

**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 JULY 11, 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. June 13 and June 27, 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. Tribute; in recognition of Michigan State University Visiting International Professional Program (PEND-2975)
3. Brownfield Plan #81; NEOGEN Expansion, 720 East Shiawassee Street (PEND-2952)

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

4. In consideration of Orders to Make Safe or Demolish to the owners of 1224 Dakin St. (PEND-2929)
5. In consideration of Orders to Make Safe or Demolish to the owners of 5017 Hughes Rd. (PEND-2932)

6. In consideration of Orders to Make Safe or Demolish to the owners of 5019 Pleasant Grove Road (PEND-2934)
7. In consideration of Orders to Make Safe or Demolish to the owners of 3025 Maloney Street (PEND-2936)

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

8. In consideration of Noise Special Permit; C & D Hughes, Inc. request to allow for Pennsylvania Avenue Reconstruction on Saturdays from 8:00 AM to 5:00 PM until November 30, 2022, in the area of the Pennsylvania Avenue right-of-way between Mt. Hope Avenue to Health Care Court (PEND-2924)
9. In consideration of Special Assessment; Snow and Ice Removal Winter 2021-2022 (PEND-2948)
10. In consideration of Brownfield Plan #81; NEOGEN Expansion, 720 East Shiawassee Street (PEND-2952)
11. In consideration of an Ordinance to amend Chapter 1060, Licensing of Waste Haulers (PEND-2823)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Ordinances For Passage

12. An Ordinance to provide for the issuance of trash, weed, and grass violation notices and compliance orders, declare uncorrected violations as nuisances, provide for an appeals process, and permit the City to abate uncorrected violations and recover costs (PEND-2892)

Consent Agenda

13. Tribute; in recognition of the Ingham Community Health Centers Board of Directors for completion of the new Allen Community Health Center project (PEND-2974)
14. Tribute; in recognition of Michigan State University Visiting International Professional Program (PEND-2975)
15. Reappointments; Patty Farhat and Samuel Brewster, Board of Police Commissioners; Trevor Benoit, Downtown Lansing Inc. Board; John Shaski and Diane Sanborn, Saginaw Street Corridor Improvement Authority Board of Directors (PEND-2964)
16. Grant Acceptance; AARP Community Challenge Grant (PEND-2963)
17. Tri-County Office on Aging Fiscal Years 2023-2025 Multi Year Implementation Plan (PEND-2969)

Resolutions For Action

18. Appointment; Peter Jones as an At-Large member of the Income Tax Board of Review for a term to expire June 30, 2026 (PEND-2944)
19. Claim Appeal; Claim #1876, Lior Ron for \$1010 in trash violation fees at 1610 S. Cedar St. (PEND-2832)
20. Setting a Public Hearing in consideration of Michigan Economic Development Center (MEDC) Support Grant (PEND-2973)
21. Lansing Board of Water and Light Return on Equity Agreement, Amendment #6 (PEND-2931)
22. Ballot Proposal; Public Safety Building and Equipment Bond Proposal (PEND-2967)

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:

23. Minutes of Boards and Commissions placed on file in the Clerk's Office
24. Board of Water and Light Annual Report, Budget for Fiscal Year 2023, and Capital Forecast for Fiscal Years 2023-2028
25. Board of Water and Light Rules of Procedure
26. Executive Directive 2022-02; Reproductive Healthcare

Item(s) from the Mayor re:

27. Payment in Lieu of Taxes (PILOT); Walter French, 1900 S. Cedar St. (PEND-2972)
28. Setting a Public Hearing in consideration of Payment in Lieu of Taxes (PILOT); Walter French, 1900 S. Cedar St. (PEND-2971)
29. Reappointment; Samara Morgan as an At-Large member of the Board of Public Service for a term to expire June 30, 2026 (PEND-2976)
30. Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2025 (PEND-2977)
31. Appointment; Eric Schertzing as an At-Large member of the Board of Review for a term to expire June 30, 2025 (PEND-2978)

Communications and Petitions

32. Affidavit of Disclosure; Terry Cannon, Department of Economic Development and Planning

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

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

CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.

LANSING CITY COUNCIL MEETING

DATE & TIME: 7/11/2022-7:00 PM

Starting Time 8:02

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

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

MEDITATION IN MEMORY OF: _____

PLEDGE LED BY: _____

Adjournment Time 10:10

CHRIS SWOPE

\\lansing.local\Group_Storage\Dept\Clerk_Staff\City Council\Administrative\Council
Attendance Sheet.doc



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361 • FAX: (517) 377-0100

6/27/2022

Certified Number: 7021 1970 0002 2912 9710

JOHN PIERCE & JOAN PEOPLES
1627 PACKARD ROAD
LANSING, MI 48917-4364

DEAR A BETTER WAY L L C

RE: DANGEROUS BUILDING AT 1224 DAKIN ST., SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 1224 DAKIN ST., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: JULY 11, 2022 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws. THE PURPOSE OF THE HEARING is to give interested parties an opportunity to take exception to the determination made by the Demolition Board and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Scott Sanford
Manager of Code Enforcement

SS/Imp

Attachment

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 1224 DAKIN ST., Parcel # 33-01-01-22-256-201 legally described as LOT 208 & N ½ LOT 207 EXCELSIOR LAND COMPANYS SUB, 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 May 20, 2020; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 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 1224 Dakin Street, 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.



