January 1, 2022 to December 31, 2023 (PEND-2831)

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- CITY OPERATIONS 21. Setting a Public Hearing in consideration of Special Assessment; Glenburne Commons, Trash & Grass Abatement (PEND-2822)
- DEV. & PLANNING/PLACE ON FILE 22. Notification of placement on file of Act-8-2021; Real Estate Purchase Agreement, GG Acquisitions LLC for Parking Lot #50 at the southwest Corner of Pere Marquette Dr. and Shiawassee St.

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Adjournment

Chris Swope

B:21

CHRIS SWOPE, CITY CLERK

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Public Comment on Legislative Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Legislative Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

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Agenda Item Number(s) #17 Brownfield Item Description 11

Name (print) Jody Washington E-Mail (optional) _____

Address (street, city, zip) 521 N. Antucket

Company or organization represented, etc. (if applicable) _____

Signature Jody Washington

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
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- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

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Agenda Item Number(s) 4 & 5 Item Description Firearm Ordinance

Name (print) Kyle Richard E-Mail (optional) 517 kyle@gmail.com

Address (street, city, zip) 916 West St Lansing, MI 48917

Company or organization represented, etc. (if applicable) _____

Signature Kyle Richard

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Agenda Item Number(s) 4+5 Item Description firearms policy

Name (print) Loretta Hanaway E-Mail (optional) SO3W08FF@aol.com

Address (street, city, zip) 546 Armstrong Rd Lans

Company or organization represented, etc. (if applicable) _____

Signature Loretta Hanaway

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CITY OF LANSING
NOTICE OF PUBLIC HEARING

5411 Wise Road
SLU-2-2021, Special Land Use Permit – Electrical Substation

The Lansing City Council will hold a second public hearing on Monday, March 14, 2022 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-2-2021, a request by the Lansing Board of Water & Light for a special land use permit to construct a new electrical power substation at 5411 Wise Road.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, February 14, 2022 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

SLU-2-2021 is a request by the Lansing Board of Water & Light for a special land use permit to construct a new electrical power substation at 5411 Wise Road to replace the existing substation. The new substation will be larger and more energy efficient than the existing substation and is part of the BWL's overall plan to replace the power generated by the Eckert Power Station.

The Planning Board voted 5-0 to recommend approval of the request.

A representative of the BWL spoke at the public hearing and no other comments were received.

GENERAL INFORMATION

APPLICANT/OWNER:	Board of Water & Light (LBWL) 1201 S. Washington Avenue Lansing, MI 48910
REQUESTED ACTION:	Special Land Use permit to authorize the construction of a new BWL electric power substation
EXISTING LAND USE:	BWL electric power substation
EXISTING ZONING:	"R-2", Suburban Detached Residential
PROPERTY SIZE & SHAPE:	1,240,800 square feet – 28.4 acres
SURROUNDING LAND USE:	N: City Park S: Consumer's Energy Right-of-Way, School, & Single Family Residential E: Vacant Property & Single Family Residential W: Church & Single Family Residential
SURROUNDING ZONING:	N: "R-2", Suburban Detached Residential S: "R-2", Suburban Detached Residential & "INST-1" Suburban Institutional E: "R-2" Suburban Detached Residential W: "R-2" Suburban Detached Residential
MASTER PLAN DESIGNATION:	Open Space-Quasi-Public/Utility

APPLICANT'S PROPOSAL

The Lansing Board of Water & Light is requesting a special land use permit to authorize the construction of a new electric power substation to replace the existing electrical substation at 5411 Wise Road.

AGENCY RESPONSES:

Building Safety:	The fire rating of exterior walls shall comply with Tables 601 and 602 and section 705.5 Michigan Building Code 2015 (MBC). Exterior wall openings shall be protected as required by Table 705.8 MBC.
Parks & Recreation:	Parks has been in communication with BWL on this project and we are comfortable with the design and impact to the trail system.

Public Service:

- Access will be from Pleasant Grove Road. There is an existing curb cut for the property on Pleasant Grove Road.
- There is an existing storm sewer in Pleasant Grove Road. It is adequate to serve the site.
- There is no sanitary sewer in Pleasant Grove. Sanitary sewer service may be an issue for the site.
- The South Lansing Pathway is located between the proposed substation and the Wise Road Water Treatment Plant. There is a culvert under the pathway to provide drainage from the water treatment plant.
- The water table in this area is high.
- The site will need to comply with the City's stormwater management ordinance.
- There is no sidewalk on Pleasant Grove Road.
- SESC will be performed under the LBWL's APA.
- I have been working with the LBWL's design team for over a year on the design issues for the site. All unresolved Public Service E&I issues will be worked out in the site plan process.

Transportation:

The proposed site is adjacent a utility corridor, existing substation and water treatment facility. The characteristics of the project are similar to the land use of the adjacent areas. Once complete, traffic generated by this facility would be minimal and have little impact on surrounding traffic. The documents propose a pedestrian ramp at Pleasant Grove Road. If approved, this would require relocation. It appears as if the project is proposed within a federally regulated wetland and is located on the National Wetland Inventory (NWI) map. Any construction in this wetland would require approval from the regulating agency. Additionally, significant tree removal appears proposed and should be conducted during Indiana Bat hibernating season.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposed substation will be designed to be compatible with the surrounding area. While the proposed project will result in the removal of numerous mature trees on the site, the mature trees surrounding the substation compound area will be preserved to ensure a

proper buffer/screen from surrounding properties and public rights-of-way. As depicted on the attached renderings, the proposal also involves the planting of evergreen trees in areas where the existing trees are not adequate to properly buffer the compound area.

The substation will have no negative impacts on the surrounding area. It will generate very little traffic and no noise, fumes, light glare, vibrations or hazardous electric or magnetic fields.

2. Will the proposed special land use change the essential character of the surrounding area?

The proposed substation involves several transformers, up to 80 feet in height. There are numerous mature trees of adequate height to buffer the proposed substation from the City Park to the north and to a certain extent, from view of the site to its east and west. Additional evergreen trees will be planted to fill in the gaps where there are no existing trees.

The property adjoins a Consumer's Energy utility corridor/right-of-way along its south property line that contains power poles, to a similar if not greater height that what is being proposed for the substation.

The area of the site where the new substation will be located does not adjoin any residential properties.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The proposed power substation will not interfere with the enjoyment of adjacent properties. See responses to 1 and 2 above.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?.

The proposed substation will have no more of an impact on the natural environment of the lot than any other development of the property. The development will be required to go through administrative site plan review to ensure that it is in full compliance with all applicable City ordinances.

The City's Public Service Director has noted that it appears as if the project is proposed within a federally regulated wetland and is located on the National Wetland Inventory (NWI) map. Any construction in this wetland would require approval from the regulating agency. Additionally, significant tree removal appears proposed and should be conducted during Indiana Bat hibernating season.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare

of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

The power substation will not generate any nuisances or hazardous conditions. In fact, the proposed substation is a component of BWL's "Energy Tomorrow" initiative to provide reliable, affordable and clean energy to its customers. This includes the "Integrated Resources Plan" process that specifies how the BWL will replace the 1950's era, coal-fired, Eckert Power Station with new facilities that comply with the Environmental Protection Agency's regulations for reducing greenhouse gas emissions. The IRP process will be based on consideration of costs to customers, ensuring a reliable energy source for the region, environmental stewardship, managing future uncertainty and risks, compliance with all applicable federal regulations, local-generation capacity, and impact on economic development.

The substation will produce very little traffic and no smoke, noise, odors, fumes or glare.

- 6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

If the special land use permit is approved, the project will have to be approved through the City's administrative site plan review process before any construction can commence on the site. This will involve a complete review of the proposed stormwater management plan and plans for sanitary sewer service to the site. The City's Transportation Engineer has noted in his comments on page 2 of this report that the traffic generated by the substation will be minimal and will not impact the transportation system in the area.

- 7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The only issue with regard to the adequacy of public services is the lack of sanitary sewer on Pleasant Grove Road. As noted in the comments from the Public Service Department on page 2 of this report, all issues, which would include sanitary sewer service will be addressed during the site plan review phase of this project.

- 8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The proposed substation is consistent with the "Open Space-Quasi-Public/Utility" Design Lansing Comprehensive Plan land use designation.

- 9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

The plans that are attached to this report demonstrate compliance with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATIONS

Staff recommends approval of SLU-2-2021, a special land use permit to authorize the construction of a new electrical power substation at 5411 Wise Road, as generally depicted on the site plan dated 10-06-2021, based upon a finding that the request complies with the special land use permit evaluation criteria listed in Section 1262.02(f) of the Zoning Ordinance, as described in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Andy Schor, Mayor

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

5411 Wise Road, Lansing, Michigan 48911

full street address, including zip code, or location of property

Legal
description:

S 1/2 OF S 1/2 OF NE 1/4 Excepting the South 190 FT; Section 6 Township 3 North Range 2 West

Applicant: **Lansing Board of Water and Light**

Address (including zip code): **1201 S Washington Ave, Lansing, MI 48910**

Phone number(s): **(517) 702-6006**

Name of owner(s): **Lansing Board of Water and Light**

Owner address (including zip code): **1201 S Washington Ave, Lansing, MI 48910**

Owner phone number(s): **(517) 702-6006 (Darren Cunningham 517-702-6058)**

Interest in property (please check one):

☐ Option to buy

☒ Owner

☐ Lessee

☐ Represent owner

☐ Other (please specify): _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use: **Electrical Substation**

☐ Child Care (13 or more)

☐ Residential Care Facility (7 or more)

Zoning of the property: **R-2 - Suburban Detached Res.**

Size of Parcel:

Width: **470** ft. Length: **2640** ft. Area: **1,240,800** Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

**Please describe
your proposal:**

A greenfield substation to replace the existing Wise single transformer, six-feeder layout substation to a new two-transformer, twelve 13.2 kV feeders, 138 kV ring bus configuration with one additional position for future 138 kV equipment. The project includes installing two new 138 kV-13.8 kV 30/40/50MVA transformers, installing a new twelve-feeder 15 kV main-tie-tie-main switchgear, and installing a 138 kV exit for the South Reinforcement Transmission Line. Project includes clearing and removing approximately 3 acres of vegetation and mature trees.

include specific background information and copies of permits, approvals, and program information

Submit the following:

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

FEES:

Less than one (1) acre:	\$500.00
One (1) to three (3) acres:	\$650.00
Greater than three (3) acres:	\$800.00

Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant:



Name:

William D. Cunningham

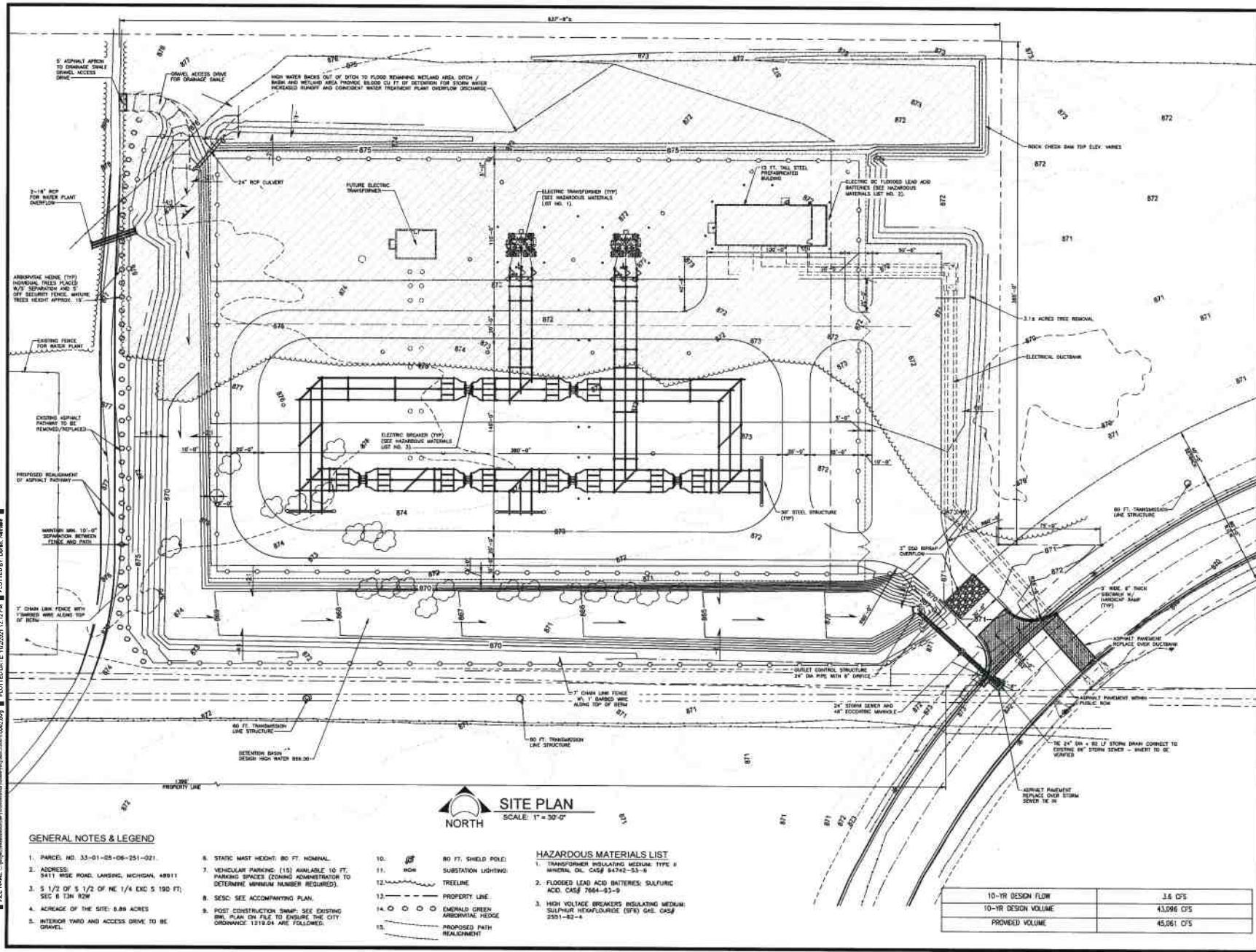
For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036



LBWL Wise Substation





BWL
HomeTown People. HomeTown Power.

PROJECT ENGINEERING DEPARTMENT
1001 S. WASHINGTON AVE. LANSING, MICHIGAN 48103

PROJECT AREA

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY - SITE REVIEW	BLT	10-26-2021

Stanley Consultants Limited, Inc.
228 East Wacker Drive, Suite 2000, Chicago, IL 60601-2000
www.stanleyconsultants.com

DATE: 10-26-2021 INC. P: ND(SCLP)
CHK BY: JET(SCLP) JWH: R:
DESIGN: TE(SCLP) DATE: PRELIMINARY
PROJECT: WISE
WISE SUBSTATION - REBUILD

ISSUED FOR: PERMITTING - SITE PLAN
SPECIAL LAND USE

FILE: WISE ROAD SUB
SUBAREA: SUBSTATION
SCHEME: CIVIL
SCALE: -
DR. DRAWING NUMBER: 236-CG001-2
RECORD: A

FILE NAME: C:\projects\236-CG001\236-CG001.dwg PLOTTED BY: Dave, Nelsa PLOTTED DATE: 10/26/2021 10:12 PM

GENERAL NOTES & LEGEND

1. PARCEL NO. 33-01-05-06-251-021.
2. ADDRESS: 3411 WISE ROAD, LANSING, MICHIGAN, 48111
3. S 1/2 OF S 1/2 OF NE 1/4 SEC 5 190 FT. SEC 8 T3N R2W
4. ACREAGE OF THE SITE: 8.88 ACRES
5. INTERIOR YARD AND ACCESS DRIVE TO BE GRAVEL.
6. STATIC MAST HEIGHT: 80 FT. NOMINAL.
7. VEHICULAR PARKING: (15) AVAILABLE TO FT. PARKING SPACES (COORDINATE ADMINISTRATION TO DETERMINE MINIMUM NUMBER REQUIRED).
8. SEIC: SEE ACCOMPANYING PLAN.
9. POST CONSTRUCTION SWAMP: SEE EXISTING SWAMP PLAN ON FILE TO ENSURE THE CITY ORDINANCE 1310X ARE FOLLOWED.

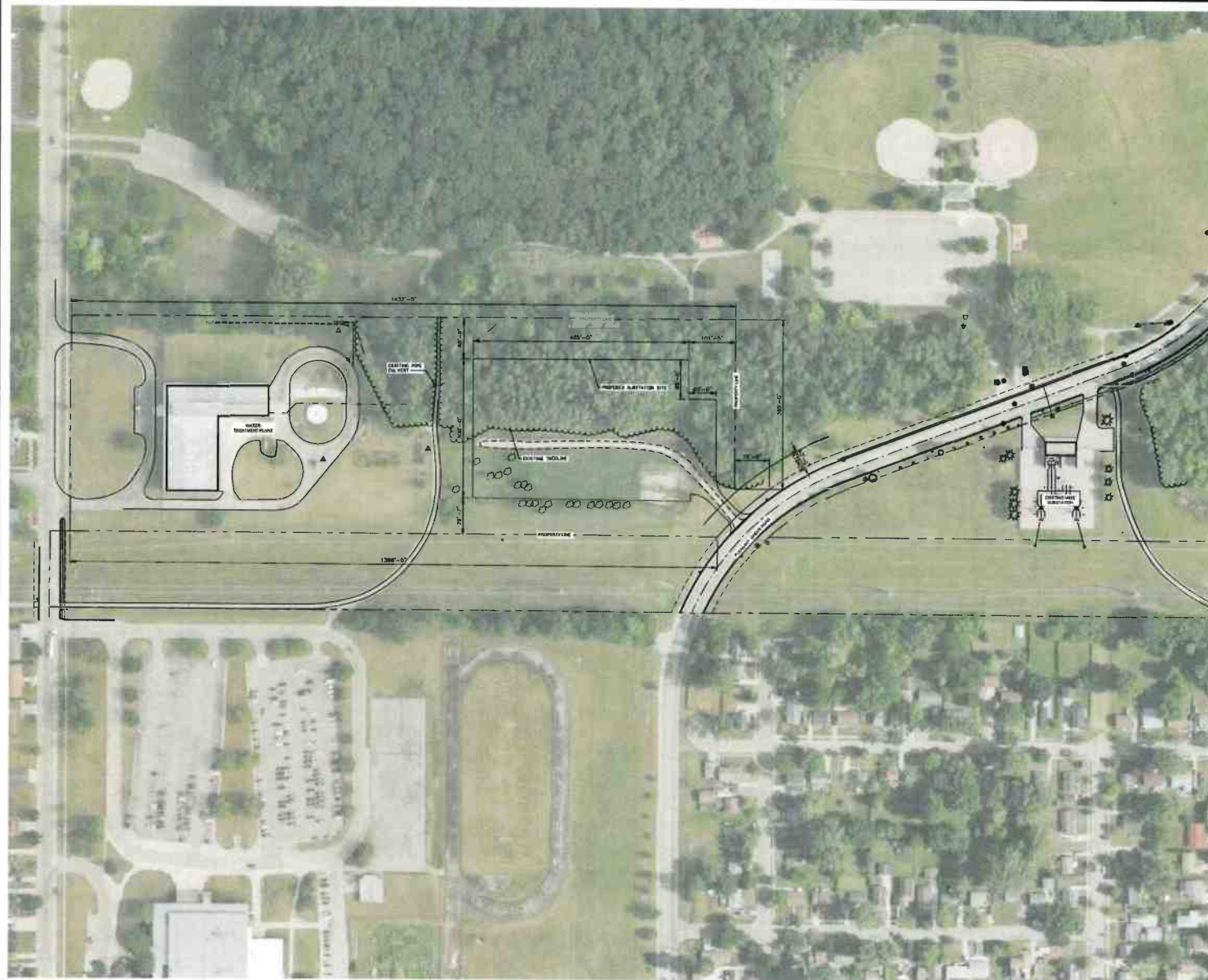
10. 80 FT. SHIELD POLE: SUBSTATION LIGHTING
11. HON TREELINE
12. PROPERTY LINE
13. EMERALD GREEN ARBOREAL HEDGE
14. PROPOSED PATH REALIGNMENT

HAZARDOUS MATERIALS LIST

1. TRANSFORMER INSULATING MEDIUM TYPE B MINERAL OIL CAS# 94742-53-8
2. FLOODED LEAD ACID BATTERIES: SULFURIC ACID CAS# 7664-93-9
3. HIGH VOLTAGE BREAKERS INSULATING MEDIUM: SULFUR HEXAFLUORIDE (GFS) GAS CAS# 2551-82-4

10-YR DESIGN FLOW	3.6 CFS
10-YR DESIGN VOLUME	43,096 CFS
PROPOSED VOLUME	45,061 CFS

FILE NAME: C:\projects\wisconsin\wisconsin\236-CG002-0001.dwg PLOTTED DATE: 11/16/2021 8:14 AM PLOTTED BY: Doreen, Stephanie



 **EXISTING CONDITIONS PLAN**
SCALE: 1" = 100'

GENERAL NOTES

1. PARCEL NO. 33-01-05-06-251-021.
2. EXISTING CONDITIONS WERE CREATED FROM LIDAR DATA RECEIVED FROM WESTWOOD (DEC 28TH, 2020) AND UTILITY INFORMATION FROM MANNIK & SMITH (8/25/2021).
3. GEOTECHNICAL INVESTIGATION WAS COMPLETED ON FEB. 28, 2021 BY MANNIK & SMITH GROUP, INC. THE REPORT MAY BE REQUESTED FROM BWL.
4. VERIFY LOCATION OF UTILITIES IN FIELD BEFORE BEGINNING CONSTRUCTION.
5. TREES OUTSIDE OF THE SITE ARE TO BE PROTECTED AND NOT DAMAGED. ANY DAMAGE CAUSED BY CONSTRUCTION WILL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.