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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6/27/2022

Certified Number: 7021 1970 0002 2912 9703

A BETTER WAY L L C
1468 JAMES ROAD
GARDNERVILLE, NV 89460

DEAR A BETTER WAY L L C

RE: DANGEROUS BUILDING AT 5017 HUGHES RD., SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 5017 HUGHES RD., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: JULY 11, 2022 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws. THE PURPOSE OF THE HEARING is to give interested parties an opportunity to take exception to the determination made by the Demolition Board and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Scott Sanford
Manager of Code Enforcement

SS/lmp

Attachment

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 5017 HUGHES RD., Parcel # 33-01-01-32-353-201 legally described as S 54.8 FT OF W 1/3 LOT 11 BLOCK 92 ORIG PLAT., 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 April 11, 2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 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 5017 Hughes Road, 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.



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6/27/2022

Certified Number: 7021 1970 0002 2912 9680

DAVID A & FELECIA Z MERCADO
1009 N MARTIN LUTHER KING BLVD
LANSING, MI 48915

DEAR DAVID A & FELECIA Z MERCADO

RE: DANGEROUS BUILDING AT 5019 PLEASANT GROVE RD. SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 5019 PLEASANT GROVE RD., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: JULY 11, 2022 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws. THE PURPOSE OF THE HEARING is to give interested parties an opportunity to take exception to the determination made by the Demolition Board and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

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Sincerely,

Scott Sanford
Manager of Code Enforcement

SS/lmp

Attachment

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 5019 PLEASANT GROVE RD., Parcel # 33-01-01-32-351-171 legally described as LOTS 7, 8 & 9 PLEASANT GROVE SUB., 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 February 15, 2019; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 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 5017 Hughes Road, 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.

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(517) 483-4361 • FAX: (517) 377-0100

6/27/2022

Certified Number: 7021 1970 0002 2912 9666

DAVID WAYNE SKOPEK
3025 MALONEY STREET
LANSING, MI 48911

DEAR DAVID WAYNE SKOPEK

RE: DANGEROUS BUILDING AT 3025 MALONEY ST. SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 3025 MALONEY ST., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: JULY 11, 2022 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws. THE PURPOSE OF THE HEARING is to give interested parties an opportunity to take exception to the determination made by the Demolition Board and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

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Sincerely,

Scott Sanford
Manager of Code Enforcement

SS/Imp

Attachment

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 3025 MALONEY ST., Parcel # 33-01-01-30-477-021 legally described as LOT 1 AVALON ACRES SUB REC L 20 P 3., 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 July 15, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 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 3025 Maloney Street, 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.

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



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.*

*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*.*

Agenda Item Number(s) 11 Item Description Public Hearing - Licensing of Waste Hauler Ord
Name (print) Charles Hauser E-Mail (optional) _____
Address (street, city, zip) 16980 Wood Rd Lansing, MI
Company or organization represented, etc. (if applicable) Granger Waste Services
Signature [Signature]

- 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.

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



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.*

*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*.*

Agenda Item Number(s) 11, 25 Item Description Waste Handling, LBWL Ad Rules
Name (print) ELAINE FISCHHOFF E-Mail (optional) ELAINE.FISCHHOFF
Address (street, city, zip) 2536 WINDBREAK LANSING 48910
Company or organization represented, etc. (if applicable) _____
Signature [Handwritten Signature]

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

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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.

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



Public Comment on Legislative Matters Registration

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*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*.*

Agenda Item Number(s) 10 Item Description Neogan

Name (print) Harold Leeman Jr E-Mail (optional) NA

Address (street, city, zip) 231 S Clemens

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

Signature _____

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Agenda Item Number(s) #19 Item Description Claim Appeal
Name (print) ANDREA ZACKS CARNY E-Mail (optional) ezacksarny@gmail.com
Address (street, city, zip) 1100 S. CEDAR STREET LANSING MI 48206
Company or organization represented, etc. (if applicable) July 6th (Lior Ron)
Signature [Handwritten Signature]

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Agenda Item Number(s) 22 Item Description Ballot 175M

Name (print) Loretta St. Anaway E-Mail (optional) _____

Address (street, city, zip) 546 Armstrong Rd

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

Signature [Handwritten Signature]

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Agenda Item Number(s) 22 Item Description Bond

Name (print) Linda Apppling E-Mail (optional) _____

Address (street, city, zip) 4000 Thackin

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

Signature Linda Apppling

- 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.
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Agenda Item Number(s) _____ Item Description Snow Removal Fees

Name (print) ANDREA E-Mail (optional) WALIYAN@K9

Address (street, city, zip) 44 2211-13 Turner Street 376

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

Signature Andrea Waliyan 517 316 7198
114 Bell St

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City Clerk:

PARCEL NUMBER 33010104379051

2201 TURNER ST LANS MI 48906 1-31-22

WE GOT OUR STICKER ON THE DOOR, JUL 11 '22 12PM CLERK
SIDEWALKS WERE SHOVELED AND SALTED
WITHIN 2 HOURS. SIDEWALKS WERE NEVER
SHOVELED OR SALTED. WE OWN A SNOWPLOWING
AND SALTING BUSINESS, I HAVE PLENTY
ACCESS TO SALT, HIDE'S SNOWPLOWING + SALT
721 CHILSON LANS.