BWL
Hometown People. Hometown Power.

PROJECT ENGINEERING DEPARTMENT
1201 S. WASHINGTON AVE., LANSING, MICHIGAN 48910

PROJECT AREA 

REVISIONS			
REV	DESCRIPTION	BY	DATE
1	PRELIMINARY - SEE REVIEW	ALJ	10-29-2021

PRELIMINARY
50%



Stanley Consultants Limited, Inc.
275 West Main Street, Suite 300, Lansing, MI 48906
www.stanleyconsultants.com

DATE: 10-29-2021	DWG BY: M.D./SC/PC
CHK BY: JET/SC/PC	APP BY:
PROJ NO: PE-20217	ISSUE: PRELIMINARY
PROJECT NAME: WISE SUBSTATION - REBUILD	
DRAWING TITLE: PERMITTING EXISTING CONDITIONS PLAN OVERALL	
SITE: WISE ROAD SUB	
SITE/AREA: SUBSTATION	
DISCIPLINE: CIVIL	
TAXID: -	
DWG DRAWING NUMBER: 236-CG002-3	REVISOR: A

FILE NAME: C:\projects\substation\substation.dwg PLOTTED DATE: 11/02/2021 7:14 AM PLOTTED BY: Dawn, Nadeau



EXISTING CONDITIONS PLAN
SCALE: 1" = 30'

GENERAL NOTES

1. PARCEL NO. 33-01-05-06-251-021.
2. EXISTING CONDITIONS WERE CREATED FROM LIGHT DATA RECEIVED FROM WESTWOOD (DEC 28TH, 2020) AND UTILITY INFORMATION FROM MANNIK & SMITH (8/26/2021).
3. GEOTECHNICAL INVESTIGATION WAS COMPLETED ON FEB. 25, 2021 BY MANNIK & SMITH GROUP, INC. THE REPORT MAY BE REQUESTED FROM BNL.
4. VERIFY LOCATION OF UTILITIES IN FIELD BEFORE BEGINNING CONSTRUCTION.
5. TREES OUTSIDE OF THE SITE ARE TO BE PROTECTED AND NOT DAMAGED. ANY DAMAGE CAUSED BY CONSTRUCTION WILL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

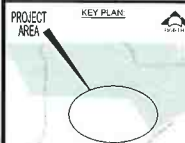
EXISTING CONDITIONS KEY NOTES

- 1 EXISTING TREES/VEGETATION
- 2 EXISTING OVERHEAD UTILITY POLES
- 3 EXISTING ACCESS DRIVE (GRAVEL THICKNESS UNKNOWN)
- 4 EXISTING WATER LINES
- 5 EXISTING GAS LINES
- 6 EXISTING 60" DIA. STORM SEWER
- 7 EXISTING UNDERGROUND ELECTRIC
- 8 EXISTING BIKE PATH
- 9 EXISTING HMA ROADWAY (THICKNESS UNKNOWN)

See all project drawings for the substation site as well.



PROJECT ENGINEERING DEPARTMENT
1201 S. WASHINGTON AVE., LANSING, MICHIGAN 48210



REVISIONS

REV	DESCRIPTION	BY	CHK	DATE
-----	-------------	----	-----	------

1. PRELIMINARY - SITE REVIEW

NO. 11-10-2021

PRELIMINARY
60%

Stanley Consultants Limited, Inc.
225 East Avenue, Macleod, Alberta T2H 1Y4
www.stanleyconsultants.com

DATE: 10-05-2021 DWG BY: NLD (SCLPC)
CHK BY: JST (SCLPC) APPR BY:
PROJ NO: PS-2021 DWG NO: PRELIMINARY
PROJECT NAME:
WISE SUBSTATION - REBUILD

DWG TITLE:
PERMITTING
EXISTING CONDITIONS PLAN

PROJ: WISE ROAD SUB

PROJ AREA: SUBSTATION

DISCIPLINE: CIVIL

REVISION NUMBER:
236-CG002-2

REVISION:
A



Preliminary for Review 11/23/2021





preliminary for Review 11/23/2021

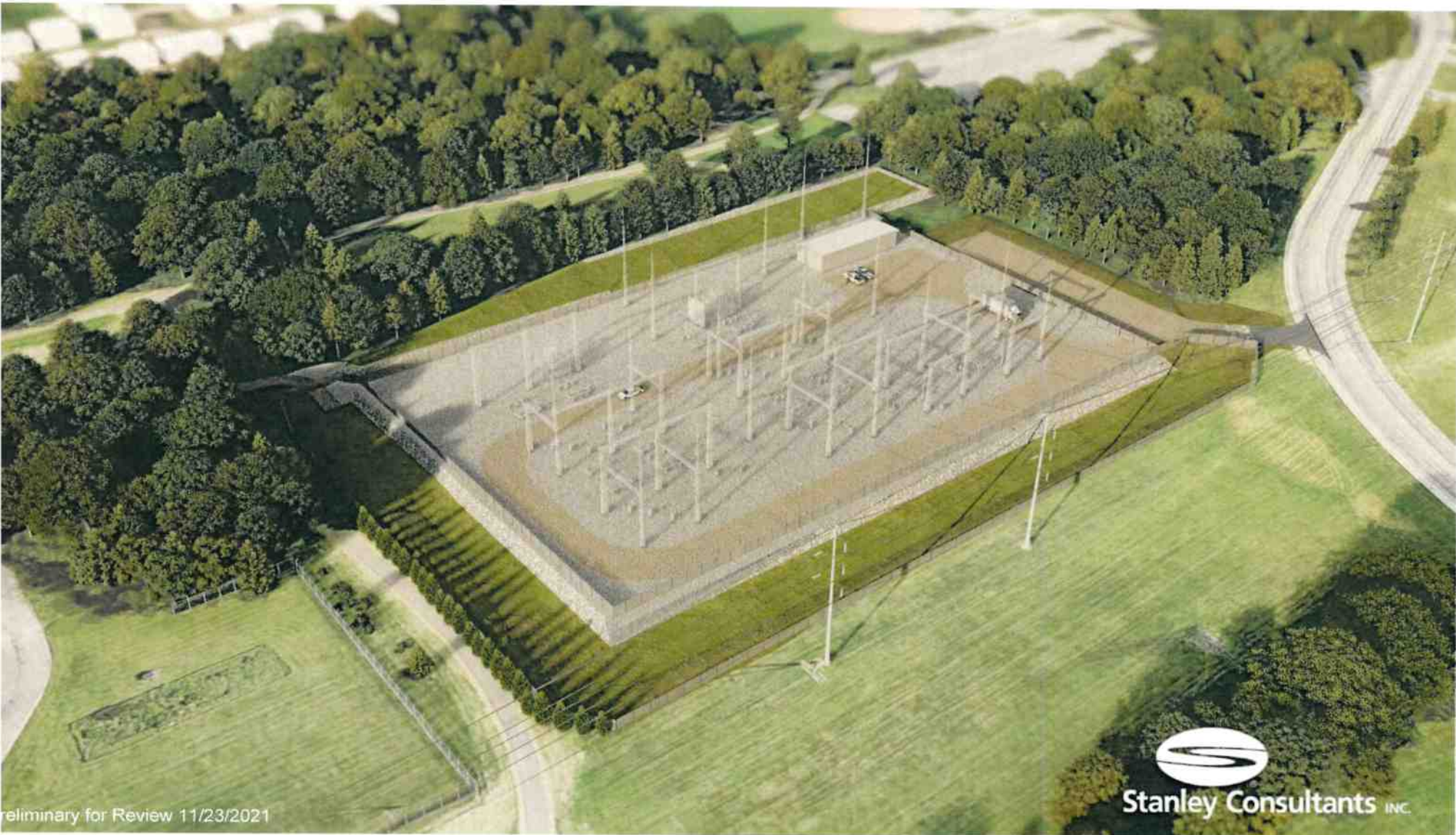




preliminary for Review 11/23/2021

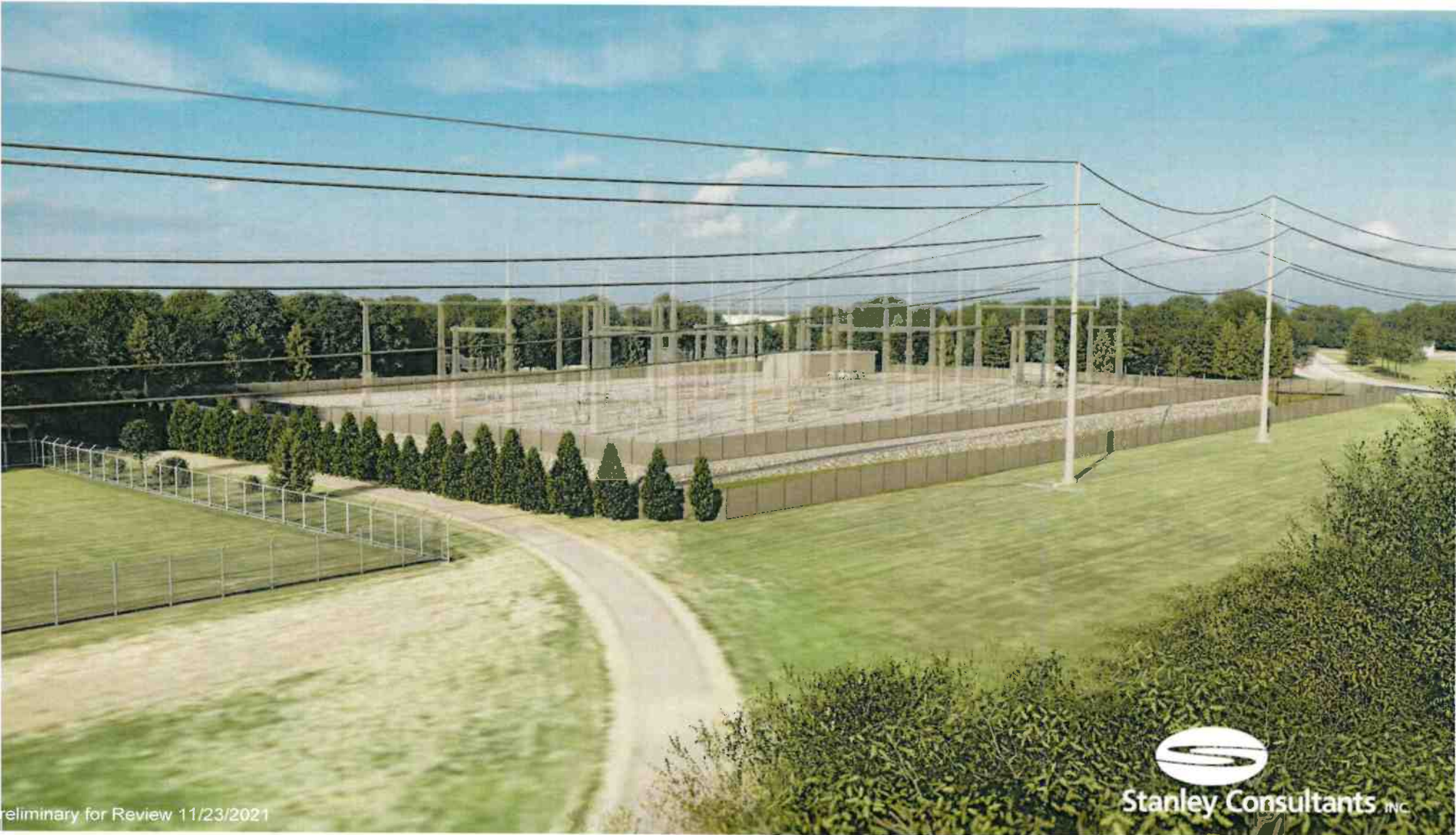






Preliminary for Review 11/23/2021



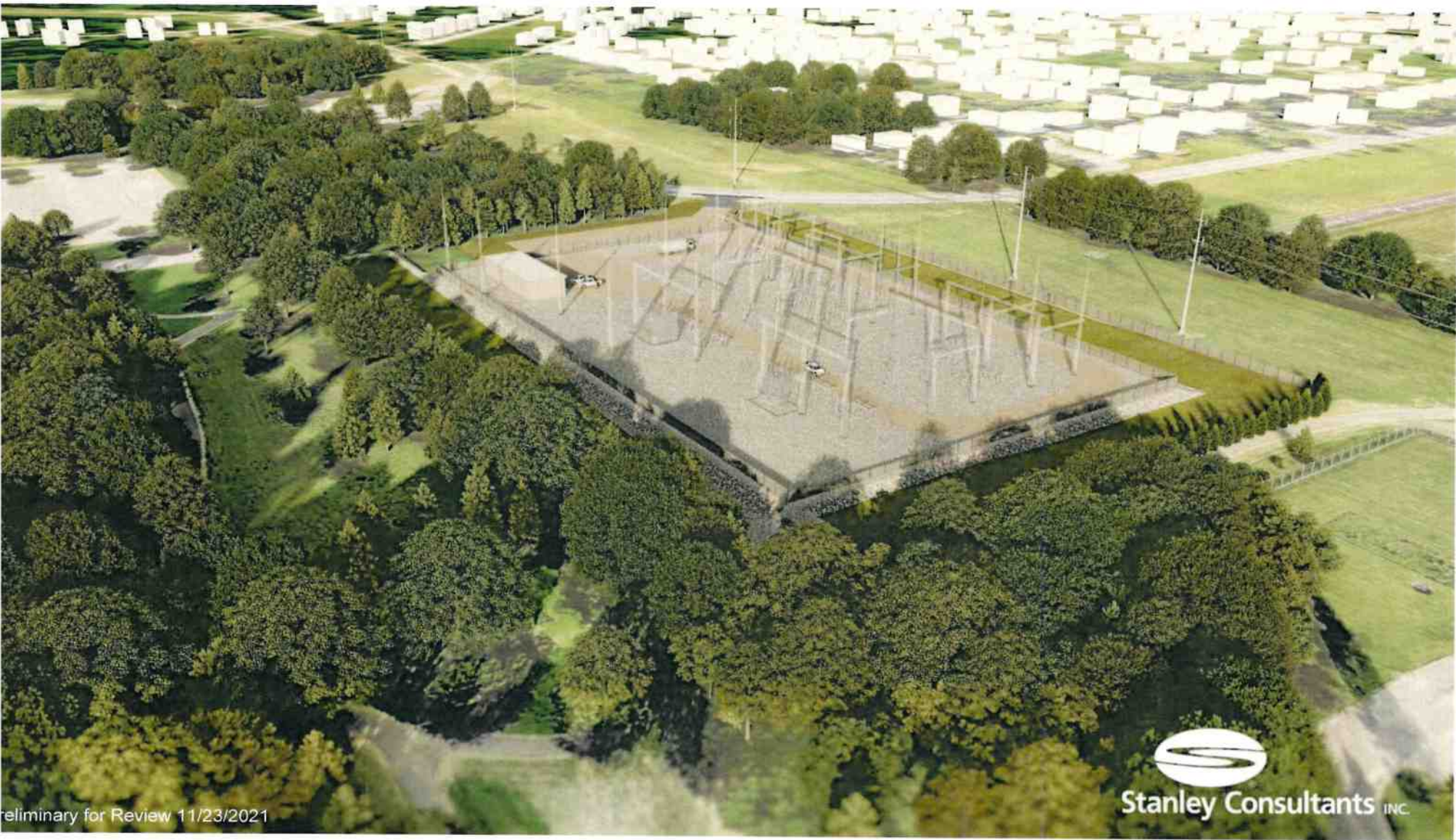


preliminary for Review 11/23/2021



preliminary for Review 11/23/2021





preliminary for Review 11/23/2021





preliminary for Review 11/23/2021





preliminary for Review 11/23/2021



**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, March 14, 2022 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, amend the Lansing Codified Ordinances by amending Chapter 696, Section 696.07, to provide requirements for owners of firearms to report the theft thereof and provide penalties for failure to make a report.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending CHAPTER 696, SECTION 696.07, to provide requirements for owners of firearms to report the theft thereof and provide penalties for failure to make a report.

The City of Lansing ordains:

Section 1. That Chapter 696, Section 696.07, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

696.07. Reporting Stolen Firearms

(a) In the event a firearm is stolen, the owner thereof upon discovery of the theft shall within 5 days of the discovery report the theft to the Lansing Police Department and provide a description of the firearm, including the serial number if any, and any other known identifying information.

(b) Any person who fails to report the theft a firearm, as required under Section (a) is responsible for a municipal civil infraction and subject to a fine not exceeding \$500.00.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council and pursuant to Section 3-307, of the City Charter, this Chapter shall expire December 31, 2030.