Debra Hidy)

Jackson, Brian

From: Swope, Chris
Sent: Monday, July 11, 2022 8:21 AM
To: Boak, Sherrie; Jackson, Brian; Sefa, Suela
Subject: FW: [EXTERNAL] Snow removal

Sincerely,

Chris Swope, MMC/MiPMC | pronouns: He/Him Lansing City Clerk Michigan Association of Municipal Clerks (MAMC),
Immediate Past President

Lansing City Clerk's Office
City Hall/Main Office | 124 W. Michigan Ave. | 9th Floor | Lansing MI 48933 Elections Unit/Marijuana Licensing | 2500
S. Washington Ave. | Rear Entrance | Lansing MI 48910
Main: (517) 483-4131 | Fax: (517) 377-0068
Direct: (517) 483-4130 | Mobile: (517) 230-1566 chris.swope@lansingmi.gov Website | Facebook | Twitter

CONFIDENTIALITY NOTICE: This email contains information from the sender that may be CONFIDENTIAL, LEGALLY PRIVILEGED, PROPRIETARY or otherwise protected from disclosure. This email is intended for use only by the person or entity to whom it is addressed. If you are not the intended recipient, any use, disclosure, copying, distribution, printing, or any action taken in reliance on the contents of this email, is strictly prohibited. If you received this email in error, please contact the sending party by replying in an email to the sender, delete the email from your computer system and shred any paper copies of the email you printed.

-----Original Message-----

From: johnwick15@gmail.com <johnwick15@gmail.com>
Sent: Sunday, July 10, 2022 12:25 AM
To: Clerk, City <City.Clerk@lansingmi.gov>
Subject: [EXTERNAL] Snow removal

On the morning of 1/21/22 . I happened to notice a note on my front door that I needed to shovel the walks.

In January I was gone from my home 8:15am-8:15pm 7 days a week, working in Kalamazoo. Very tired after a long drive.

Because my mail goes directly into my house I rarely open the front door in the middle of winter. I did see the tag on the morning of 1/21/22. After seeing the notice, I called my wife and had her pick some salt. When I came home that evening, the work had already been done. I had no time to even react to the notice. it's like asking for an estimate.... And they show up and do the work. Not reasonable at all.

Thank you for your consideration in dropping this.

John Smithwick
2822 Cooley Dr
Lansing. MI 48911

517-290-8816

Sent from my iPhone

Jackson, Brian

From: Debbie Jamieson <debjam1@icloud.com>
Sent: Thursday, July 7, 2022 8:30 PM
To: Clerk, City
Subject: [EXTERNAL] Appeal of Charges for Ice Removal

Dear Sir or Madame,

This email is to appeal the letter dated 6/30/22 for charges of \$359 for snow and ice removal on 01/20/2022
Parcel Number 33010120152051
Property address 1915 Moores River Dr Lansing, MI 48910

I came home from my medical office (I had appointments seeing my patients and was busy all morning), after picking up salt for ice removal and arrived at 12:45 pm on 1/20/22. We had already removed all the snow, but I needed to get salt for ice removal.

The city workers were on the sidewalk 15 minutes ahead of the "deadline" of 1 pm. I asked them politely to not do any work, because all the snow had been removed prior to their arrival and only ice remained. I wanted to salt the ice myself and planned to remove all the ice. It was NOT necessary for them to do anything. I arrived to complete my work on the ice before the 1 pm "deadline".

They stated they were required to do the work, but I put my ice removal product on. They said if there was a charge, that I could contact the City Clerk's office. The first time I was notified of any charge was the letter dated 6/30/22 (almost 6 months later).

We have lived in our home for almost 50 years and have never had a problem with snow and ice removal.

Considering my work to remove the ice was started before the 1 pm deadline and I had sincere intention of completing all work myself, the time by the city workers was not necessary.

I am appealing these charges and kindly ask all charges be removed.

Respectfully Yours,

Dr. Thomas K. Jamieson
517-281-6000

The city employees arrived 15 minutes before the "deadline" (12:45) and

**Noise Ordinance Waiver Hearing Notification
Pennsylvania Avenue Construction**

The Lansing City Council will hold a public hearing on Monday, July 11, 2022 at 7 p.m. in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

This affords an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a waiver of the Noise Ordinance in accordance with the provisions of Chapter 654 of the Code of Ordinances. C&D Hughes Inc., the contractor for the Pennsylvania Avenue Project, has requested to be allowed to work Saturdays from 8 AM to 5 PM through the end of the project to allow the project to be completed in one construction season and reduce the time the local residents are impacted.

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.

Resolution #2022-###

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

WHEREAS, a public hearing was held on Monday, June 27, 2022, in consideration of the request by C & D Hughes, Inc., the construction contractor for the Pennsylvania Avenue Reconstruction, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM from now until project completion in the fall of 2022; and

WHEREAS, this project includes a significant amount of underground sewer and water main work within the Pennsylvania Avenue right of way; and

WHEREAS, the construction contractor, C&D Hughes Inc., is required to complete the project within the 2022 construction season, which ends in approximately mid-November; and

WHEREAS, current supply issues industry wide with materials needed for the water main work associated with the project has pushed the original estimated project start date to mid-June; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- allow the project to be completed in one construction season; and
- reduce the amount of time local access for property owners is impacted.

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance for construction noise on Saturdays from 8:00 AM to 5:00 PM, from approval of this resolution until November 30, 2022, in the area of the Pennsylvania Avenue right-of-way between Mt. Hope Avenue to Health Care Court.



Chris Swope

Lansing City Clerk

THIS IS NOT A BILL

June 30, 2022

From: Chris Swope, Lansing City Clerk

Subject: NOTICE OF PUBLIC HEARING Regarding Special Assessment Roll # SR-2021-2022, known as Snow and Ice Removal, the violation of Chapter 1020.06(a)(b), Snow and Ice Ordinance.

Whereas, failure to comply with Chapter 1020.06(a)(b), Snow and Ice, caused the City of Lansing to remove snow or ice from sidewalks in front of and adjacent to the property described below:

Parcel Number: PARCEL
Property Address: ADDRESS
Date of Service: DATE OF SERVICE

PROPERTY BENEFITTED: SNOW AND ICE REMOVAL

The records of the Lansing City Assessor indicate that you are the owner or a party of interest in the above named property. Per Chapter 1020.06(c)(2), the City is directed to provide you with the following information regarding the removal of snow or ice by the City:

<u>DESCRIPTION OF WORK</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
Minimum Snow Removal Cost: (First 20 minutes of removal)	1.0	\$149.00	\$149.00
Additional Snow Removal Cost: (Over 20 minutes, in 20 minute increments)	ADDITIONAL	\$ 70.00	\$XXX.00
Your total estimated cost of the work is:			<u>\$XXX.00</u>

Subject to confirmation of the Assessment Roll

THIS IS NOT A BILL

SEE OVER FOR MORE INFORMATION

PUBLIC HEARING INFORMATION

The City Council will hold a Public Hearing to review, prior to confirmation, said assessment roll, and consider any complaints or objections that there may be with respect to this assessment.

When: July 11, 2022 at 7:00 P.M.

Where: Council Chambers, 10th Floor City Hall, 124 W. Michigan Ave., Lansing, MI 48933

HOW TO APPEAL

A property owner or party in interest, or his or her representative, may protest the special assessment in one of the following ways:

- Send a letter appealing the assessment to: City Clerk's Office, 9th Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933; -or-
- Send an email appealing the assessment via email to: city.clerk@lansingmi.gov; -or-
- Appear in person at the Public Hearing and either hand deliver an appeal letter or speak at the Public Hearing (must sign in at meeting to speak).

Written appeals must be received before the close of the public hearing on **July 11, 2022**.

Those appealing will be encouraged to appear in person at a subsequent Public Service Committee meeting (time and date to be determined), where cases will be further considered.

Further appeal of the Special Assessment may be made to the Michigan Tax Tribunal, *if* filed within 35 days after confirmation of the special assessment roll *and* that special assessment was protested at the hearing. Visit www.michigan.gov/taxtrib for more information.

PAYMENT AND PENALTY INFORMATION

Bills will be mailed by the City Treasurer within 10 days of the Council confirmation of this roll. The City Council typically confirms an assessment roll one week after the hearing, providing there is concurrence.

The total assessment if due, must be paid within 60 days from the billing date to avoid a 5% penalty. Any unpaid special assessment or portion thereof will be included on the semi-annual property tax statement.

If you have any questions regarding this assessment, please contact the Public Service Department at (517) 483-4455.

Resolution #2022-###

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

**CONFIRMATION OF SNOW AND ICE REMOVAL ASSESSMENT ROLL WINTER
2021-2022**

WHEREAS, pursuant to resolution XXXXXX, adopted by this Council, the City Council held a public hearing on July 08, 2022, regarding Assessment Roll XXXXXX, for the removal of snow and ice on public sidewalks adjacent to certain properties; and

WHEREAS, the cost incurred between December 1, 2021 and April 30, 2022, by the City totals \$19,207.00 ; and

WHEREAS, the Committee on City Operations met on _____, 2022 to review the public hearing findings and removed several properties from the assessment roll; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby directs that special assessment roll number XXXXXX as returned by the City Assessor, be ratified and confirmed.

BE IT FINALLY RESOLVED, the Lansing City Council hereby directs the City Assessor notify the owners of properties affected by this roll in accordance with City Ordinance 1020.06.

PARCEL ID	SITE ADDRESS	COST
33010135127031	3728 STONELEIGH DR	\$289.00
33010133152061	3813 LOWCROFT AVE	\$289.00
33010133127052	3518 DAVIDSON DR	\$499.00
33010131205041	3627 WAINWRIGHT AVE	\$149.00
33010133154021	3842 WEGER PLACE	\$219.00
33010131154201	3617 ALPINE DR	\$219.00
33010130152001	2503 YORK RD	\$289.00
33010130152001	2503 YORK RD	\$289.00
33010129258061	1212 VICTOR AVE	\$149.00
33010129226161	1017 W MT HOPE AVE	\$219.00
33010129226161	1017 W MT HOPE AVE	\$149.00
33010129226161	1017 W MT HOPE AVE	\$149.00
33010129226141	1007 W MT HOPE AVE	\$149.00
33010133106001	3701 SCHLEE ST	\$359.00
33010130203131	2822 COOLEY DR	\$429.00
33010129101002	2121 W MT HOPE AVE	\$219.00
33010130378111	3222 SHETLAND RD	\$499.00
33010129258071	1208 VICTOR AVE	\$149.00
33010120486001	1017 SMITH AVE	\$429.00