Approved as to form:

City Attorney

Dated: _____

PASSAGE OF ORDINANCE

An Ordinance Of The City Of Lansing, Michigan, to amend the Lansing Codified Ordinances (Code) by Chapter 696, Section 696.07, to provide requirements for owners of firearms to report the theft thereof and provide penalties for failure to make a report.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
BROWN	☐	☐
DANIELS	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WOOD	☐	☐
	☐	☐
☐ ADOPTED	☐ FAILED	

Ordinance #1299

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending CHAPTER 696, SECTION 696.07, to provide requirements for owners of firearms to report the theft thereof and provide penalties for failure to make a report.

The City of Lansing ordains:

Section 1. That Chapter 696, Section 696.07, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

696.07. Reporting Stolen Firearms

(a) In the event a firearm is stolen, the owner thereof upon discovery of the theft shall within 5 days of the discovery report the theft to the Lansing Police Department and provide a description of the firearm, including the serial number if any, and any other known identifying information.

(b) Any person who fails to report the theft a firearm, as required under Section (a) is responsible for a municipal civil infraction and subject to a fine not exceeding \$500.00.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council and pursuant to Section 3-307, of the City Charter, this Chapter shall expire December 31, 2030.

Resolution #2022-062

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, Ayen Meiou sought to eliminate a special assessment of \$3,290 for trash and debris removal fees, associated penalties and interest, on the property tax bill for 1900 N. Washington Avenue (ID #33-01-01-09-201-002); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on March 1, 2022, and denied the claim in the amount of \$3,290.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$3,290 for trash and debris removal fees, associated penalties and interest on the property tax bill for 1900 N. Washington Avenue (Tax ID #33-01-01-09-201-002).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

Resolution #2022-055

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

A resolution to continue membership in the Greater Lansing Regional Committee for Stormwater management and to agree to the terms of the memorandum of agreement

WHEREAS the United States Environmental Protection Agency (USEPA) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) have required communities in the Greater Lansing tri-county region to apply for and maintain compliance with a National Pollutant Discharge Elimination System Phase II (NPDES II) permit, and;

WHEREAS, the communities prepared, reviewed, and proposed a Memorandum of Agreement for adoption by all the communities and agencies to formalize and establish the Greater Lansing Regional Committee for Stormwater Management (GLRC), and

WHEREAS, participation in the GLRC advances local efforts for responsible stewardship of our natural resources, allows for the cooperative management of the watersheds in our community and this region, and assists the participating municipalities and their departments in complying with the regulatory requirements promulgated by EGLE and the USEPA Municipal Separate Storm Sewer System(MS4) stormwater discharge permits, and;

WHEREAS, the Memorandum of Agreement which was adopted by these municipalities and agencies originally in 2008, was revised and updated and re-adopted in 2012 and 2017, and has now been prepared reflecting changes in the participating communities and activities to meet permit requirements and extending the period of the agreement to April 30, 2027, now;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council approves the Greater Lansing Regional Committee for Stormwater Management Memorandum of Agreement revised by the GLRC on December 2, 2021 and authorizes payment of the appropriate annual assessment for support of the Greater Lansing Regional Committee, and;

BE IT FURTHER RESOLVED, that the community's representative to the Greater Lansing Regional Committee is the City Engineer.

Resolution #2022-056

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing received a request from Lansing Hotel Investors LLC for a SDM and B-Hotel License with Additional Bars, Dance, Entertainment, Sunday Sales (PM), and Direction Connections Permits for 111 N. Grand Avenue; and

WHEREAS, the Committee on City Operations met on March 1, 2022, to review the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Lansing Hotel Investors LLC for a SDM and B-Hotel License with Additional Bars, Dance, Entertainment, Sunday Sales (PM), and Direction Connections Permits for 111 N. Grand Avenue.

Resolution #2022-053

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Clara Martinez as a 1st Ward member of the Arts and Culture Commission for a term to expire June 30, 2022; and

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

WHEREAS, the Committee on City Operations met on March 1, 2022, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Clara Martinez as a 1st Ward member of the Arts and Culture Commission for a term to expire June 30, 2022.

Resolution #2022-057

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Abigail Klomparens as a 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2024; and

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

WHEREAS, the Committee on City Operations met on March 1, 2022, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Abigail Klomparens as a 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2024.

Resolution #2022-058

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing received a request from RBM Properties LLC for a New Class C license issued under the provisions of MCL 436.1521 a (1) (b) for 224 South Washington Square, Lansing; and

WHEREAS, the Committee on City Operations met on March 1, 2022, to review the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from RBM Properties LLC for a New Class C license issued under the provisions of MCL 436.1521 a (1) (b) for 224 South Washington Square, Lansing.

Resolution #2022-059

By Council Members Brown, Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley,
Wood

Resolved by the City Council of the City of Lansing

WHEREAS, Ulysses, Sr. and Bernice were united in holy matrimony on Sunday, March 17, 1951 in Talladega, Alabama; and

WHEREAS, residing in Lansing for over 65 years with their ten children, who have blessed them with fourteen grandchildren, twenty-seven great grandchildren, and seven great, great grandchildren; and

WHEREAS, when they met it was “love at first sight” but neither said anything to the other at the time, Ulysses wrote a letter and gave it to Katie, Bernice’s sister. After courting for two years, Ulysses asked for her hand in marriage to which her father, Monroe, replied “I will allow a man the same chance I had” and gave his blessing; and

WHEREAS, working two jobs to provide for his family, Ulysses did janitorial work in the evening and retired from General Motors Parts Division after 38 years of service, and Bernice was a homemaker; and

WHEREAS, Ulysses and Bernice have been faithful members of the Bethlehem Temple Church (The Breadhouse) for over 64 years. They have endured many difficulties over the years but credit their relationship with God as the foundation for 71 years of a successful life together.

THEREFORE BE IT RESOLVED, that the Lansing City Council, along with their family and friends congratulate Ulysses, Sr. and Bernice Embry on 71 years of marriage, and wish them Happy Anniversary!

Resolution #2022-054

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023; and

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

WHEREAS, the Committee on Development and Planning met on March 9, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023.

Resolution #2022-060

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2022; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the applications, acknowledging the required match and committing to the amount and source of match that are specified in the applications; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding for the following projects:

Land acquisition of 1624 E. Cavanaugh	\$300,000
Development Grant for Pickle Ball Courts at Clifford Park	\$300,000
Development Grant for Outdoor Venue at Burchard Park	\$300,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of grant applications to the Michigan Natural Resources Trust Fund for the above projects; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide funding with a maximum \$100,000 per project to match the grant authorized by the department.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the department for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.

Resolution #2022-061

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

**Resolution Approving Application to Michigan Department of Transportation for
Local Bridge Program Funding**

WHEREAS the Michigan Department of Transportation (MDOT) is currently soliciting applications for candidate projects for the Local Bridge Program to be funded in the 2025 fiscal year; and

WHEREAS April 4, 2022 is the anticipated deadline for submitting the applications; and

WHEREAS up to four funding applications per agency for bridge projects can be submitted in accordance with the MDOT Call for Projects; and

WHEREAS multiple preventative maintenance projects can be bundle together as one application; and

WHEREAS the City of Lansing, Public Service Department, intends to submit Local Bridge Program funding applications to MDOT for the following four projects listed in the order of priority and funding category:

<u>Priority</u>	<u>Project</u>	<u>Funding Category</u>
1.	E Elm Street over Red Cedar River	Replacement
2.	Enterprise Drive over Pawlowski Creek	Preventative Maintenance
3.	Pennsylvania Avenue over Red Cedar River	Preventative Maintenance
4.	Kalamazoo Street over the Grand River (bundle)	Preventative Maintenance
4.	Beech Street over Red Cedar River (bundle)	Preventative Maintenance

WHEREAS, if successful, the City would receive state or federal funding to finance 95% of construction cost, and the City would fund 5% of the construction and 100% of the engineering costs for any bridge project selected; and

WHEREAS the estimated construction cost of the above listed projects and City's share of construction and engineering costs are tabulated below:

#	Project	Estimated Construction Cost	City's Share
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			Match 5%	Engineering 25%	TOTAL
1	E Elm St over Red Cedar River	\$4,246,000	\$212,300	\$1,061,500	\$1,273,800
2	Enterprise Dr over Pawlowski Creek	\$444,000	\$22,200	\$111,000	\$133,200
3	Pennsylvania Ave over Red Cedar River	\$183,000	\$9,150	\$45,750	\$54,900
4	Kalamazoo St over the Grand River Beech Street over Red Cedar River	\$185,000 \$65,000	\$9,250 \$3,250	\$46,250 \$16,250	\$75,000

and

WHEREAS, any one or any combination of the above four projects could be approved for 2025 funding.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the submittal of the FY 2025 funding applications for the MDOT's Local Bridge Program as listed in the priority above.

BE IT FURTHER RESOLVED that upon grant award, the Mayor is authorized through the Public Service Director to administratively appropriate the necessary accounts for City costs associated with any bridge project selected, which will be budgeted with Act 51 funds.

Resolution #2022-063

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 2131 Pleasant View Ave., Parcel # 33-01-01-32-151-001 legally described as OUTLOT A MID-STATE REPLAT LOT 4 & LOT 37 PLEASANT VIEW, CITY OF LANSING, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on December 3, 2019; and

WHEREAS, a hearing was held by the Lansing Demolition Board on October 28, 2021, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by December 28, 2021; and

WHEREAS, said Hearing Officers filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 28, 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2131 Pleasant View Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 14, 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within sixty (60) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2022-064

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolution approving Brownfield Plan #80
Pleasant Grove & Holmes Development 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 #80 – Pleasant Grove & Holmes Mixed-Use Development Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on February 28, 2022 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 February 28, 2022 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 \$13 million.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on January 14, 2022, 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 #80 – Pleasant Grove & Holmes Mixed-Use Development Project'.

Resolution #2022-065

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Act-1-2022, Sale of City-Owned Property, 1020 W Hillsdale St.

WHEREAS, the City of Lansing proposes to sell 1020 W Hillsdale St., Parcel Identification # 33-01-01-17-478-007, to the Gryphon Group for \$200,000.00 (Two Hundred Thousand Dollars); and

WHEREAS, Valbridge Property Advisors, on March 5, 2021, appraised the value of the property at \$195,000.000 (One Hundred Ninety-Five Thousand Dollars); and

WHEREAS, the Real Estate Purchase Agreement between the City of Lansing and the Gryphon Group was placed on file with the City Clerk on December 21, 2021, and is presented for approval; and

WHEREAS, on February 1, 2022, the Planning Board conducted an Act 33 Review of the proposed sale of property pursuant to Section 208.08 of the Code of Ordinances; and

WHEREAS, the Planning Board reviewed the location, character, and extent of the Act-1-2022 proposal in accordance with its Act 33 Review procedures, and found that:

- The property was part of the “Seven Block Neighborhood Plan” in 1993;
- The property was acquired by the City utilizing CDBG funding in July 1999 but was never redeveloped;
- The property’s proposed redevelopment for new residential units does meet the intent and goals of the “Seven Block Neighborhood Plan”;
- The property was marketed for development through the Build Lansing Initiative;
- The property was appraised at \$195,000;
- The Gryphon Group submitted the only development proposal which centered on affordable housing in the form of attached single-family units and submitted a purchase price of \$200,000; and

WHEREAS, at the regular meeting held open to the public on February 1, 2022, the Board voted unanimously (6-0) to recommend approval of Act-1-2022, the sale of 1020 W Hillsdale St. to the Gryphon Group with the condition that the developer properly screen the development from neighboring residential properties with landscaping; and

WHEREAS, the Lansing City Council held a duly noticed public hearing on this matter at its meeting on February 28, 2022; and

WHEREAS, the Committee on Development & Planning has reviewed the report and recommendation of the Planning Board, as well as the Purchase Agreement, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the Real Estate Purchase Agreement for the 1020 W Hillsdale St. property, placed on file by the City Clerk December 20, 2021,

With the following condition:

- The Gryphon Group shall properly screen the development from the neighboring residential properties with landscaping.

BE IT FURTHER RESOLVED, that the Lansing City Council finds that ownership of the 1020 W Hillsdale St. Property is not necessary for public purposes.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby authorizes the sale of the 1020 W Hillsdale St. Property, Lansing, Michigan, and legally described as

West 20 FT Lot 7, All of Lots 8,9,10,13.14, and 15, Also lots 11 and 12 excluding used as Street ROW; Block 8 Bush, Butler and Sparrow Add.

Subject to easements, encumbrances, and restrictions of record.

to the Gryphon Group, for the sum of \$200,000.00

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

Resolution #2022-066

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing and the Teamsters Local 214 Supervisory and Non-Supervisory Units have negotiated a collective bargaining agreement (the "CBA") for the period covering January 1, 2022 through December 31, 2023, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 9, 2022; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 214 Supervisory and Non-Supervisory Units for the period covering January 1, 2022 through December 31, 2023.



Chris Swope

Lansing City Clerk

March 11, 2022

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](https://www.lansingmi.gov/agendas-minutes)

<u>BOARD NAME</u>	<u>DATE OF MEETING</u>
Planning Board	February 1, 2022
Elected Officers Compensation Commission	February 16, 2022 March 2, 2022
Defined Contribution/ VEBA Plan	November 4, 2021
Lansing Brownfield Redevelopment Authority	February 4, 2022
Lansing Economic Development Corporation	February 4, 2022
Tax Increment Finance Authority	February 4, 2022
Election Commission	October 26, 2021
Board of Ethics	February 8, 2022
Park Board	February 9, 2022
Downtown Lansing Inc.	February 10, 2022

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 □ 517-377-0068 FAX
www.lansingmi.gov/clerk □ city.clerk@lansingmi.gov

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

Chris Swope, MMC/MiPMC
Lansing City Clerk

DRAFT

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries set by Resolutions 2016-202 and 2017-047; and

WHEREAS, the City of Lansing has reviewed the services provided within those boundaries and the cost incurred between March 31, 2021 and November 31, 2021, by the City totals \$21,807.00.

NOW, THEREFORE, BE IT RESOLVED, that the Glenburne Commons special assessment district is hereby confirmed by City Council to include all of the parcels within these subdivisions, excluding unoccupied units:

Glenburne Subdivision

Glenburne Subdivision No. 2

Glenburne Subdivision No. 3

Glenburne Subdivision No. 4

Glenburne Subdivision No. 5

Part of the North ½ and South East ¼ of Section 36, T4N, R3W

City of Lansing, Eaton County, Michigan

BE IT FURTHER RESOLVED, that the Glenburne Commons improvement be supported by a special assessment of improvement costs against the properties which are especially benefitted as follows: \$47.82 per occupied parcel for the 2021 maintenance costs;

BE IT FURTHER RESOLVED, that the cost and expense of plans and assessments incidental to this preparation of the assessment and the roll, and for providing notices shall be included in the expense of the assessment;

BE IT FURTHER RESOLVED, that the Glenburne Commons assessment roll No. GB-2021, compiled by the City Assessor is attached and incorporated herein, and, presented and accepted by City Council with this resolution;

BE IT FURTHER RESOLVED, that a **second public hearing be held Monday March 28, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to consider the establishment of the Glenburne Commons District Special Assessment Roll GB-2021;**

BE IT FINALLY RESOLVED, that notice to the affected owners of the properties in said district be given in accordance with Chapter 1026 of the Lansing Code of Ordinances.



Chris Swope

Lansing City Clerk

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

Pursuant to Article 8, Chapter 4, Section 8-403.3 of the Lansing City Charter, on March 4, 2022 the Economic and Development Department placed on file in my office a Purchase Agreement for Property between the City of Lansing and GG Acquisitions, LLC. for certain parcel of Land located at the Southwest corner of Pere Marquette and Shiawassee Streets, City of Lansing, Michigan known as Parking Lot #50.

Under the Charter, a public hearing may be held on this matter on or after April 4, 2022

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of [Public Notices and Documents on File.](#)

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on **Monday, April 25, 2022**, at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to Amend Chapter 1060, Section 9, of the Lansing Codified Ordinances by adding specific requirements that an applicant for a waste hauler license must provide to the City, and to create a reporting requirement for the applicant to provide the Public Service Department every 6 months, subject to ordinance requirements.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE NO. _____

An Ordinance of the City of Lansing, Michigan, to Amend the Lansing Codified Ordinances by Amending Chapter 1060, Section 1060.09, to add specific requirements that an applicant for a waste hauler license must provide to the City and to create a reporting requirement for the applicant to provide the Public Service Department every six (6) months.

The City of Lansing Ordains:

Section 1. That Chapter 1060, Sections 1060.09, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

• **1060.09. - Licensing of waste haulers.**

(a) No person shall engage in the business of collecting, transporting, delivering or disposing of solid waste residential recyclable materials and/or commercial recyclable materials and/or yard waste within the City without first obtaining a license issued by the City. A waste hauler license shall be valid from the date of issuance to the following April 30 (unless revoked earlier). It shall be an express condition of each license that the waste hauler shall:

(1) Comply with all provisions of this chapter, Federal and State laws;

(2) Have suitable types of containers and an appropriate number of containers to provide adequate service;

(3) Have a schedule of pick-ups; and

(b) Every person required to obtain a waste hauler license shall make application to the City on forms provided by the Clerk's office. The application shall require **the following information: expected weight and/or volume and description of materials handled; collection schedule and/or specific routes; current rates for service, as well as other such**

information as that will enable the Department of Public Service's designee to determine whether the applicant, if licensed, will serve the public in compliance with the requirements of this chapter, and all other applicable laws, statutes, ordinances, rules and regulations. The nonrefundable fee for a waste hauler license shall be determined by Council resolution.

In addition, the licensed waste haulers will be required to report to the Public Service Department every six (6) months the actual weight and/or volume and description of materials handled, in a format provided by the City of Lansing.

(c) Upon receipt of an application for a waste hauler license and payment of a nonrefundable license fee established by resolution of Council, the Department of Public Service shall make a recommendation regarding whether to grant the waste hauler license. The City may deny the issuance of a waste hauler license for any of the following reasons:

(1) Failure of the applicant to comply with this chapter, and any rules and regulations promulgated by the Department of Public Service and adopted by Council;

(2) Violations of this chapter or any other applicable laws, statutes, ordinances, rules and regulations;

(3) Prior criminal convictions, other than minor traffic offenses, or prior license revocations, when such criminal conviction or license revocation bears on the ability of the applicant to serve the public as a waste hauler in a fair, honest, safe and lawful manner; or

(4) Misrepresentation of any material fact in the application for the license. In the event that the waste hauler license is denied, the City shall provide to the applicant written findings of fact in support of the denial based on the standards described above.

1 (d) Any waste hauler license granted pursuant to this chapter may be suspended or
2 revoked by the City for any of the reasons for denial of such license set forth in subsection (c)
3 hereof. The Public Service Department shall make written findings of fact in support of any
4 license suspension or revocation. A person shall have the right to a hearing before Council on
5 any recommended license suspension or revocation, provided that a written request therefor is
6 filed with the City Clerk within five business days after receipt of notice of such suspension or
7 revocation. In the event that such written request is filed with the City Clerk, Council shall hold a
8 public hearing on such suspension or revocation, and shall have the power to reverse, affirm or
9 modify the decision of the Public Service Department. Council shall, in its determination, make
10 written findings of fact supporting its decision. The determination by Council shall be final,
11 subject to appeal to a court of competent jurisdiction.