33010117330091	1406 W WASHTENAW ST	\$219.00
33010128230032	2117 S CEDAR ST	\$499.00
33010120483011	1711 DELEVAN AVE	\$149.00
33010117452172	1300 W HILLSDALE ST	\$219.00
33010117332051	327 WEST ST	\$219.00
33010117332051	327 WEST ST	\$359.00
33010117330081	1408 W WASHTENAW ST	\$219.00
33010121380131	201 W BARNES AVE	\$359.00
33010117216151	1307 S GENESEE DR	\$289.00
33010115480041	419 REGENT ST	\$149.00
33010115480021	413 REGENT ST	\$149.00
33010115480181	537 REGENT ST	\$289.00
33010120152051	1915 MOORES RIVER DR	\$359.00
33010109377161	921 N CAPITOL AVE	\$219.00
33010109380201	833 N CAPITOL AVE	\$219.00
33010109380191	831 N CAPITOL AVE 1	\$219.00
33010109377171	927 N CAPITOL AVE	\$219.00
33010110328001	1220 E CESAR E. CHAVEZ AVE	\$499.00
33010109355011	923 N SYCAMORE ST	\$149.00
33010109352021	930 N SYCAMORE ST	\$149.00
33010109352031	928 N SYCAMORE ST	\$149.00
33010109355001	925 N SYCAMORE ST	\$359.00
33010109355001	925 N SYCAMORE ST	\$359.00
33010109355001	925 N SYCAMORE ST	\$289.00
33010109381021	820 N CAPITOL AVE	\$219.00
33010114352241	2010 E KALAMAZOO ST	\$149.00
33010114352221	400 S FAIRVIEW AVE	\$289.00
33010109180141	306 W WILLOW ST	\$289.00
33010108337001	1022 HAPEMAN ST	\$219.00
33010104477052	2119 N LARCH ST	\$219.00
33010108337011	1018 HAPEMAN ST	\$219.00
33010104477001	500 E THOMAS ST	\$219.00
33010104477001	500 E THOMAS ST	\$499.00
33010104378071	2211 TURNER ST	\$289.00
33010103353001	2128 N EAST ST	\$219.00
33010102451251	2933 TULANE DR	\$289.00
33010104378081	2227 TURNER ST	\$219.00
33010104176091	3002 TURNER ST	\$219.00
23500801481031	3931 TRUXTON LANE	\$219.00
33010114354181	400 S HAYFORD AVE	\$219.00
33010104379051	2201 TURNER ST	\$289.00
33010104177011	2916 TURNER ST	\$219.00
33010104276181	3131 N EAST ST	\$219.00
33010104277151	3023 N EAST ST	\$219.00
33010122255271	1200 BENSCH ST	\$359.00

33010110326481	1129 CAMP ST	\$149.00
33010109231024	N LARCH ST	\$359.00
33010108427041	645 W WILLOW ST	\$359.00
33010104328331	325 W RANDOLPH ST	\$219.00
33010104328251	2431 TURNER ST	\$359.00
33010109231103	1904 N LARCH ST	\$289.00
33010109377171	927 N CAPITOL AVE	\$219.00
33010109380191	831 N CAPITOL AVE 1	\$219.00
3301010437807A	2213 TURNER ST	\$289.00
		\$19,207.00

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, July 11, 2022, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #81 – NEOGEN Expansion Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 703 E. Michigan Avenue located in the City of Lansing, but more particularly described as:

PARCEL NO. 33-01-01-15-151-004 WHICH IS THE NORTHERN 2.568 ACRES OF THE PARCEL OF LAND LOCATED AT 703 E. MICHIGAN AVENUE, LANSING, MICHIGAN BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5, BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE S89°46'25"E ALONG THE NORTH LINE OF LOTS 8,9, AND 10 OF SAID ASSESSOR'S PLAT NO.5, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29 FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15, THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE EASEMENT TO CSX RAILROAD AS RECORDED IN LBER 1668 PAGES 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND

UNRECORDED. THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATIONS.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein – Director of Economic Development, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48910, (517) 599-1136.

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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority NEOGEN Expansion Brownfield Redevelopment Project

Brownfield Plan #81

East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, Michigan 48912

PREPARED BY:

Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@lansingcdc.com
Phone: 517-243-3512

May 24, 2022

Approved by the LBRA on _____, 2022
Adopted by the Lansing City Council on _____, 2022

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- Attachment A: Legal Description of the Property
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1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 703 E. Michigan Avenue in the City of Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: NEOGEN Expansion Brownfield
Redevelopment Project (the “Project”)

Developer: NEOGEN Properties IX, LLC (the “Developer”)
620 Leshner Place
Lansing, MI 48912

Property Location: Parcel No. 33-01-01-15-151-004 which is the northern 2.568 acres of the parcel of land located at 703 E. Michigan Avenue, Lansing, Michigan 48906 (the “Property”).

Type of Eligible Property: “Facility”

Project Description: The entire 2.568-acre Property will be redeveloped to include the construction of a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. NEOGEN is in the process of consolidating and expanding its manufacturing operations, Research & Development operations, and its headquarters. This project is vital to the planned expansion and consolidation project. NEOGEN estimates 60 to 100 new, full time equivalent jobs as part of its this current expansion plan.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved activities, EGLE department specific activities, asbestos and lead survey activities, demolition, site preparation, infrastructure improvements, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. EGLE pre-approved activities and a portion of department specific activities were conducted by the City of Lansing through the City of Lansing Brownfield Redevelopment Authority

(LBRA), therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan.

Total Capital Investment: Property and Building Improvements and Personnel Property Investment is estimated at \$71,500,000 million (not including acquisition) of which there is \$5,043,972 in eligible activities associated with the proposed Project.

Estimated Job Creation/Retention: The completed project will create 60-100 new jobs ranging from \$13.00 – 25.00/hour.

Duration of Plan: 11 years (starting in 2023)

Total New Taxes Generated by Development for the Duration (11 years) of the Brownfield Plan: \$6,722,669		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer and City	\$5,043,972	75.0%
Passed Through to: (Debt Millage, 10% Local Millage, 10% State School and State Education Tax)	\$1,028,766	15.3%
Portion Captured for LBRA Plan Administration / Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	\$388,137	5.8%
Portion Passed Through to State Brownfield Revolving Fund	\$261,784	3.9%
TOTAL NEW TAXES GENERATED	\$6,722,669	100%

*TIR = tax increment revenue

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **NEOGEN Properties IX, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at the northern 2.568 acres of 703 E. Michigan Avenue in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
(0) East Shiawassee Street (Northern 2.568-acres of 703 E. Michigan Avenue)	33-01-01-15-151-004	Facility

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

The Property consists of a total of 2.568-acres and comprised of one contiguous parcel. One vacant single-story garage/storage building exists on the north central portion of the Property. The remainder of the Property is comprised of paved parking. The building has been used for vehicle storage.