12 (e) Any vehicle used by a waste hauler for the collection, transportation, delivery or
13 disposal of solid waste within the City shall have the waste hauler's name, address, telephone
14 number and the number of its license issued pursuant to this chapter, plainly marked upon both
15 sides of the vehicle in letters and figures not less than two inches high.

16 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
17 inconsistent with the provisions are repealed.

18 Section 3. Should any section, clause or phrase of this ordinance be declared to be
19 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
20 other than the part so declared to be invalid.

21 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
22 immediate effect by City Council, and shall expire December 31, 2030.

Draft Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 3601 DEERFIELD AVE., City of Lansing, Parcel # 33-01-01-31-206-051, legally described as: LOT 54 SHERATON PARK, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on September 3, 2020 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on December 2, 2021, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by February 2, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 3601 Deerfield Avenue, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Draft Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 3601 DEERFIELD AVE., Parcel # 33-01-01-31-206-051 legally described as LOT 54 SHERATON PARK., City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on September 3, 2020; and

WHEREAS, a hearing was held by the Lansing Demolition Board on December 2, 2021, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by February 2, 2022; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on _____ 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3601 Deerfield Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, _____ 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	3601 DEERFIELD AVE
PARCEL NUMBER:	33-01-01-31-206-051

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	

LISTED TAXPAYER:	WADE, MARY G
INTERESTED PARTIES:	ANTKIER, ROCK (POSS NEW OWNER)
SEV INFORMATION:	\$46,400.00
LAND VALUE:	\$20,176.00
BUILDING VALUE:	\$72,582.00
LOT SIZE:	70 X 120

HOUSING CODE VIOLATION LTR:	2/26/2020
ORIGINAL RED TAG DATE:	9/3/2020
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$71,916.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 54 SHERATON PARK
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	12/2/2021
ORDER:	MAKE SAFE OR DEMOLISH BY 2/02/2022
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT PERMIT ACTIVITY

BUILDING:	REQUIRED NOT PULLED
ELECTRICAL:	REQUIRED NOT PULLED
MECHANICAL:	REQUIRED NOT PULLED
PLUMBING:	REQUIRED NOT PULLED
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	2/23/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	



















CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. 2021-D008
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Matter of the building/structure at 3601 DEERFIELD AVE. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: December 2, 2021 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$47,900.00
8. The cost to repair the building or structure to make it safe is \$71,916.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 31 206 051

LOT 54 SHERATON PARK, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before 2-2-2022

☐ The case be tabled until _____.

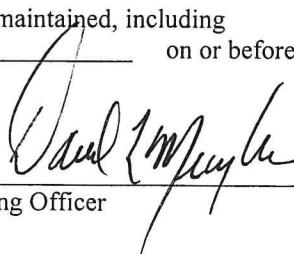
☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.

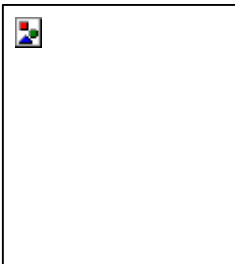
☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

Date

12/2/21

Hearing Officer





Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 02/26/2020

Exterior Correction Notice

**WADE MARY G
3601 S DEERFIELD AVE
LANSING, MI 48911-2316**

Inspection Type:	Safety
Inspection Date:	02/26/2020
Compliance Due Date:	03/27/2020

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3601 DEERFIELD AVE
Parcel No:	33-01-01-31-206-051

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 304 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

AREA: Exterior

*Sec 304.7 Roof covering is deteriorated - damaged - leaking - missing.
Contact the City of Lansing Building Safety Office at 517-483-4355 to
determine if a permit is required.*

INSPECTOR COMMENTS: *Roof appears damaged/deteriorated. Tarp has been on
roof for a couple years.*

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 6849 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

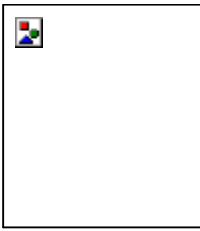
Officer: Meredith D Johnson Meredith.Johnson@lansingmi.gov

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notice and Orders - a copy of this violation was sent to:

Taxpayer of Record: WADE MARY G, 3601 S DEERFIELD AVE, [String.Parcel Owner.CityStateZip]



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 09/02/2020

Unsafe and Dangerous Correction Notice

WADE MARY G
3601 S DEERFIELD AVE
LANSING, MI 48911-2316

Inspection Type: Safety
Inspection Date: 09/03/2020
Compliance Due Date: 10/03/2020

Warning:

Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location:	3601 DEERFIELD AVE
Parcel No:	33-01-01-31-206-051

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 108.1.5 Roof is deteriorated/damaged/leaking and requires repair.

INSPECTOR COMMENTS: *Contact the City of Lansing Building Safety Office at 517-483-4355 to determine if a permit is required.*

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 6849 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Meredith D Johnson Meredith.Johnson@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: WADE MARY G, 3601 S DEERFIELD AVE, LANSING, MI 48911-2316

Draft Resolution #2022-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

Decertify N. Eighth Street, Jerome Street to Michigan Avenue

WHEREAS, Sparrow Health Systems, 1215 E. Michigan Ave. Lansing, MI requested that the City vacate that portion of N. Eighth Street between Jerome Street and E. Michigan Avenue; and

WHEREAS, City Council passed Resolution #2021-123 on June 7, 2021 approving the vacation contingent upon Sparrow providing an easement for the existing sanitary sewer and arranging for the relocation or removal of BWL street lighting, and providing proof of the same to the City Clerk within six months; and

WHEREAS, the vacation of Eighth has been successfully completed and recorded with the Ingham County Register of Deeds as of December 9, 2021; and

WHEREAS, the Public Service Department updates the Public Street System in accordance with Public Act 51 of 1951, which requires that vacated streets be decertified and removed from the Act 51 Street System; and

WHEREAS, the City of Lansing does wish to decertify Eighth Street Between Jerome Street and Michigan Avenue, a distance of 326 feet.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the decertification of a total of 326 feet from the Act 51 Street System.

BE IT FINALLY RESOLVED that the Act 51 Street System be updated to reflect these changes.

Draft Resolution #2022-###

By the Committee _____

Resolved by the City Council of the City of Lansing

MEDC Mi Enhancement Grant – Capitol Security

WHEREAS, on November 8, 2021, the Michigan Economic Development Corporation (MEDC) informed the Lansing Police Department (LPD) that the LPD had received a Michigan Enhancement Grant in the amount of \$1,000,000; and

WHEREAS, the State of Michigan grant award of \$1,000,000 requires no local match; and

WHEREAS, on January 11, 2022, the LPD submitted a Michigan Enhancement grant application to the Michigan Economic Development Corporation in order to claim the grant award amount; and

WHEREAS, the grant period is October 1, 2021, through December 31, 2023; and

WHEREAS, the purpose of the grant is to provide funding for increasing the capabilities of the Lansing Police Department to staff, monitor and respond to public safety needs at and around the State Capitol; and

WHEREAS, the LPD plans to use the funds for 1) security and event staffing (\$300,00), 2) target hardening (\$100,000), and 3) surveillance camera network (\$600,000).

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the MEDC Michigan Enhancement grant in the total amount of \$1,000,000, (having no local match), for the grant period beginning October 1, 2021, and ending December 31, 2023; and

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.

Michigan Enhancement Grant Application Form

Official Grantee: City of Lansing

Grantee Address: 120 W. Michigan

Grantee Primary Contact: Capt. Rob Backus

Grantee Tax ID #: 38-6004628

Phone: 517-483-6883

Email: Robert.Backus@Lansingmi.gov

Instructions: This form and the proposed budget are due to MEDC by December 3, 2021. If a response is not received as required additional approval from State Budget Office may be required.

1. Please describe the public purpose of the project, demonstrating it is consistent with PA 87 of 2021, Section 1096.

The Capitol Security project will increase the capabilities of the Lansing Police Department to staff, monitor and respond to public safety needs at and around the State Capitol.

2. Fill out the anticipated dollar amount for each respective category of the budget, using the excel budget form provided. Please note the general administrative expense cannot exceed 10% of the grant amount.

3. Anticipated timeframe for each cost identified in the budget.

Time frame: 36 months

2021: \$300,000

Event staffing and support cost

2022: \$350,000

Target hardening efforts: \$50,000

Camera Surveillance Network: \$300,000

2023: \$350,000

Target hardening efforts: \$50,000

Camera Surveillance Network: \$300,000

TOTAL COST: \$1,000,000

4. I acknowledge that I will be required to submit quarterly progress reports and a final report including:
- i. A summary of the Grant Activities performed over the immediately prior calendar quarter;
 - ii. An accounting of Grantee's actual expenditure of all funds on the Project over the immediately prior quarter, including the breakdown of Grantee's actual use of Grant funds on the Project within each applicable category of the Budget, and corresponding copies of supporting documentation of such expenditures, such as receipts, general ledgers, or other evidence of expenditure activity statements;
 - iii. the Grantee's estimated percentage of completion of the Project; and
 - iv. Any other information deemed relevant by Grantee to support the Grant Activities actually performed.
5. If the Grantee is also a recipient of grant funds under one or more of a prior grant agreement authorized by any of PA 268 of 2016, PA 107 of 2017, PA 207 of 2018, PA 154 of 2019, and/or PA 166 of 2020, Grantee must first certify in writing to the Grant Administrator that all such grant funds disbursed thereunder have been expended as required under the applicable prior grant agreement, before any Grant funds from PA 87 of 2021 may be disbursed to Grantee.
6. Identify authorized signer(s).

Robert Backus

NOTICE: Please be advised any portion of the grant funds paid to grantee and not spent or not spent in accordance with the grant agreement must be returned to the MEDC.

This Grant Application Form is not a legally binding agreement and should not be viewed as such. Moreover, the Grant Application Form does not embody all of the terms and conditions of the grant agreement and neither the MEDC nor the grantee will be bound until there is an executed grant agreement that sets forth all the terms and conditions.

Authorized Signature: **Robert BAcKus**

Digitally signed by Robert BAcKus
Date: 2021.12.07 13:38:05 -05'00'

Date: **01/11/2022**

McClure, Joe

From: Kristyn Blackmer (MEDC) <blackmerk1@michigan.org>
Sent: Monday, November 8, 2021 12:54 PM
To: McClure, Joe
Subject: [EXTERNAL] Michigan Enhancement Grant
Attachments: Mi Enhancement Grant Application Form FY22.pdf; Mi Enhancement Grant Project Budget.xlsx

Importance: High

Dear Grantee:

This email is to inform you that your organization has received a Michigan Enhancement Grant, of \$1,000,000 as described in PA 87 of 2021, section 1096.

Please provide the following forms and information to the MEDC **no later than December 3, 2021**. This information will be incorporated into your grant agreement, so please fill out each section completely.

1. Michigan Enhancement Grant Application Form
2. Michigan Enhancement Grant Project Budget (Excel)

In addition, **your organization must be registered in the State of Michigan SIGMA Vendor Self-Service (VSS) System**. If you are already registered in SIGMA to receive electronic funds transfers (EFT) payments, please let us know in your response transmittal. If you are not yet registered, you may reference the attached SIMGA VSS Registration Instructions or follow this [VSS Registration Link](#) to sign up.

If you have any questions or concerns, please let me know.

Thank you,

Kristyn Blackmer
Budget and Grant Specialist
Michigan Economic Development Corporation
300 N. Washington Square | Lansing, MI 48913
NEW Cell: 517.899.8341 | Fax: 517.241.5640
blackmerk1@michigan.org

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.

Michigan Enhancement Grant Project Budget

Please enter the major cost elements of the project, selecting from the drop down list options. If you select an activity with a "...", please add a few additional words of description in the "Other/Additional Notes" column. You will be asked to report based on these budget categories. It is recommended that the budget have between 2-5 line items. Keeping the budget at a fairly high-level minimizes the need to amend the budget if the project costs deviate slightly from the plan. The "Local" and "Other" columns are optional. **Six line items is the maximum allowed.**

1. Grantee: City of Lansing		2. Project Title: Capitol Security			
3. Project Cost Elements: \$1,000,000		4. Funding Sources: State of Michigan			
Activities	Other/Additional Notes	Michigan Enhancement Grant	Local Funding	Other Funding	Total
Other:		\$300,000	\$ -	\$ -	\$ 300,000.00
Engineering	Security and Event Staffing	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
Equipment:	Target Hardening				
	Surveillance Camera Network	\$ 600,000.00			\$ 600,000.00
Total		\$ 1,000,000.00	\$ -	\$ -	\$ 1,000,000.00

INTRODUCTION OF ORDINANCE

Council Member _____ introduced:

An ordinance of the City of Lansing, Michigan to amend Chapter 1300 of the Lansing codified ordinances by amending Sections 1300.07, 1300.10, and 1300.11 for the purpose of updating the ordinance to reflect changes in laws and rules resulting from the adoption of the form-based zoning code.

This Ordinance is read a first time by its title and referred to the Committee on _____.

Draft Resolution #2022-###

By the Committee _____

Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of:

Approving or opposing the amendment to Chapter 1300 of the Lansing Code of Ordinances by amending Sections 1300.07, 1300.10, and 1300.11 for the purpose of updating the ordinance to reflect changes in laws and rules resulting from the adoption of the form-based zoning code.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 1300, SECTIONS 1300.07, 1300.10, AND 1300.11 TO UPDATE THE ORDINANCE TO REFLECT CHANGES IN LAWS AND RULES AND THE RECENTLY ADOPTED FORM-BASED ZONING CODE.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1300, Sections 1300.07, 1300.10 and 1300.11, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

1300.07. License renewal application.

(a) Application for a license renewal required by this chapter shall be made in writing to the City Clerk at least 28 days prior to the expiration of an existing license.

(b) An application for a license renewal required by this chapter shall be made under oath on forms provided by the City, and shall contain all of the information required by Section 1300.04(b).

(c) An application for a license renewal shall be accompanied by a renewal fee in an amount of \$5,000.00. The renewal fee is established to defray the costs of the administration and enforcement of this chapter expended by the City Clerk's Office, Police Department, City Attorney's Office, Treasury, Building Safety office, Zoning Administrator, and other relevant City departments.

(d) Upon receipt of a completed application for a license renewal meeting the requirements of this chapter and the license renewal fee, the City Clerk shall refer a copy of the renewal application to each of the following for their approval: The City Attorney's Office, the Building Safety Office, the Police Department, the Zoning Administrator, and the City Treasurer.

(e) No application for a license renewal shall be approved unless:

- (1) The Building Safety Office has inspected the proposed location and/or approved proposed site plans for compliance with all laws for which they are charged with enforcement within the past calendar year.
- (2) The Zoning Administrator has confirmed that the location complies with the Zoning Code and this chapter.
- (3) The City Treasurer has confirmed that the applicant and each stakeholder of the applicant and the location of the marihuana operation are not currently in default to the City, including but not limited to property taxes.
- (4) The Police Department has reviewed the criminal history background checks for each applicant, stakeholder, and employee, as provided by the applicant.
- (5) The City Attorney's Office has reviewed and approved as to form the insurance and either the surety bond or escrow account documentation for compliance with State and local laws.
- (6) The applicant possesses the necessary State licenses or approvals.
- (7) The applicant has operated the marihuana operation in accordance with the conditions and requirements of this chapter as well as Federal and State laws and regulations.
- (8) The marihuana operation has not been declared a public nuisance.
- (f) If written approval is given by each individual, department, or entity identified in subsection (e), the City Clerk confirms compliance with subsection (b) and receipt of the renewal fee, the City Clerk shall issue a license renewal to the applicant. The renewal shall be deemed approved if the City has not issued formal notice of denial within 60 days of the filing date of the application, unless the applicant is advised of non-compliance under Section 1300.07(e) during such period.
- (g) IF AN APPLICANT RECEIVES CONDITIONAL APPROVAL TO RECEIVE A LICENSE BUT FAILS TO OBTAIN THAT LICENSE WITHIN 24 MONTHS FROM THE DATE OF CONDITIONAL APPROVAL, THE CITY CLERK

MAY REVOKE THE CONDITIONAL APPROVAL AND DENY LICENSURE. CONDITIONAL APPROVAL IS NOT A LICENSE AND IN NO WAY PERMITS GROWING, PROCESSING, TESTING, TRANSPORT, OR SALE OF MARIHUANA OR MARIHUANA PRODUCT.

1300.10. Location, buffering, dispersion, and zoning requirements for Medical Marihuana Provisioning Centers and Marihuana Retailers.

(a) No Medical Marihuana Provisioning Center or Marihuana Retailer shall be located within:

(1) One thousand feet, of an operational school, including pre-kindergarten that is located within a school; or

(2) Five hundred feet, of the following buffered uses: Public parks; a commercial child care organization (non-home occupation) that is required to be licensed or registered with the Michigan Department of Health and Human Services, or its successor agency; a church; a facility at which substance use disorder prevention services or substance use disorder treatment and rehabilitation services and those terms are defined in the Mental Health Code, PA 258 of 1974, MCL 330.1001 et seq. or another Medical Marihuana Provisioning Center or Marihuana Retailer.

(b) Medical Marihuana Provisioning Centers and Marihuana Retailers shall be limited to S-C

(SUBURBAN CORRIDOR), MX-C (MIXED USE URBAN CORRIDOR), MX-2 (MIXED USE COMMUNITY CENTER), MX-3 (MIXED USE DISTRICT CENTER), IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL), IND-3 (URBAN INDUSTRIAL), AND DT-2 (URBAN FLEX) ~~F and F1-Commercial, G2-~~

~~Wholesale, H-Light Industrial, and I-Heavy Industrial~~ as such districts are described and designated as provided in the Zoning Code provisions of this Code.

(c) No Medical Marihuana Provisioning Center or Marihuana Retailer shall be located within another business except as permitted by the Marijuana Regulatory Agency.

- (d) For the purpose of calculating the buffering and dispersion requirements of this section, the distance shall be measured along the center line of the street or streets of address between two fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the buffered use nearest to the contemplated location of the marihuana operation and from the part of the contemplated location nearest to the buffered use. The distances from the marihuana operation to the point on the centerline and from the buffered use to the point on the centerline shall be included in the calculation. For Medical Marihuana Provisioning Centers and Marihuana Retailers located within a commercial strip mall or retail center, the measurement shall be from the property line of the Medical Marihuana Provisioning Center and Marihuana Retailer to the property line of a buffered use.
- (e) No marihuana operation shall be located in an unzoned area or in an area subject to an agreement entered into pursuant to Public Act 425 of 1984.

1300.11. Location of Marihuana Growers, Marihuana Safety Compliance Facilities, Marihuana Processors, Marihuana Secure Transporters, Marihuana Microbusinesses, and Designated Consumption Establishment.

- (a) All Marihuana Growers and Marihuana Microbusinesses shall be limited to IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL) AND IND-3 (URBAN INDUSTRIAL) ~~H-Light Industrial and I-Heavy Industrial~~ zoning districts as identified in this Code.
- (b) All Marihuana Safety Compliance Facilities, Marihuana Processors, and Marihuana Secure Transporters shall be limited to IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL), IND-3 (URBAN INDUSTRIAL), AND DT-2 (URBAN FLEX) ~~the H-Light Industrial, I-Heavy Industrial, or G2-Wholesale~~ zoning districts as identified in this Code.

(c) All Designated Consumption Establishments shall be limited to S-C (SUBURBAN CORRIDOR), MX-C (MIXED USE URBAN CORRIDOR), MX-2 (MIXED USE COMMUNITY CENTER), MX-3 (MIXED USE DISTRICT CENTER), IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL), IND-3 (URBAN INDUSTRIAL), AND DT-2 (URBAN FLEX) ~~F and F-1 Commercial, G2 Wholesale, H Light Industrial, and I-Heavy Industrial~~-zoning districts as identified in this Code.

(d) No marihuana operation shall be located in an unzoned area or in an area subject to an agreement entered into pursuant to Public Act 425 of 1984.

Section 2. All ordinances, resolutions or rules, parts of ordinances inconsistent with these provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. All applications for marihuana operations licenses submitted under the former Zoning Code and still pending at the time of enactment of this Amendment will proceed under the former Zoning Code. All licenses located outside of the new zoning designations shall be considered a preexisting nonconforming use.

Section 5. This ordinance shall take effect on the 30th day after enactment by City Council and pursuant to Section 3-307 of the City Charter, this Chapter shall expire December 31, 2029.

Approved as to form:

City Attorney

Dated: _____

Draft Resolution #2022-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing and the Teamsters Local 214 Supervisory and Non-Supervisory Units have negotiated a collective bargaining agreement (the “CBA”) for the period covering January 1, 2022 through December 31, 2023, which is summarized in the Tentative Agreement Document approved by the parties (“Tentative Agreement”) and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 9, 2022; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 214 Supervisory and Non-Supervisory Units for the period covering January 1, 2022 through December 31, 2023.

Draft Resolution #2022-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, in Resolution 2021-093, the City of Lansing established three Social Districts within the City, the Downtown Social District, the REO Town Social District, and the Old Town Social District; and

WHEREAS, the Michigan Legislature has since amended Section 551 of 1998 Public Act 58, which authorizes the local governmental unit to establish social districts and commons areas; and

WHEREAS, the amended Section 551 of 1998 Public Act 58 requires that, when a special event liquor license is issued, the governing board of a local unit of government to delineate a portion of the commons area to be used exclusively by a special event licensee and a portion of the commons area to be used exclusively by social district permittees; and

WHEREAS, the amended Section 551 of 1998 Public Act 58 also eliminates the January 1, 2025 sunset provision pertaining to social district permits; and

WHEREAS, Resolution 2021-093 established a sunset date of December 31, 2022, pertaining to social district permits.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby confirms that in the event a special event license is obtained by a licensee within a commons area of a social district, that area of the commons area contiguous to that licensee's property shall be used exclusively by the special event licensee, and the other designated space of the commons areas to be used exclusively by social district permit holders.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Lansing City Council, hereby eliminates the sunset provision of December 31, 2022, originally established in Resolution 2021-093 and, consistent with amended Section 551 of 1998 Public Act 58, eliminates the sunset date of the social district permits altogether.

BE IT FINALLY RESOLVED, the City Clerk shall notify the Michigan Liquor Control Commission of this updated resolution upon passage by the Lansing City Council.

Draft Resolution #2022-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the reappointment of Robert Fryling as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2024; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Robert Fryling as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2024.

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the reappointment of David Price as an At-Large member of the Board of Water and Light for a term to expire June 30, 2026; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of David Price as an At-Large member of the Board of Water and Light for a term to expire June 30, 2026.

Draft Resolution #2022-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, April 11, 2022, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Petition for Sale of Property:

Act-8-2021: Sale of Property, Lot 50 (Parcel # 33-01-01-16-277-043)

Draft Resolution #2022-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Act-8-2021, Sale of City-Owned Property, "Lot 50".

WHEREAS, the City of Lansing proposes to sell the property commonly known as Parking Lot 50 at the southwest corner of E Shiawassee St. and Pere Marquette Dr., Parcel Identification #33-01-01-16-277-043, to GG Acquisitions, LLC for \$125,000.00 (One Hundred Twenty-Five Thousand Dollars); and

WHEREAS, the Real Estate Purchase Agreement between the City of Lansing and GG Acquisitions, LLC was placed on file with the City Clerk on March 4, 2022, and is presented for approval; and

WHEREAS, on March 1, 2022, the Planning Board conducted an Act 33 Review of the proposed sale of property pursuant to Section 208.08 of the Code of Ordinances; and

WHEREAS, the Planning Board reviewed the location, character, and extent of the Act-8-2021 proposal in accordance with its Act 33 Review procedures, and found that:

- The property has experienced steep reductions in use amid the ongoing Covid-19 Pandemic;
- Existing municipal parking lots and on-street parking will continue to serve the Stadium District;
- The proposed buyer will provide public parking after 5:00 pm each day for up to two years or until the property is redeveloped, whichever is sooner;
- GG Acquisitions, LLC has submitted the only purchase proposal and submitted a purchase price of \$125,000; and

WHEREAS, at the regular meeting held open to the public on March 1, 2022, the Planning Board voted (6-1) to recommend approval of Act-8-2021, the sale of Lot 50, to the GG Acquisition LLC; and

WHEREAS, the Lansing City Council held a duly noticed public hearing on this matter at its meeting on April 11, 2022; and

WHEREAS, the Committee of the Whole has reviewed the report and recommendation of the Planning Board, as well as the Purchase Agreement, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the Real Estate Purchase Agreement for the Lot 50 property, placed on file by the City Clerk March 4, 2022.

BE IT FURTHER RESOLVED, that the Lansing City Council finds that ownership of the Lot 50 Property is not necessary for public purposes.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby authorizes the sale of the Lot 50 Property, Lansing, Michigan, and legally described as

PARTS OF LOTS 40 & 41 COM NW COR LOT 40, TH S 309.15 FT, E 78 FT +/- TO W LINE PERE MARQUETTE DR R/W, N 09DEG W 49 FT +/-, N 00DEG 02MIN E 260 FT TO N LINE LOT 40, W 71.49 FT TO BEG; ASSESSORS PLAT NO 36

Subject to easements, encumbrances, and restrictions of record.

to the GG Acquisition LLC, for the sum of \$125,000.00.

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

**Department of Economic
Development and Planning**
Brian McGrain, Director



Andy Schor, Mayor

Planning and Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4060
www.lansingmi.gov/planning

MEMORANDUM

To: City Council
From: Brian McGrain, Director
Date: March 7, 2022
Subject: Act-8-2021 Sale of City-Owned Property, Lot 50

The Economic Development and Planning Department is proposing to sell the City-owned and administered parking lot commonly referred to as “Lot 50”. This lot is in the Stadium District at the southwest corner of E Shiawassee St. and Pere Marquette Dr.

Although Lot 50 was once a productive resource for the City, as the Covid-19 pandemic progressed and there were less commuters, the lot has seen a drastic reduction in use levels. As of February 2022, only six permits were leased by individuals. We do not foresee substantial amounts of permit parkers returning to this lot for years to come and as such, the property is not necessary for parking services or for public purposes. This drop in use coupled with nearby development pressures of the Stadium District has resulted in a purchase offer for the lot. The proposed buyer has been the only entity to show an interest in Lot 50.

Lot 50 revenue (calendar year) 2017 – 2021

2017: \$12,187
2018: \$13,565
2019: \$14,099
2020: \$ 8,878
2021: \$ 1,951

This lot may continue to be used as surface parking, and the proposed buyer has committed to maintaining public parking after 5:00 pm for up to two years, but EDP encourages more intense (vertical) redevelopment with the parcel’s versatile “DT-3” Downtown Core zoning designation. It is also possible the lot will continue to serve as accessory parking for new, denser development along Larch St.

It is an opportune time to divest ourselves of the property for the suggested sale price of \$125,000 as parking levels continue to stagnate while adequate municipal parking exists elsewhere to meet demands and this block is featured for use and redevelopment. We are excited at the opportunity to return this property to the tax roles and, by doing so, allow neighboring properties to be redeveloped to further increase our city’s tax base.

Respectfully submitted,
Brian McGrain, Director

Act-8-2021, Sale of City-Owned Property, Lot 50 - STAFF REPORT

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

APPLICANT	City of Lansing – Economic Development & Planning Department
PROPOSAL:	Sale of excess City-owned land.
PARCEL(S):	0 Pere Marquette Dr PID # 33-01-01-16-277-043
CURRENT OWNER(S):	City of Lansing
EXISTING LAND USE & ZONING:	Use: Parking lot, Zoning: DT-3 Urban Core
PROPERTY SIZE AND SHAPE:	.511 acres, rectangular, see Exhibit A
SURROUNDING ZONING & LAND USE	North: DT-2, Vacant South: DT-3, Commercial West: DT-3, Commercial East: DT-3, Residential - townhomes

ANALYSIS

BACKGROUND:

The City of Lansing's Economic Development & Planning Department is proposing to sell the City-owned municipal parking lot commonly referred to as "Lot 50". The Planning Office does not have much background information on the lot's history like when it was obtained or started operations, but Lot 50 was resurfaced in 2020 as part of the Parking Services Office's 5-Year Capital Improvements Program. At the time the lot was a productive resource and EDP had no plans to decommission the lot. As the Covid-19 pandemic progressed Lot 50 has seen a drastic reduction in use levels. Nearby development pressures have resulted in a purchase offer for the parking lot.

Lot 50 revenue 2017 – 2021

2017: \$12,187
2018: \$13,565
2019: \$14,099
2020: \$ 8,878
2021: \$ 1,951

Since the beginning of Mayor Schor's 'Build Lansing Initiative' in 2021 the City has maintained a review of any and every proposal for redevelopment of non-park City-owned property. The proposed buyer has been the only entity to show an interest in Lot 50 to assist their development plans in this area.

The City will continue to sell permits in four lots in the vicinity. (See Map A). Metered parking exists along the 600 block of E Michigan Ave. and over half the stretch of Pere Marquette Dr. The Parking Services Office reports that they have leased only six permits in Lot 50 through February 2022.

LOCATION:

Lot 50 is located at the southwest corner of E Shiawassee St. and Pere Marquette Dr. The parcel is approximately 71' wide by 309' long, a total of 0.5 acres.

CHARACTER:

The subject property is currently under-utilized as a surface parking lot and is an under-utilized use within the greater context of the Downtown area of the Future Land Use Plan and Form-Based Zoning Code. The desire for this designation is the shift from auto-centric uses to a denser, urban built environment with corresponding uses and businesses.

EXTENT:

The extent of the sale is one City-administered surface parking lot. With the minimal usage (currently six leased permits) and available parking lots in the vicinity, parking operations of the City should not be significantly impacted.

As part of the purchase agreement the buyer has committed to maintaining public parking after 5:00 pm each day for two years after the date of sale or until the property is redeveloped, whichever is earlier.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- (A. Malvetis) The Public Service Department has no objection of the sale.
 - Between the two attached as-built drawings, there's a discrepancy on where the ROW line/property line is located. Attached #5139 shows the ROW line several feet west of the west curbline, while attached #4530 shows the west curbline right on the ROW line. Assuming the first drawing is correct, we won't need an easement (the old sewer is shallow). [Further research is needed] to see which scenario is correct and let us know. Then, we'll know

Act-8-2021, Sale of City-Owned Property, Lot 50 - STAFF REPORT

whether we need to retain an easement. It's also possible we can abandon this sewer at some point in the near future.

Development Office

- No objection, supportive of sale.

Building Safety Office:

- No objection.

Lansing Fire Department:

- No objection.

Parks and Recreation Department:

- No objection.

STAFF RECOMMENDATION

Staff recommends approval of Act-8-2021 as proposed, to facilitate returning the subject parcel to the tax rolls and to support redevelopment to a higher and better use of the property once transferred, with the following condition:

- Easements for necessary utilities (water, sanitary sewer, electric lines, street lighting, communications, etc.) shall be executed prior to vacation, subject to review and approval as to form by the City Attorney.

Respectfully submitted,

Andy Fedewa, Planner



100

Lansing Tax Parcels

Lansing Form Based Code

DT-1 - Urban Edge

DT-2 - Urban Flex

DT-3- Urban Core

IND-1 - Suburban Industrial

IND-2 - General Industrial

IND-3 - Urban Industrial

INST-1 - Suburban Institution

INST-2 - Urban Institution

MFR - Multi-Family Residential

MX-1 - Neighborhood mixed-Use Center

MX-2 - Community Mixed-Use Center

MX-3 - District Mixed-Use Center

MX-C - Mixed-Use Corridor

R-1 - Suburban Detached Res.

R-2 - Suburban Detached Res.

R-3 - Suburban Detached Res.

R-4 - Urban Detached Res.

R-5 - Urban Detached Res.

R-6A - Urban Detached Res.

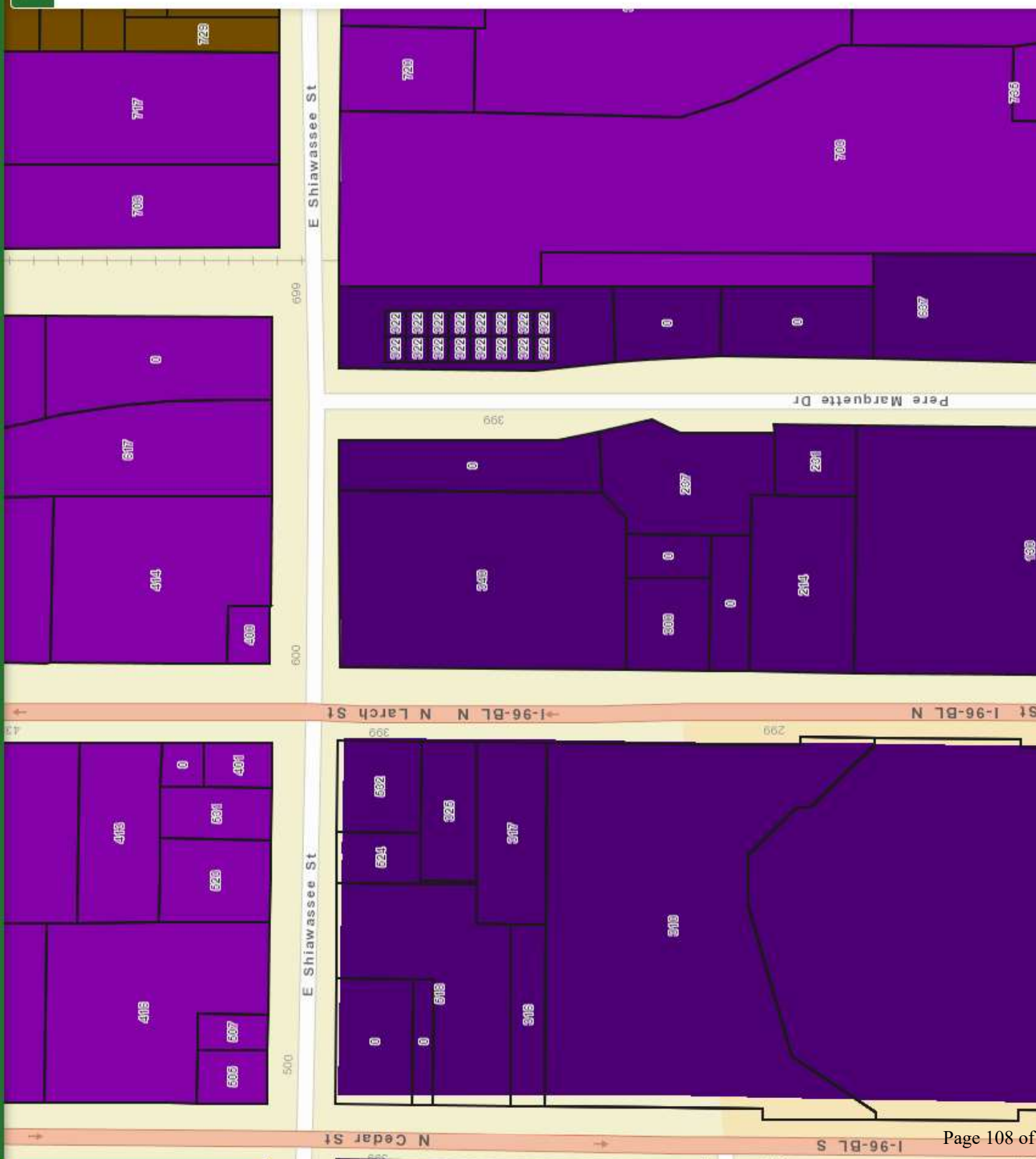
R-6B - Urban Detached Res.