The Property was a rail/coal yard from at least 1913 until approximately 1981. During that time up to three rail lines, five rail spurs, six coal storage buildings, two office buildings, a garage, a scale, two above ground oil tanks, and various sheds/outbuildings existed on the Property. The Property has been used as a parking lot since approximately 1994. The existing storage building on the Property was constructed in approximately 1998.

Environmental subsurface investigation activities conducted in September and October 2021 included a geophysical survey, the excavation of a test pit, and the advancement of sixteen (16) soil

borings on the subject property. The investigation identified a 1,200-gallon underground storage tank (UST) at the northern end of the Property. The soil borings were advanced to depths of 2.5 to 20.0 feet below ground surface and were located adjacent to the UST and throughout the subject Property. The soil boring and sample locations are depicted in Figure 3.

The UST was removed from the site on October 26, 2021. Various holes were observed on the tank bottom and side walls and visual evidence of petroleum contamination was observed within surrounding soils. Approximately 39 yards of impacted soil was removed from the property by the property owner at that time, Edward W. Sparrow Hospital Association (Sparrow Hospital), and the soils were transported to Granger Waste Services for disposal.

Soil contamination at the Property contains petroleum parameters in adjacent to the former UST location and naphthalene and mercury various locations within urban fill material at concentrations above Part 201 Residential Generic Cleanup Criteria (GCC). Triterra's soil and groundwater sample results are summarized in Table 1 and Table 2 respectively. Soil Boring locations and analytical result exceedances are depicted in Figure 3.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property is a "facility" as defined in in Part 201 and Section 2(r) of Act 381.

3. Brownfield Project Description

With over 600 employees now residing within its Lansing campus, NEOGEN's growth continues. They are currently in the process of consolidation and expansion of its manufacturing operations, R&D and headquarters. The result of this expansion will create a world class manufacturing operation which will emphasize and showcase high tech manufacturing and R&D operations. The expansion plan includes both retaining NEOGEN's current employment base along with continued employment growth.

The entire 2.568-acre Property will be redeveloped to include the construction of a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. This project is vital to the planned expansion and consolidation project. NEOGEN estimates 60 to 100 new, full time equivalent jobs as part of its this current expansion plan.

Total capital investment is estimated at \$71,500,000, not including acquisition. This Project will result in the creation of 60-100 new, FTE jobs. New jobs will include laborers, skilled manufacturers, quality control professionals, research & development resource technicians, supervisors and managers with salaries ranging from \$13.00 – 25.00/hour. The Project is also projected to create/leverage over 100 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site including the public infrastructure improvements. Once the development project is complete a portion of the resulting increase in Property taxes will be used to reimburse the Developer and the City for their brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and EGLE pre-approved activities, EGLE department specific activities, asbestos and lead survey activities, demolition, site preparation, infrastructure improvements, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. EGLE pre-approved activities and a portion of department specific activities were conducted by the City of Lansing through the LBRA, therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan. The breakdown of costs between the Developer and City are provided on Table 1. Brownfield Eligible Activities.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer reimbursement is \$5,043,972.

Summary of Eligible Activities		Split of Costs between NEOGEN and the LBRA	
		NEOGEN	LBRA
EGLE Eligible Activities	Cost		
Pre-Approved Activities	\$22,680		\$22,680
Department Specific Activities	\$132,270	\$125,800	\$6,470
Total Environmental Eligible Activities	\$154,950	\$125,800	\$29,150
MSF Eligible Activities	Cost		
Asbestos and Lead Activities	\$750		\$750
Demolition	\$135,000	\$135,000	
Site Preparation	\$3,443,800	\$3,443,800	
Infrastructure Improvements	\$155,300	\$155,300	
Total Non-Environmental Eligible Activities	\$3,734,850	\$3,734,100	\$750
Contingency (15%) *	\$578,985	\$578,985	
Brownfield Plan & Act 381 Work Plan Preparation	\$22,500	\$22,500	
Brownfield Plan & Act 381 Work Plan Implementation	\$6,500	\$6,500	
Brownfield Plan Application Fee	\$5,000	\$5,000	
Interest (3%, simple) **	\$541,187	\$541,187	
Total Eligible Cost for Reimbursement	\$5,043,972	\$5,014,072	\$29,900

* Pre-Approved Activities, UST Removal, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation are excluded from contingency calculation.

** Interest calculation is based on 3% simple interest on principal eligible activity costs incurred by NEOGEN.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property.

If the state approves an Act 381 Workplan with less state tax capture than what was in the Plan approved by the City, the not to exceed amount of local capture in the Plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured

by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2025.

The taxable value of the Property according to the city assessor was \$0 which is the initial taxable value for this Plan. The new projected taxable value for 2024 was estimated at \$10,353,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2023 through 2033 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

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

6. Method of Brownfield Plan Financing

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

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan. Annually, the LBRA will capture 10% of the available new local taxes for LBRA Plan administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 10 years total tax capture after the first year of tax capture anticipated as 2023.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
School Operating	\$152,252	\$1,370,265	\$1,522,516
State Education Tax (SET)	\$26,178	\$497,389	\$523,567
Lansing Oper	\$172,566	\$1,553,092	\$1,725,657
Ingham County Sum	\$60,191	\$541,721	\$601,912
Ingham County	\$46,128	\$415,156	\$461,285
Ingham Intermed	\$43,832	\$394,488	\$438,321
Lansing Comm College	\$33,459	\$301,127	\$334,586
CATA	\$26,537	\$238,836	\$265,373
Lansing Sch Sink	\$26,253	\$236,279	\$262,532
CADL-Library	\$13,784	\$124,056	\$137,840
Airport Auth	\$6,205	\$55,844	\$62,049
Montgomery Drain	\$2,308	\$20,772	\$23,080
Lansing School Debt	\$363,950		\$363,950
Total	\$973,644 (14.5%)	\$5,749,025 (85.5%)	\$6,722,669 (100%)

* Increased by investment, but not captured by the LBRA

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION PARCEL SPLIT AS SURVEYED

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5,
BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION
15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE
S89°46'25"E ALONG THE NORTH LINE OF LOTS 8,9, AND 10 OF SAID ASSESSOR'S PLAT NO.5,
ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE
NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A
DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL
WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID
LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC
OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING
S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT
RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29
FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL
ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE
SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF
SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15,
THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO
THE POINT OF BEGINNING.

CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE
EASEMENT TO CSX RAILROAD AS RECORDED IN LBER 1668 PAGES 727-753.

AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE

NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES

SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND UNRECORDED.

THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR
N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD
OBSERVATIONS.

11. Personal Property

Due to Personnel Property exemptions, this Brownfield Plan will not capture incremental tax revenues resulting from personal.

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

The LBRA will capture all available tax increment revenues for deposit to the LBRF as permitted by Act 381.

14. Other Information

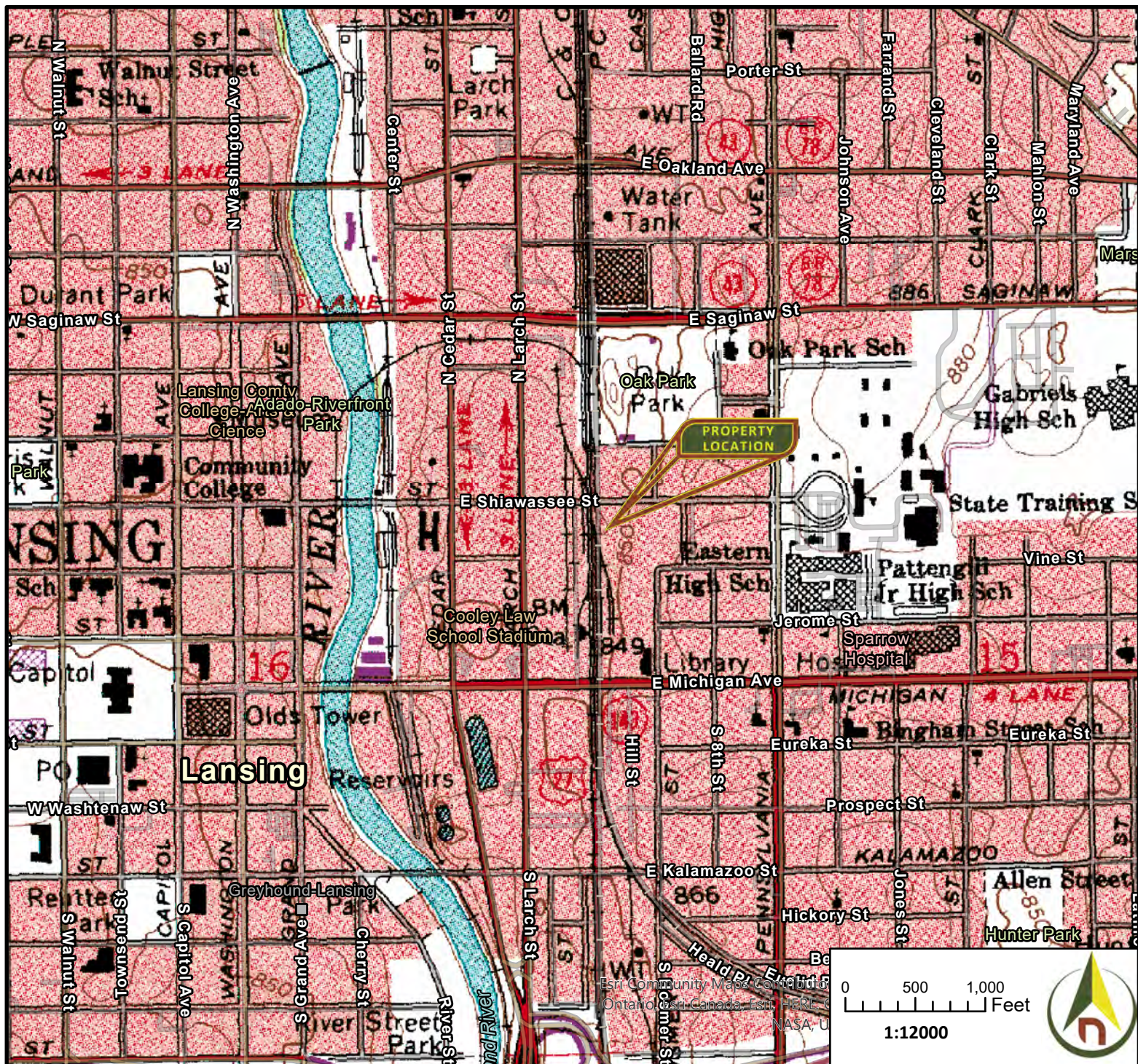
The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

Figure 3: Sample Locations with Analytical Exceedances



TRIOTERRA

FIGURE 1 PROPERTY LOCATION

NORTHERN 2.568 ACRES OF PARCEL NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

INGHAM COUNTY
T4N, R2W, SECTION 15

PROJECT NUMBER 21-2806





TRI TERRA

FIGURE 2

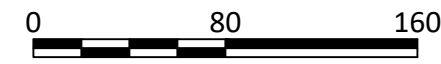
ELIGIBLE PROPERTY MAP

NORTHERN 2.568 ACRES OF PARCEL
NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