R-AR - Residential Adaptive Reuse

R-MX - Residential Mix

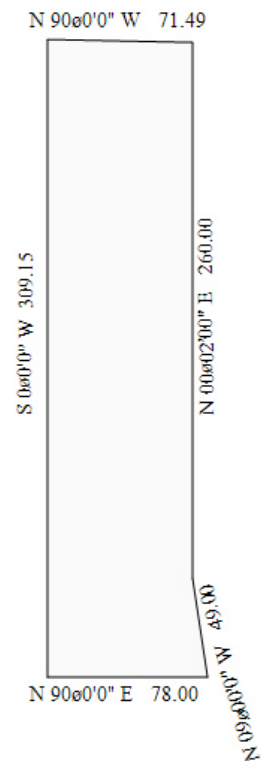
ROW

S.C. - Suburban Corridor



Image/Sketch for Parcel: 33-01-01-16-277-043

SHIAWASSEE ST



PERE MARQUETTE ST

Sketch by Apex Medina™

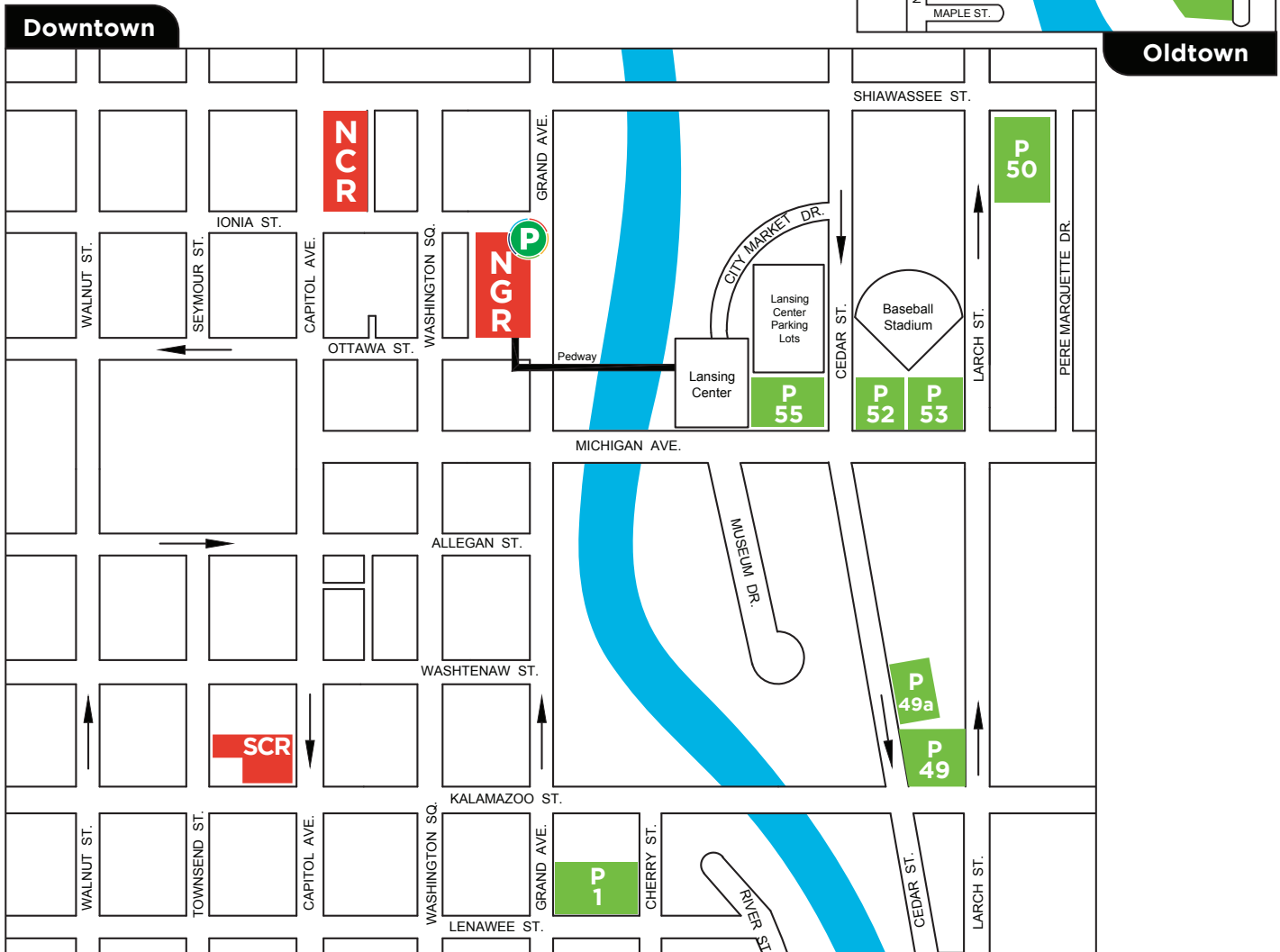
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Monthly Permit Rates and Locations

Effective July 1, 2020



City of Lansing Parking Ramps

NGR	North Grand Ramp	
	Roof	\$112
	3rd & 4th Levels	\$143
	4th Level Reserved	\$163
NCR	North Capitol Ramp	
	All Levels	\$120
SCR	South Capitol Ramp	
	Roof	\$92
	Covered	\$117
	Reserved	\$144

City of Lansing Parking Lots

P1	Lot #1	\$92
P17	Lot #17	\$40
P49	Lot #49	\$65
P49a	Lot #49a	\$65
P50	Lot #50	\$36
P52	Lot #52	\$75
P53	Lot #53	\$75
P55	Lot #55	\$87
P56	Lot #56	\$45

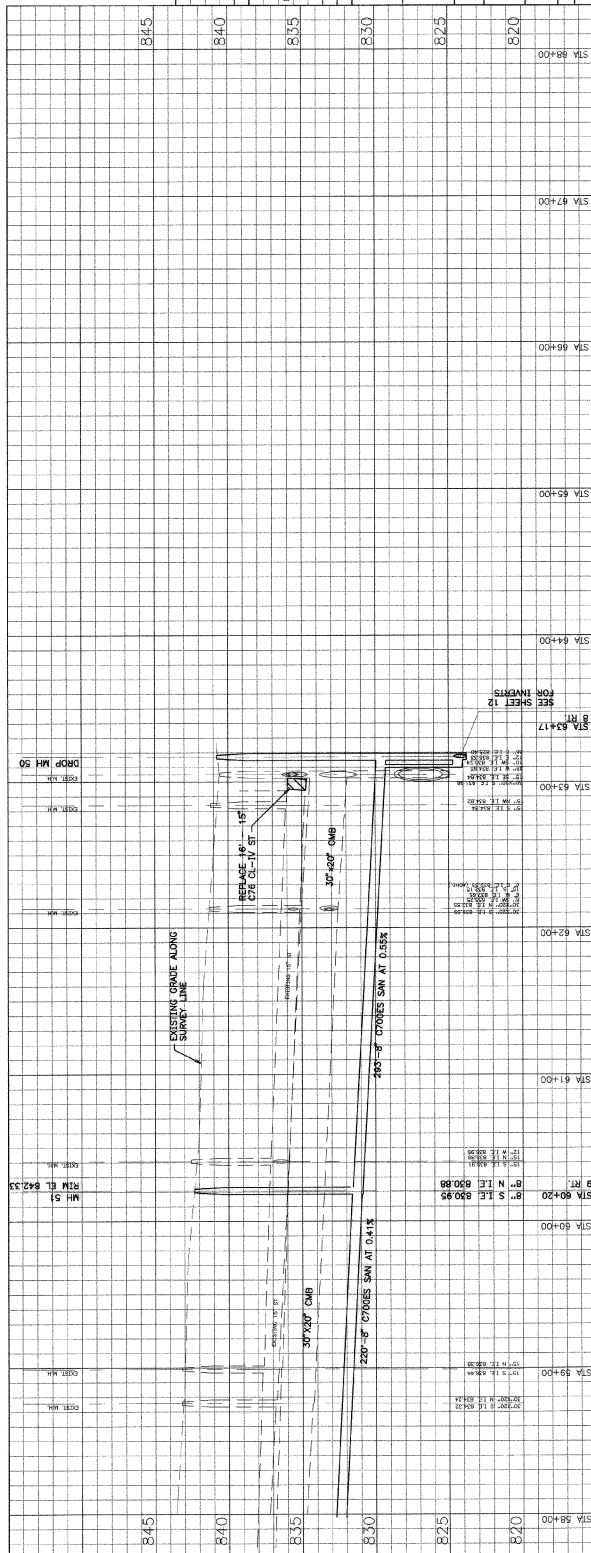
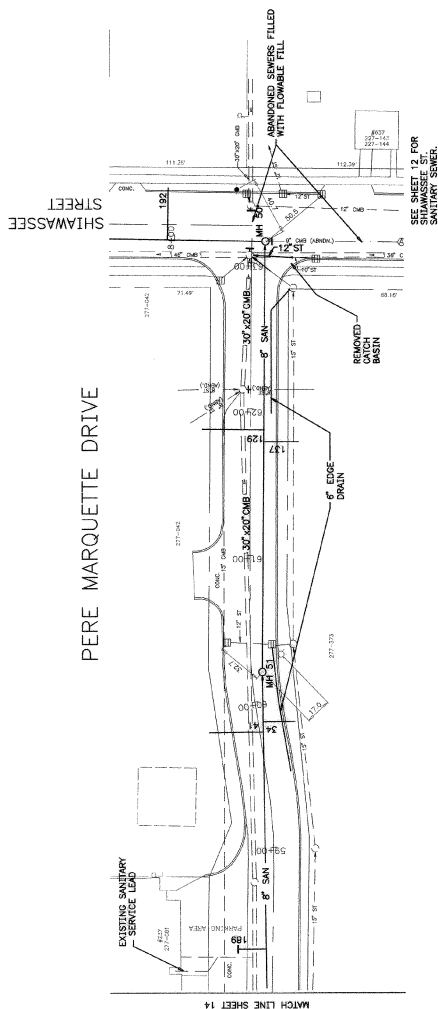
P City of Lansing
Parking Services Office
219 N. Grand Ave.

[illegible]

[illegible]

DATE	BY	OPERATION
		SURVEYED
		PLAN PLOTTED
		PROFILE CHECKED
		PROFILE PLOTTED
		PRELIMINARY GRADE
		GRADE INSPECTION
		CANALITY SEWON DESIGN

P



ALL TAX ROLL NUMBERS SHOWN THUS XXX-XXX ON THE PLANS ARE TO BE PRECIED BY 3301 16 (TYP)

FILE PLANS ARE TO BE PROVIDED BY SUBMITTER (01-17)
CONFORMING TO CONSTRUCTION RECORDS 90-25-35
NATURE OF REVIEW DATE
ISSUE 1984-P5 DECISION
PERE MARQUETTE SEWER SEPARATION DAVIS CONSTRUCTION, INC. INSPECTED BY JAMES K. HUMBLE - C-C-I FINISHED BY MCMAHER POWER & SULLIVAN, INC.
DATE 1/26/84 - 3/1
SCALE 1"=40'
SHEET NO. 1
TOTAL SHEETS 1
PROJECT NO. P.S.A. 000009
DISTRICT NO. 1
CITY OF DETROIT
DEPARTMENT OF PUBLIC SERVICE
PERE MARQUETTE DRIVE SHIAWASSEE ST. TO STA. 58+00
APPROVED _____ FILE NO. 5139
DEPARTMENT OF PUBLIC SERVICE
STANDARD SPECIFICATIONS FOR HIGHWAYS SECTION 11-400 VERTICAL
PROJECT NO. P.S.A. 000009
DISTRICT NO. 1
CITY OF DETROIT
DEPARTMENT OF PUBLIC SERVICE



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

[Reset Form](#)[Print](#)

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: City of Lansing - Economic Development & Planning Dept.Address (including zip code): 316 N Capitol Ave. Lansing, MI 48933Phone number: 517-483-4066

Fax number: _____

Email: _____

Interest in Property:☐ Owner☐ Represent owner☐ Option to buy☐ Other: _____**If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):**Name of owner(s): City of Lansing - Lansing Building AuthorityAddress (including zip code): 219 N Grand Ave. Lansing, MI 48933

Phone number(s): _____

Fax number: _____

Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:Address (if any): Pere Marquette Dr. Lansing, MI 48912Location description: SW corner of E Shiawassee St. and Pere Marquette Dr.Permanent parcel #: 33-01-01-16-277-043Legal description (see note below):

PARTS OF LOTS 40 & 41 COM NW COR LOT 40, TH S 309.15 FT, E 78 FT +/- TO W LINE
PERE MARQUETTE DR R/W, N 09DEG W 49 FT +/-, N 00DEG 02MIN E 260 FT TO N LINE
LOT 40, W 71.49 FT TO BEG; ASSESSORS PLAT NO 36

Applicant's proposal:

Sale of surplus City of Lansing property to GG Acquisitions LLC, with purchase offer
drafted.

REQUESTED ACTION: (please check one)

_____ City Acquisition of Property

_____ Street or Alley Closure

☒ City Sale of Property

_____ Vacation of R.O.W

_____ Significant Change of Use of City Property

_____ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

The City will sell surplus land that is currently vacant and return it to the tax rolls and productive use.

What negative impacts (if any) will occur if this proposal is not approved?

The parcel will continue to sit unused and no property taxes collected.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

There are no foreseen negative impacts.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

_____/_____
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

COMMERCIAL PROPERTY BUY AND SELL AGREEMENT

Dated: September 8, 2021

Effective Date: _____, 2021

1. PURCHASER'S OFFER.

The undersigned: GG Acquisitions, LLC, whom may form an entity prior to the closing of this agreement and assign this agreement to that entity ("Purchaser"), hereby offers to buy from the City of Lansing, a Michigan municipal corporation, (the "Seller") Parking Lot #50, located at the SW corner of Pere Marquette and Shiawassee Streets in Lansing, Michigan with Parcel# 33-01-01-16-277-043 all of its right, title and interest in property.

Legal Description: See Attached Exhibit A

The property includes all buildings, improvements, appurtenances, fixtures, air, oil, gas and mineral rights, all tenements, hereditaments, privileges together with any land lying in the bed of any adjacent street, avenue, alleys, or rights-of-way and the personal property owned by Seller and used in connection with the operation of the property, all warranties and guaranties express or implied issued to Seller in connection with any improvements to the property or personal property, all of the Seller's right to connect with and to utilize any private or public utility facilities now or hereafter serving the property to the extent transferable, all license, permits, certificates of occupancy and governmental approvals with respect to the property and all development consumer agreements relating to governmental permits or utility services with respect to the property to the extent transferable and all plans and specifications for the property (hereinafter collectively called the "Property"), subject only to the "Permitted Exceptions", and under the following terms and conditions.

2. PURCHASE PRICE.

The purchase price for the real property is One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00), subject to performance by Purchaser of the closing obligations specified in Section 17, and by Seller of the closing obligations specified in Section 16 below.

3. TERMS OF PAYMENT:

The Purchaser shall pay the full purchase price to Seller by wire transfer or certified funds upon execution and delivery of the covenant deed at closing, subject only to the Permitted Exceptions.

4. SURVEY.

Within fifteen (15) business days following the Effective Date of this Agreement, Seller will provide Purchaser with copies of all surveys in its possession of the Property. Purchaser shall be responsible for, at its costs, obtaining any survey (the "Survey") it desires and to satisfy the Title Company's requirements to remove the Survey Exception from the Title Policy.

5. CLOSING ADJUSTMENTS.

The following adjustments shall be made between the parties as of the close of business on the closing date. Purchaser shall receive a credit or assume responsibility, as the case may be, for amounts attributable to time periods following the closing date:

- a. Prepaid rent and additional rent (as defined in this paragraph);
- b. Interest on any existing indebtedness assumed by Purchaser.
- c. Prepaid insurance and utility deposits;
- d. Security deposits; and
- e. If a tenant is in default in the payment of rent on the closing date, Seller shall retain the claim for and right to collect such rent which is in default and should any collection be made by Seller of rent for a period after the date of closing, upon receipt, Seller shall pay said sum for post-closing rent, less reasonable costs for collection, to Purchaser. If any tenants are required to pay percentage rent, escalation charges for real estate taxes, operating expenses, cost-of-living adjustments or other charges of a similar nature ("Additional Rent") and any rent or additional rent that is collected by Purchaser after closing attributable in whole or in part to any period prior to closing, shall be promptly paid back to Seller. Exceptions: None.

6. SPECIAL ASSESSMENTS/TAXES.

a. All special assessments which are or become a lien on the Property on or before date of Closing shall be paid by Seller. All special assessments which will become a lien on the Property after the date of Closing shall be paid by Purchaser. Exceptions: None.

b. Taxes shall be deemed to cover the Calendar Year in which the Taxes are first billed. Taxes which are first billed in years prior to the year of closing shall be paid by Seller without pro-ration. Taxes which are first billed in the year of closing shall be prorated so that Seller shall be charged with taxes from the first of the year to closing date and Purchaser charged with Taxes for the balance of year. If any bill for Taxes pro-ratable hereunder is not yet issued, the current taxable value and tax rate shall be substituted, therefore, and used in pro-ration hereunder.

c. Purchaser shall be responsible for paying all transfer fees and taxes on the Covenant Deed delivered to Purchaser.

d. Purchaser acknowledges that the Property is currently tax exempt. Upon purchase by Purchaser, the Property will be placed on the tax rolls for the tax year of purchase. Purchaser will be solely responsible for payment of tax obligations.

7. TITLE INSURANCE.

Purchaser, at its sole costs and expense, shall obtain at closing with an ALTA owner's policy of title insurance, without standard exceptions, and containing zoning, access and comprehensive endorsements (the "Endorsements"), insuring the Purchaser is vested with good, fee simple, marketable and insurable title to the Property, subject only to the Permitted Exceptions, covering the Property in the amount of the purchase price (the "Title Policy"). The issuance of the Title Policy shall be a condition to Purchaser's obligation to close this transaction.

(a) Title Commitment Within fifteen (15) business days following the Effective Date of this Agreement, Seller shall cause to be issued and delivered to Purchaser a commitment (hereinafter referred to as the "Commitment"), for the Title Policy to be issued at closing by the title company, Diversified National Title Company (the "Title Company") in the **full** amount of the purchase price. The Title Company shall deliver to Purchaser copies of all items set forth therein as exceptions or defects of title to permit Purchaser to review the state of title to the Property, including, but not limited to tax appeals, tax liens and financing statements. All standard exceptions to coverage shall be deleted by the Title Company. Purchaser shall *have* the right to require such additional endorsements to the Title Policy as Purchaser's counsel may reasonably require, at Purchaser's expense. The Seller shall pay the premium for the Title Policy at or before closing.

(b) Objections To Title. The Purchaser shall have thirty (30) days from the date it receives the Commitment to notify Seller in writing of Purchaser's objections to any exceptions, other than Permitted Exceptions. If Purchaser objects to Seller's title as disclosed by the Commitment within the time and in the manner required by this section, Seller shall have thirty (30) days after receiving written notice of the particular defect(s) claimed either: (1) to remedy the title defects to the satisfaction of the Purchaser, or (2) to obtain a Commitment for title insurance "insuring over" the defect(s) in title. If Seller fails or refuses to remedy the defect(s), or obtain a Commitment for title insurance "insuring over" the defect(s) in title, then Purchaser may elect, so long as the election is made prior to the closing to either proceed to closing, taking title subject to the defect(s) without reduction of the purchase price, or to instruct the Title Company to return the

Deposit to the Purchaser in full termination of this Agreement and thereafter neither party shall have any further rights or obligations under this Agreement.

(c) Permitted Exceptions. Subject to Purchaser's rights under sections 9a and 9b above, the Property shall be conveyed to Purchaser subject only to the following Exceptions, all of which shall be "Permitted Exceptions":

(i) Those Exceptions which are affirmatively approved by the Purchaser in writing;

(ii) Those Exceptions which the Title Insurer will "insure over" with affirmative coverage that is acceptable to Purchaser in writing;

(iii) Easements for water, sanitary sewer, storm sewer, electricity, telephone, and other utility purposes, if any, which do not interfere with Purchaser's intended use of the Property; and

(iv) Real estate taxes subject to the tax proration provisions of this Agreement.

8. CONVEYANCE.

- a. Upon performance by Purchaser of the closing obligations specified in Section 17 below, Seller shall convey fee simple, marketable title to the Property to Purchaser by Covenant deed free and clear of all liens, defects and encumbrances, except for the Permitted Exceptions.
- b. This conveyance is subject to Lansing City Council approval, prior to the date of conveyance.

9. REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER.

Except as otherwise set forth in this Agreement, Seller represents and warrants to Purchaser as follows:

- a. Seller is the fee title owner of the Property.
- b. There are no unrecorded or undisclosed legal or equitable interest in the Property owned or claimed by any party other than Seller.
- c. Seller is not aware of any proposed assessments or any public improvements affecting the Property which have been ordered to be made and/or which have not been completed, assessed and paid for as of the Effective Date.
- d. Seller has not received any notice of, and has no knowledge of, any existing or

- threatened condemnation, eminent domain proceeding, or any action of a similar kind or any change, redefinition, or other modification of the zoning classification which would affect the Property.
- e. Seller is not currently a party to any proceedings under any applicable bankruptcy, reorganization, insolvency, or similar laws.
 - f. Seller shall deliver to Purchaser, on or before the Closing Date, currently executed tenant estoppel certificates in form acceptable to Purchaser covering any of the Property that has been leased, each with a full and complete copy of the lease attached.
 - g. Seller's interest in the Real Property shall be transferred to Purchaser on the closing date, free from liens, encumbrances, claims of others, except for the Permitted Exceptions.
 - h. Performance of the obligations of Seller under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Seller or the Property.
 - i. There is no litigation or proceeding pending, or to Seller's knowledge threatened, against or involving Seller or Property, and Seller does not know or have reason to know of any ground for any such litigation or proceeding, which could have a material adverse impact on Purchaser or Purchaser's title to and use of the Property, either before or after closing.
 - j. Seller shall continue to operate the Property in the ordinary course of business and maintain the Property in its current condition and repair during the interim period between the acceptance of this Agreement and the closing date, except to the extent such operating and repair is Tenant's responsibility under any lease.
 - k. If a statement(s) of income and expense with respect to the operation of the Property is (are) attached as Exhibit B, such statement(s) is (are) accurate for the period(s) designated.
 - l. Copies of all written leases shall be supplied to Purchaser by Seller within fifteen (15) days after Effective Date; and
 - 1. All of the leases are in full force and effect; no party is in default thereunder, and no leases have been modified, amended or extended, except as provided in the written leases;
 - 2. No renewals or extension options have been granted;
 - 3. No tenant has an option to purchase the Property;
 - 4. The rents set forth are being collected on a current basis and there are no arrearages in excess of one month;
 - 5. Any security deposits will be credited to Purchaser at time of closing;
 - 6. No real estate brokerage commission will be payable under any existing arrangement upon exercise of any option or other right to extend or renew the term of any lease.
 - m. Seller is without actual knowledge as to the presence of any toxic or hazardous substances or any underground storage tanks on the Property.

10. WARRANTIES OF PURCHASER.

Except as otherwise provided in this Agreement, Purchaser represents and

warrants to Seller as follows:

- a. Purchaser is familiar with the physical condition of the Property and upon expiration of the Inspection Period agrees to accept the Property "as is" subject to reasonable use, wear and tear between the date of this Agreement and the closing date.
- b. The performance of the obligations of Purchaser under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Purchaser.
- c. There is no litigation or proceeding pending, or to Purchaser's knowledge threatened, against or involving Purchaser, and Purchaser does not know or have reason to know of any ground for any such litigation or proceeding, which could have an adverse impact on Seller or Seller's interest under this Agreement.
- d. In entering into this Agreement, Purchaser has not relied upon any written or verbal representations or warranties made by or on behalf of Seller unless same are expressly set forth in this Agreement.
- e. The person executing this Agreement on behalf of Purchaser warrants and represents that said person is duly authorized by Purchaser to execute this Agreement and bind Purchaser to the terms of this Agreement.

11. DAMAGE TO PROPERTY.

If between the date of this Agreement and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control which cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller shall immediately notify Purchaser of such occurrence, and Purchaser may terminate this Agreement by written notice to the other within fifteen (15) days after the date of damage or notice of taking. If Purchaser exercises the right to terminate this Agreement under this Section 13, the Earnest Money Deposit shall be returned to Purchaser and this Agreement shall be null and void. If Purchaser does not elect to terminate this Agreement, there shall be no reduction of the purchase price and at closing, Seller shall assign to Purchaser whatever rights Seller may have with respect to any insurance proceeds or eminent domain award.

12. CLOSING.

Sale shall be closed as promptly as practical after all necessary documents have been prepared, but in any event not later than fifteen (15) days after expiration of the Inspection Period as same may be extended, unless otherwise agreed to in writing by Purchaser and Seller. If sale is not closed by that date, this Agreement may be terminated at the option of Seller.

13. POSSESSION.

- a. Seller shall grant to Purchaser possession of the Property upon completion of

the closing, subject to all existing leases and rights of tenants then in possession, which existing leases are more fully described in the attached Exhibit C.

b. Until the time in which the Property is developed such that it no longer is a Parking Lot, or within 24 months of the closing date, whichever is earlier, Purchaser shall make the Property open to the public for parking after 5 PM each day. Prior to any vertical development, the continued availability of surface parking in the evenings for events downtown is of significant importance to Seller, which cannot be quantified or valued directly, and a calculation of damages for breach of this provision cannot be reached. Therefore, in the event of any such breach, Purchaser agrees to pay \$50 to Seller for each such documented event of breach.

14. SELLER'S CLOSING OBLIGATIONS.

At closing, Seller shall deliver the following to Purchaser:

- a. The covenant deed as specified in Section 5 of this Agreement;
- b. An assignment by Seller of Seller's interest in all leases which shall contain an assumption by Purchaser of Seller's obligations arising after the closing, together with the original or a true copy of each lease;
- c. A notice to any tenants advising the tenants of the sale and directing that future payments be made to Purchaser;
- d. Any other documents required by this Agreement to be delivered by Seller; and
- e. Seller shall pay for all costs required to convey clear title.

15. PURCHASER'S CLOSING OBLIGATIONS.

At closing, Purchaser shall deliver to Seller the following:

- a. The cash portion of the purchase price specified in Section 5 above in the form of a wire transfer in U.S. currency, as adjusted by the costs, apportionments and assignments in accordance with this Agreement;
- b. The assumption by Purchaser of the obligations of Seller under the Leases and other contracts; and
- c. Any other documents required by this Agreement to be delivered by Purchaser.

16. ENVIRONMENTAL.

During the Due Diligence Period (as defined further herein) or any extension thereof, Purchaser may, at its expense, conduct a Phase I environmental site assessment of the Property in accordance with ASTM International Standard Practice E1527-13 ("Phase I") and such further sampling and testing of soil, groundwater, soil vapor, indoor air, or any other environmental medium or building component at the Property ("Phase II Work"). Purchaser and its environmental consultants are hereby given permission to access the Property for this purpose. Purchaser and its environmental consultant shall have the right to interview representatives of Seller who have knowledge of conditions and events relevant to the operating history or environmental condition of the Property. If the Property is a "facility" within the meaning of Part 201 of the Michigan Natural Resources and Environmental

Protection Act, MCL 324.20101 et seq. ("Part 201"), or determined to be contaminated property within the meaning of any environmental statute, Purchaser may, at Purchaser's expense, prepare and submit to the Michigan Department of Natural Resources and Environmental Quality ("MDEQ") a "baseline environmental assessment," or "BEA," pursuant to Section 26 of Part 201, MCL 324.20126. Purchaser may also, at its expense, prepare a plan ("Due Care Plan") to meet due care obligations at the Property imposed under Section 7a of Part 201, MCL 324.20107a. If any environmental condition disclosed by the environmental assessment is unacceptable to Purchaser, then, Purchaser may terminate this Agreement, in which case the Good Faith Deposit shall be returned to Purchaser. If it is determined by Purchaser to be necessary to file the BEA, the date for closing shall be extended by sixty (60) days.

It is hereby acknowledged that neither Purchaser, nor its assignee, assumes any responsibility or liability that Seller may have as a result of the environmental condition of the Property that may be imposed upon Seller by any state, federal or local law, rule, regulation or ordinance (including, but without limitation, a requirement to report, assess, investigate, abate and/or remediate the Property), resulting from a release of petroleum product or hazardous substance (as defined under CERCLA, 42 U.S.C. Section 9601 et seq.) upon the Property during Seller's ownership or operation of the Property, and Seller shall be responsible for compliance with any such requirement, if any. The Seller shall indemnify and hold harmless Purchaser from such claims, demands, penalties, obligations and liabilities of all nature (including, but without limitation, Purchaser's and/or its assignee's reasonable attorneys' fees that may be incurred in defense thereof), relating to or as a result of a release of petroleum product or hazardous substance (as defined under CERCLA, 42 U.S.C. Section 9601 et seq.) of any nature upon the Property during Seller ownership or operation of the Property, as well as such costs, expenses or fees that may be incurred if an underground storage tank ("UST"), or any portion of a UST system is subsequently located upon the Property, including, but without limitation, the expense of removing said UST or system and closing said UST or system in accordance with applicable laws.

17. PURCHASER'S CONTINGENCIES/INSPECTION PERIOD.

This offer and the obligations of Purchaser hereunder are contingent upon Purchaser's receipt and satisfactory review and approval of the following all of which must be satisfactory to Purchaser in its sole and absolute discretion:

- (a) Survey, the title Commitment and Title Policy.
- (b) Inspection of the Property by Purchaser by a licensed contractor and/or inspector of Purchaser's choice. Purchaser shall have the right to enter upon the Property during reasonable business hours for purposes of inspections and tests.
- (c) Purchaser obtaining all necessary site plan and land use approvals for its

- intended use of the Property from all governmental entities having jurisdiction over the Property and the Property being appropriately zoned for Purchaser's intended use.
- (d) All easements and restrictions.
 - (e) Phase I and II environmental assessments and Baseline Environmental Assessment if determined necessary.
 - (f) All legal and financial documents, leases, service contracts and other documentation.
 - (g) Available public incentives.
 - (h) Representations and warranties contained herein are accurate and correct as of the date of Closing with the same force and effect as those such representations and warranties that have been made on such date.
 - (i) Purchaser's receipt at its own costs and expense of an engineering report or study to its satisfaction of the Property, including, but without limitation, that its soil condition and drainage is suitable for Purchaser's intended developmental use.
 - U) Legal description of the Property - Exhibit A.
 - (k) All laws, ordinances, rules, and regulations which govern the Property.

It is agreed that in the event Purchaser is not satisfied with any one or more of the above in its sole and absolute discretion, and Purchaser does not notify Seller of the removal of the above contingencies within 120 days of the Effective Date of this Agreement ("Due Diligence Period"), then this Agreement shall be null and void. Purchaser shall be entitled to a full and prompt refund of its deposit, and neither party shall have any further liability to the other. If

Purchaser does so notify Seller of the removal of all the above contingencies, this sale shall be closed as promptly as practical after all necessary documents have been prepared. If Purchaser has not completed its Due Diligence (as determined in its sole discretion) within said 120 day Due Diligence Period, Purchaser may extend the Due Diligence Period by an additional thirty (30) days and accordingly, Purchaser shall have an additional thirty (30) days or 150 days from the Effective Date of this Agreement (new Due Diligence Period) to notify Seller of the removal of the above contingencies.

18. ACCESS TO PROPERTY.

Purchaser and its agents and representatives shall have the right, during normal business hours and after reasonable advance notice, to enter upon the Property during the Due Diligence Period for the purpose of conducting such inspections, investigations and studies as Purchaser deems reasonably necessary. Purchaser's access to the Property shall be subject to the rights of tenants and Purchaser shall not unreasonably disturb any of the tenants in conducting any inspections, tests and studies. In the event of any physical damage to the Property resulting from the exercise by Purchasers of its rights under this paragraph, Purchaser shall restore the Property to its condition prior to incurring such damage.

19. NOTICES.

All notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and deemed to have properly given: (i) two (2) days after the due date of mailing, if mailed by certified mail, postage prepared return receipt requested, directed to the parties at the addresses set forth below; or (ii) on the date of actual delivery (or refusal) if personally delivered or served upon the party to be given notice hereunder; or (iii) one (1) day after the date of delivery to an overnight courier service with all fees prepaid, directed to the parties at the addresses set forth below; or (iv) upon receipt by the sending party of successful transmissions, if sent by facsimile or electronic transmission, to the parties at the facsimile numbers or e-mail addresses set forth below.

To the SELLER: City of Lansing Department of Economic
Development and Planning
Attn: Brian McGrain
316 N Capitol Avenue, Suite D-1
Lansing, MI 48933
Phone: (517) 483-4060

With a copy to: Officer of the City Attorney
124 W. Michigan Ave., 5th Fl.
Lansing, MI 48933
Phone: (517) 483-4320

To the PURCHASER: Patrick K. Gillespie
330 Marshall Street, Suite 100
Lansing, MI 48912
Phone: (517) 333-4123

With a copy to: Attorney for Purchaser
Lasky Fifarek PC
Attn: Charles L. Lasky
120 N. Washington Square, Suite 625
Lansing, MI 48933
Phone: (517) 267-2222

20. ADDITIONAL ACTS.

Seller shall provide to Purchaser within fifteen (15) days of the Effective Date, complete copies of the following; (1) all existing site assessments, environmental reports, engineering reports, soil, radon, hazardous substance, termite or other tests, studies or reports; (2) all plans, surveys and specifications for the Property; (3) copies of contracts and service agreements affecting the Property which will not be terminated by Seller prior to closing; (4) itemized and inventory of all personal

property owned by Seller and used in connection with the operations of the Property; (5) current rent roll, current tenant ledger, current delinquent report and all leases (with any and all amendments and all tenant correspondence); (6) full set of plans, working drawings including, but not limited to, all changes, updates and as-built; (7) any other relevant useful information Purchaser may request.

Purchaser and Seller agree to execute and deliver such additional documents and to perform such additional acts as may become reasonably necessary to effectuate the transfer contemplated by this Agreement.

21. ENTIRE AGREEMENT.

This Agreement contains the entire agreement of the parties with respect to the sale of the Property. All contemporaneous or prior negotiations have been merged into this Agreement. This Agreement may be modified or amended only by written instrument signed by the parties of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

22. PURCHASER'S DEPOSIT.

Within three (3) business days of the Effective Date of this Agreement, Purchaser shall deposit \$5,000.00 evidencing Purchaser's good faith (the "Good Faith Deposit"), said Good Faith Deposit to be deposited with DIVERSIFIED NATIONAL TITLE ("Escrow Agent") trust account, in accordance with current State of Michigan licensing regulations, and apply as part of the purchase price. If title is not marketable or insurable, or if the Purchaser does not remove the contingences pursuant to paragraph 19 above, or if Purchaser terminates this Agreement pursuant to other terms and conditions expressly written herein, or any other contingencies as specified, which cannot be met, this Good Faith Deposit will be refunded forthwith. In the event of default by the Purchaser, the Good Faith Deposit may be forfeited as liquidated damages to Seller and shall be the sole remedy for Seller. In the event of any default by Seller hereunder, the Purchaser may, in addition to any other remedies that may be available to it as law or equity, elect to enforce the terms of this Agreement. Seller agrees that Purchaser will be irreparably harmed by Seller's failure to comply with and perform as provided by this Agreement. In the event Purchaser seeks to enforce the terms of this Agreement, Purchaser shall be entitled to specific performance. All remedies are cumulative.

23. EFFECTIVE DATE.

The Effective Date of this Agreement shall be the later of (a) the date on which Seller executes this Agreement, or (b) the date of a written acceptance (by either Seller or Purchaser) of the final counteroffer submitted by the other party.

The Effective Date shall be entered in the upper left-hand corner of the first page of this Agreement and shall be initialed and acknowledged by both parties.

24. OTHER PROVISIONS.

A Purchaser and Seller represent and warrant to each other that negotiations relative to this Agreement and the transactions contemplated hereby have been carried on by the parties without the assistance of any broker, finder or other originator who is entitled to a fee or other compensation or commission for such services. Seller assumes full responsibility for any commission due.

25. ASSIGNMENT.

Purchaser may assign its rights under this Agreement to any entity in which Patrick Gillespie is a manager or member, provided, however, that such assignment does not relieve the original Purchaser under this Agreement from liability under this Agreement. A copy of any assignment of this Agreement must be promptly delivered to Seller, and in any event before said assignment shall be binding upon Seller.

26. CONFIDENTIALITY.

All leases, surveys, environmental reports, inspection reports and other information provided by Seller or Seller's agents, attorneys, consultants, accountants, and experts shall be deemed confidential information which Purchaser agrees not to disclose to third parties (except for Purchaser's agents, attorneys, consultants, accountants and other professional advisors) without Seller's prior written consent.

Seller further agrees that Seller will not disclose the fact that discussions or negotiations are taking place concerning this transaction except on a need-to-know basis only.

27. LIST OF EXHIBITS (which may or may not be attached).

- Exhibit A - Legal Description
- Exhibit B - Statement of Income and Expenses
- Exhibit C – Leases

The parties have executed this Agreement effective on the date and year first above written as the Effective Date.

[The remainder of this page is intentionally left blank. Signatures are contained on the following page]

Purchaser:

GG Acquisitions, LLC, a Michigan Limited
Liability Company

By: Gillespie Group Manager, Inc.
Its: Manager

By: 
Patrick K. Gillespie
Its: President

Seller:

City of Lansing

By: _____
Its: _____

Approval as to Form:

By: _____

Lior Ron
517 W Madison Ave #10
Lansing MI 48910
(312) 878-8583

Lansing City Clerk
9th Floor
City Hall
Lansing, MI 48933

Re: Claim 1876–1610 South Cedar Street

Dear Councilmembers :

In 2021, we received a trash violation notice for the property located at 1610 South Cedar Street and were fined \$1010. We now ask that this be reversed.

On 2/14/2022, the Claims Review Committee with the City of Lansing Office of the City Attorney reviewed the claim submitted and denied the claim by default. We were in touch with Venus Kumar, and through a simple calendar error, did not avail ourselves for the Committee review and missed the hearing through oversight. We apologize.

We spoke with Venus Kumar immediately afterwards and learned that rescheduling the hearing was not an option. She shared with us that appealing the decision was an option. We now wish to avail ourselves of this appeal option with the Lansing City Council. We ask that our claim appeal be placed on the calendar. I am confident we will calendar this appeal correctly!

During the lengthy rehabilitation efforts of 1610 South Cedar, and as part of the rehabilitation process, we directed our crews to completely rebuild the exterior staircases. Prior to the construction of the staircases, permits were obtained and purchased wood was cut to size in our carport at the rear of the property and kept in the carport protected from the elements overnight.

The sizing and installation of the staircases took several days. We inquired about having a dumpster or pod delivered onsite. A dumpster was not feasible because of the carport clearance height. The pod was on back order and would have arrived after the project was completed. We removed the old staircases and all debris regularly during construction. It is during this period that we received the trash violation. We took pictures of what was deemed “trash”. It was the new wood that was stored in the carport. We disagree with the “trash” characterization. The virgin wood was being sold at a premium during this period and we were intent on using all that we could to minimize waste and scrap. Needless to say that we kept all material on our property and made sure nothing was left in the alley or outside our property line.

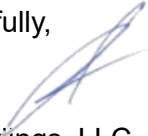
We have since used the wood in our construction rehabilitation of the property and are pleased with the results and passed all inspections.

We are asking for a break. The trash violation fine poses a hardship for our organization. We operate with a slim margin because we work with ex-homeless populations and affordable housing nonprofits. The trash fine approaches 200% of the rent intended to be charged for any of our units. The 2-years of COVID setbacks, reduced staffing, delayed inspections, and higher material costs due to supply chain issues made us over budget on this project by a large margin, with no ability to rent the units. We now ask that the trash violation be reversed.

Thank you in advance and I remain available for questions via email at lior@fair-cash-offers.com or by phone at 312-878-8583

Respectfully,

Lior Ron
Ron Holdings, LLC





City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

February 14, 2022

Lior Ron
517 W. Madison Ave #10
Lansing, MI 48910

Re: Claim – 1610 S. Cedar St

Dear Mr. Ron:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$1,010.00 for a trash violation for property located at 1610 S. Cedar St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1876

RECEIVED DEC 13 2021

DATE: 12/08/2021

PPN: 33-01-01-21-476-095
DATE SUBMITTED: 10/19/2021
ADDRESS OF VIOLATION: 1610 S Cedar Street
LISTED TAXPAYER OF RECORD: Silly Goose LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Lior, Ron
CLAIMANT'S ADDRESS: 517 W. Madison Ave #10
Lansing, MI 48906
TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 8/12/2021
NOTIFICATION DATE: 8/12/2021
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$1,010.00 + \$75.00 for
multiple premise violations
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 21-T070 9/01/2021
AMOUNT OF CLAIM: \$1,010.00

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Trash Violation 1/25/2021	Trash Violation 3/29/2021	BSO unsafe Building 4/19/2021	Trash Violation 8/12/2021
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CITATIONS IN PREVIOUS YEAR:	Failure to Register 9/28/2020	Red Tagged 10/20/2020 to present
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CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This Red Tagged property was cited for a trash violation on 8/12/2021 with a compliance due date of 8/19/2021. The officer rechecked the property on 8/20/2021 the same debris were still present, and they were submitted to the contractor for removal. The contractor arrived on 9/01/2021 the violations were still present as noted in the contractor photos and the debris was removed. A Building Permit does not excuse the owner from leaving debris at the property for weeks at a time. Proper notice was sent the claimant never contacted the Premise Inspector for an extension or to question the violations. This office recommends denial of the claim.



RECEIVED OCT 19 2021

City of Lansing

OFFICE OF THE CITY ATTORNEY

1876

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Lior Ron (for Silly Goose, LLC) DATE: 10/13/21
MAILING ADDRESS: 517 W Madison Ave. #10 EMAIL: lior@fair-cash-offers.com
CITY: Lansing STATE: MI ZIP CODE: 48906
TELEPHONE: Home () 312-878-8583 Work () Same

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: <u>1610 S Cedar St</u>	PARCEL NO. <u>33-01-01-21-476-095</u>
DATE OF INCIDENT: <u>8/20/21</u>	AMOUNT YOU WERE BILLED: <u>\$1,010</u>
TOTAL AMOUNT YOU ARE CONTESTING: <u>\$1,010</u>	
TYPE OF ASSESMENT: _____	
Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed. <u>I was charged for removal of debris from the rear open garage at the above address. I am currently working on renovating this building and have open permits with the city. While under construction, we store the construction debris in the rear parking and</u> <u>dispose of it every few days as it accumulates. There is no room onsite for a dumpster.</u> <u>This building is designated as affordable housing and I work hard to make it livable and beautiful again.</u> <u>I respectfully request that you reconsider the fee assessed</u> _____ _____ _____ _____	

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericsrefuse@hotmail.com

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 4609
DATE 09/13/2021

PROPERTY ADDRESS
1610 s cedar

PARCEL NUMBER
33-01-01-21-476-095

	QTY	UNIT	AMOUNT
city:1hour 3 yards	1		225.00
first hour and 3 cubic yards			225.00
city:add hours	1		200.00
any hours after 1			200.00
city:class 2	8		40.00
construction material after 3			320.00
9/1/21			
8 yards			
joshua odom			

BALANCE DUE

\$745.00



Andy Schor, Mayor

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Building Safety (517) 483-4355

Code Compliance (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00184814

Date: 09/15/2021

Record: E21-42303

SILLY GOOSE L L C

2614 N MARSHFIELD AVE #CH

CHICAGO, IL 60614

TOTAL AMOUNT DUE

\$1,010.00

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$745.00
Total Amount Due		\$1,010.00



Andy Schor, Mayor

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Building Safety (517) 483-4355

Code Compliance (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00182458

Date: 08/12/2021

Record: E21-42303

SILLY GOOSE L L C

2614 N MARSHFIELD AVE #CH

CHICAGO, IL 60614

TOTAL AMOUNT DUE

\$75.00

Item Category	Item Description	Amount Due
Code Compliance	Trash 2nd Notice	\$75.00
Total Amount Due		\$75.00



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
1610 S CEDAR ST
LANSING, MI 48910

Violation Date: 08/12/2021
Violation Location: 1610 S CEDAR ST
Parcel No: 33-01-01-21-476-095
Compliance Due Date: August 19, 2021

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *Please dispose of the debris under the garage.*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Joshua Odom (517) 483 4381 Joshua.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

SILLY GOOSE L L C
2614 N MARSHFIELD AVE #CH
CHICAGO, IL 60614

Violation Date: 08/12/2021
Violation Location: 1610 S CEDAR ST
Parcel No: 33-01-01-21-476-095
Compliance Due Date: August 19, 2021

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

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Code Officer: Joshua Odom (517) 483 4381 Joshua.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

SILLY GOOSE LLC
2614 N MARSHFIELD #c4
Chicago, IL 60614

Violation Date: 08/12/2021
Violation Location: 1610 S CEDAR ST
Parcel No: 33-01-01-21-476-095
Compliance Due Date: August 19, 2021

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *Please dispose of the debris under the garage.*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Joshua Odom (517) 483 4381 Joshua.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 08/20/2021

TAXPAYER: SILLY GOOSE L L C, 2614 N MARSHFIELD AVE #CH CHICAGO, IL 60614

Location of Work:

Enf Num: E21-42303

Address: 1610 S CEDAR ST

Lot No:

Description:

Parcel No: 33-01-01-21-476-095

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *Please dispose of the debris under the garage.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 4

Warning Comment:

<NONE>

Submitted By: Joshua Odom (517) 483 4381

This action is authorized by the Manager of Code Compliance





1610

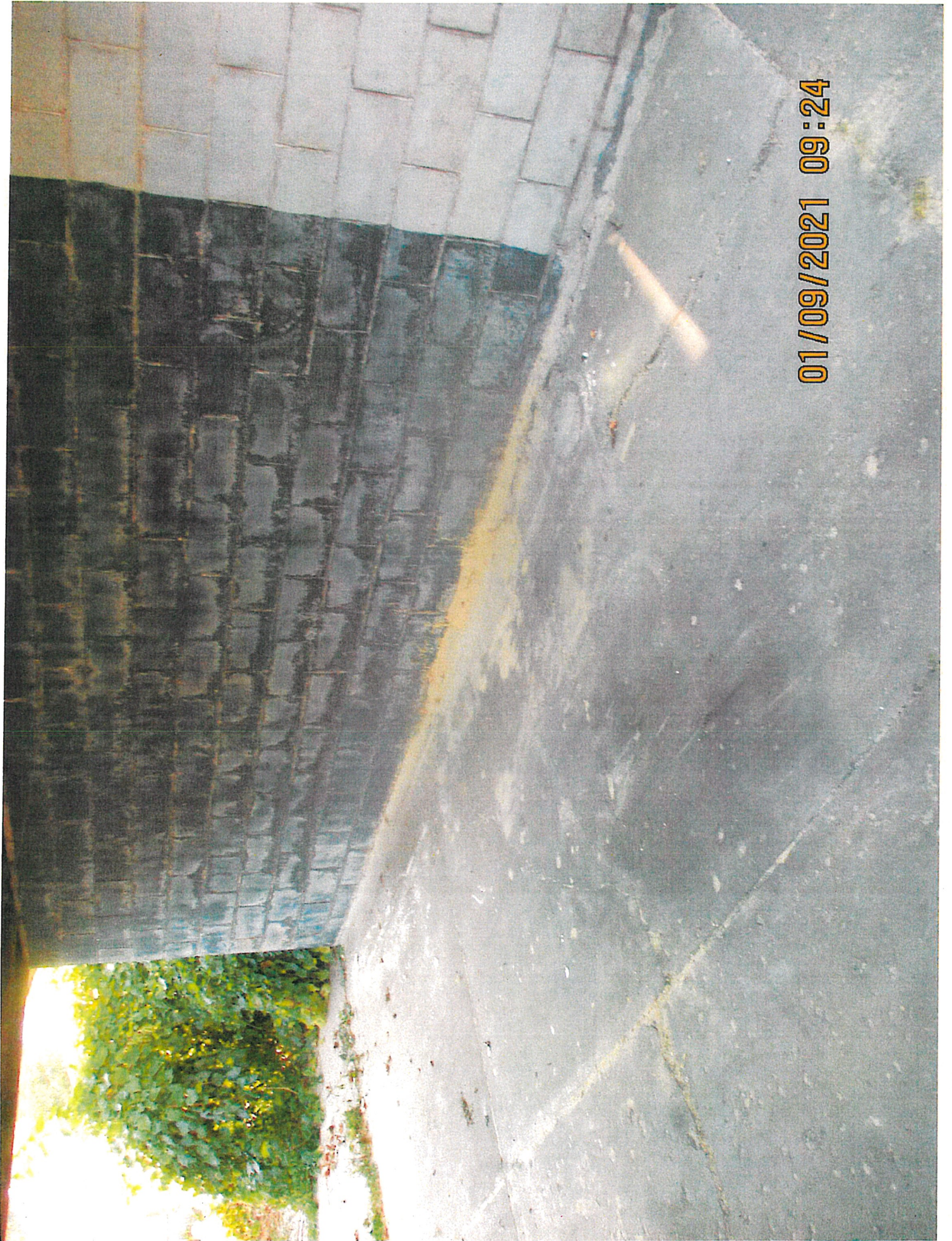
01/09/2021 07:10











01/09/2021 09:24

RECEIVED OCT 15 2021

DATE: 9/28/2021

PPN: 33-01-01-28-333-232
DATE SUBMITTED: 8/31/2021
ADDRESS OF VIOLATION: 411 Dunlap
LISTED TAXPAYER OF RECORD: Vail, Andreyia
OTHER TAXPAYER OF RECORD:
CLAIMANT: Vail, Andreyia
CLAIMANT'S ADDRESS: 411 Dunlap
TYPE OF ACTIONS CONTESTED: Trash removal
VIOLATION DATE: 6/24/2021
NOTIFICATION DATE: 6/24/2021
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,068.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 21-T065 7/20/2021
AMOUNT OF CLAIM: \$2,068.00

1868

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Grass Violation 6/24/2021	Trash Violation 6/24/2021
----------	---------------------------------	---------------------------------

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for both a grass violation and trash violation on 6/24/2021. The owner called and spoke with Walter Allen regarding both violations and was given a 1 week extension on each violation. When the officer returned the grass still had not been mowed and there had been no activity on the brush and tree limbs as noted in the photos. The trash contractor arrived on 7/20/2021 the violation were still present as noted in the photos and they were removed. In the photos is clearly shows the amount of debris that were removed the contractor had to make two trips in order to remove all of the debris. The 1st contractor the claimant spoke with was there to mow the grass not to remove the debris. This office recommends denial of the claim.

7/02/2021 Granted a 7 day extension. W.A.

21-T065

8/30/2021-owner called stated she had letter found it buried under a pile of stuff she was given an extension 1st she said no one explained about the back yard then she stated she knew about it but she was on the phone with Walter Allen and he told the trash contractor not to take anything bascially she kept arguing because she said she cant afford the bill and it will be a struggle for her to pay I told her I understand that she said her roommate was there she said they were there left with stuff came back and finished but then she said they only took 1 truck load she is going to file a claim I transferred her to Walter Allen because I can not comment on her conversation with him if he told them not to remove the debris he can come to me. She kept saying she worked her butt off to remove the debris I told her I have 51 pictures of the clean up there were huge pile of tree limbs and brush she stated the only brush pile left was placed there to kill grass/lmp

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericorefuse@hotmail.com

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 4547

DATE 08/03/2021

PROPERTY ADDRES

411 dunlap

PARCEL NUMBER

33-01-01-28-333-232

DESCRIPTION	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	225.00	225.00
city:add hours any hours after 1	5	200.00	1,000.00
city:add cy any after 3	17	34.00	578.00
7/20/21 20 yards walter allen			

BALANCE DUE

\$1,803.00

**Nuisance Fees**

City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933

Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 08/03/2021

Due Date: 09/02/2021

Pay Invoice In Full



VAIL ANDREYA
411 DUNLAP ST
LANSING MI 48910

Inv Number: 00182049

Parcel: 33-01-01-28-333-232

Address: 411 DUNLAP ST



Parcel: 33-01-01-28-333-232

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00182049		E21-40287	411 DUNLAP ST	\$2,068.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	1803.000	Trash - Contractor Charge		\$ 1,803.00
Total Amount Due				\$ 2,068.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

VAIL ANDREYA
411 DUNLAP ST
LANSING, MI 48910

Violation Date: 06/24/2021
Violation Location: 411 DUNLAP ST
Parcel No: 33-01-01-28-333-232
Compliance Due Date: July 01, 2021

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

AREA: Back Yard
Violation: Brush & Tree Limb debris

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Walter Allen (517) 483 4335 walter.allen@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
411 DUNLAP ST
LANSING, MI 48910

Violation Date: 06/24/2021
Violation Location: 411 DUNLAP ST
Parcel No: 33-01-01-28-333-232
Compliance Due Date: July 01, 2021

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

AREA: Back Yard
Violation: *Brush & Tree Limb debris*

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Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 07/19/2021

TAXPAYER: VAIL ANDREYA, 411 DUNLAP ST LANSING, MI 48910

Location of Work:

Enf Num: E21-40287

Address: 411 DUNLAP ST
Lot No:
Description:
Parcel No: 33-01-01-28-333-232

Remove Trash and Debris

Work Authorized:

AREA: Back Yard

Violation: *Brush & Tree Limb debris*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 12

Warning Comment:

<NONE>

Submitted By: Walter Allen (517) 483 4335

This action is authorized by the Manager of Code Compliance





411

20/07/2021 07:20





20/07/2021 07:23















20/07/2021 12:32

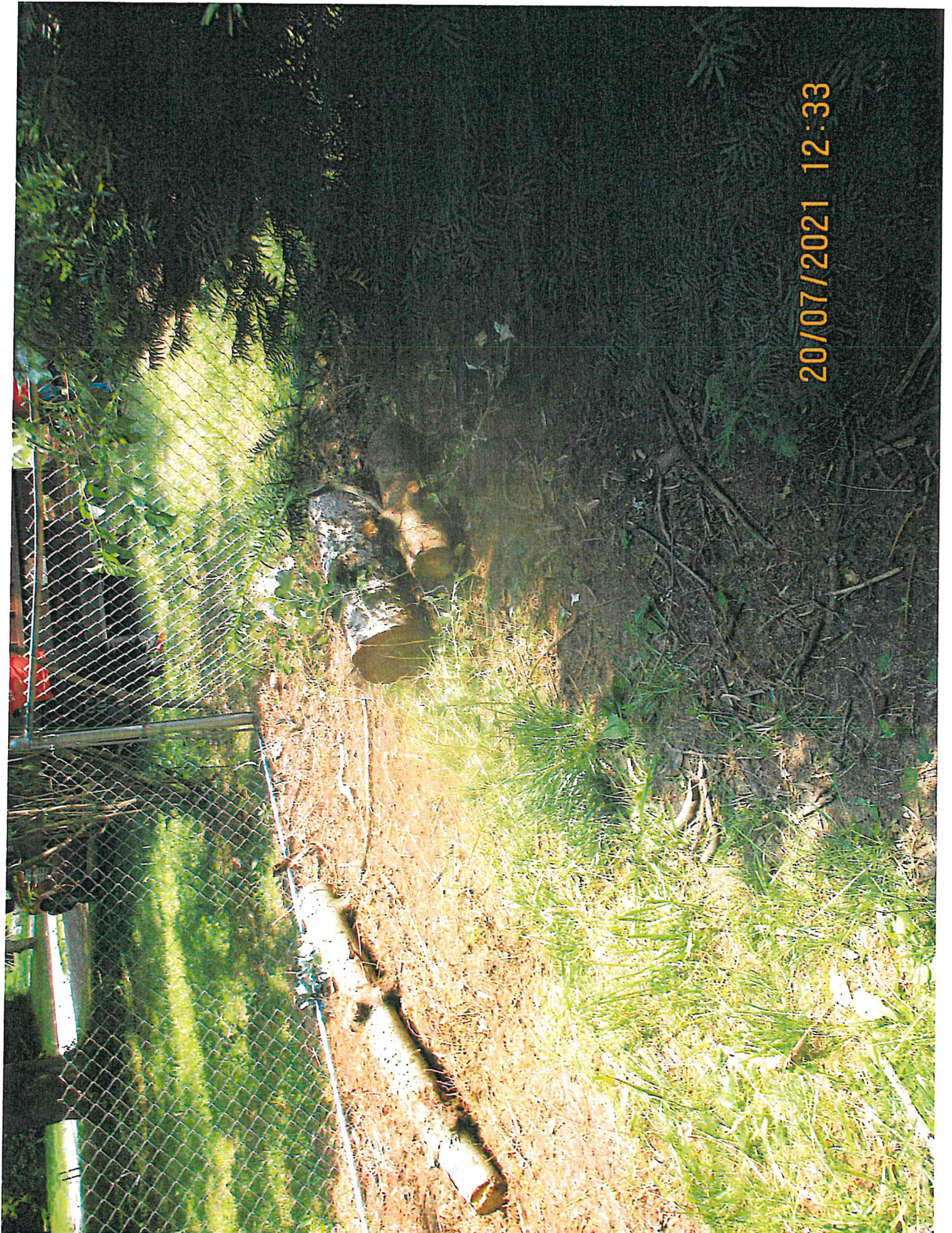


20/07/2021 11:32









20/07/2021 12:33











City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

November 29, 2021

Andrey Vail
411 Dunlap
Lansing, MI 48910

Re: Claim – 411 Dunlap

Dear Ms. Vail:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$2,068.00 for a trash violation for property located at 411 Dunlap, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1868

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on City Government Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Government Related Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A City Government Related Matter is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed Democracy, Tools, Solutions

Name (print) Kyle Richard E-Mail (optional) 517kyle@gmail.com

Address (street, city, zip) 916 West St, Lansing MI 48915

Company or organization represented, etc. (if applicable) _____

Signature Kyle Richard

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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Topic(s) to be addressed

Name (print)

E-Mail (optional)

Address (street, city, zip)

Company or organization represented, etc. (if applicable)

Signature

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Topic(s) to be addressed ICAC & AG opinion B14

Name (print) Belinda Fitzpatrick E-Mail (optional) _____

Address (street, city, zip) P.O. Box 24204

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Topic(s) to be addressed misc

Name (print) Loretta Hanaway E-Mail (optional) soswop@aol.com

Address (street, city, zip) 546 Armstrong Lane

Company or organization represented, etc. (if applicable) _____

Signature Loretta Hanaway

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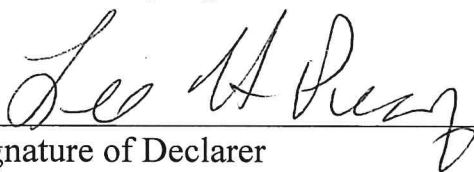
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AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-039 – Notice of Public Hearing – Brownfield Plan #80 – Lansing City Clerk - appeared Wednesday, Wednesday, February 23, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 23rd day of February 2022

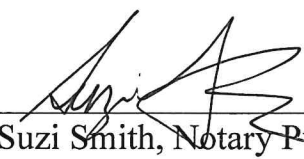


Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on February 23, 2022

By Lee Purdy



Suzi Smith, Notary Public

My commission expires February 26, 2025