PROJECT NUMBER: 21-2806

DATE: 8/4/2021

DIAGRAM CREATED BY: TT



GRAPHIC SCALE
1" = 80'

SYMBOLS LEGEND

- SB-4 SOIL BORING LOCATION
- SS-2 SOIL SAMPLE LOCATION
- MW-2 MONITORING WELL LOCATION
- PROPOSED BUILDING FOOTPRINT
- UST FORMER UST
- B-6W @ 6.5-10' GROUNDWATER ANALYTICAL
- MW-1 MONITORING WELL ANALYTICAL
- B-7 SOIL ANALYTICAL

CONSTITUENTS LEGEND

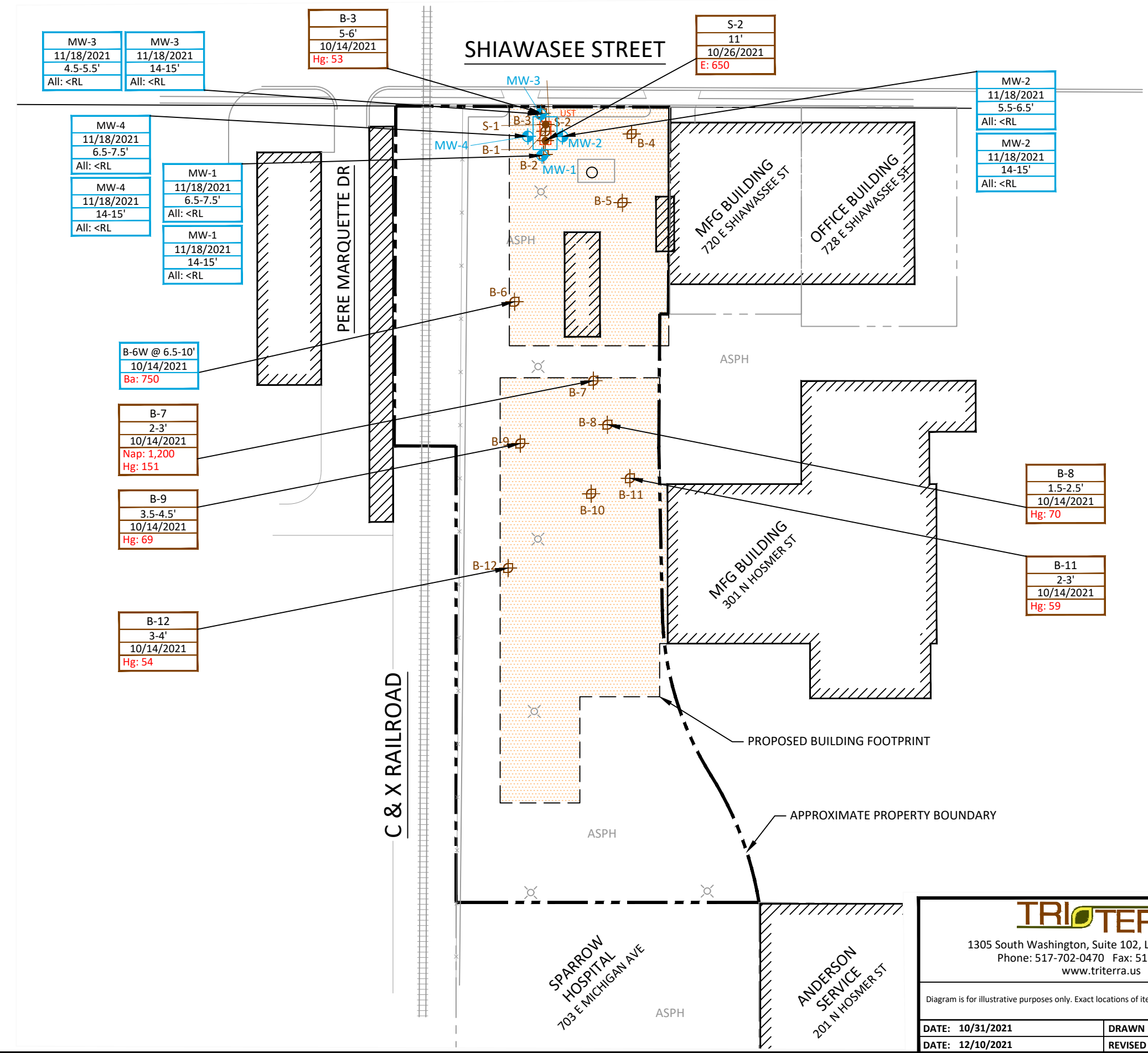
VOLATILES (VOCs)
E: Ethylbenzene
Nap: Naphthalene

INORGANICS, METALS
As: Arsenic
Ba: Barium
Hg: Mercury, Total

<RL: Result was below laboratory reporting limits.

NOTES

1. Soil concentrations are in µg per kg (ppb).
2. Groundwater concentrations are in µg per L (ppb).
3. All exceedances are highlighted in red.
4. Figure includes analytical exceedances only. See analytical data and tables for additional detail.
5. If no data is presented for a sample location then there were no exceedances above applicable criteria.



1305 South Washington, Suite 102, Lansing, MI 48910
Phone: 517-702-0470 Fax: 517-702-0477
www.triterra.us

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 10/31/2021	DRAWN BY: JWJ
DATE: 12/10/2021	REVISED BY: BMK

SAMPLE LOCATIONS WITH ANALYTICAL EXCEEDANCES

NORTHERN 2.568 ACRES OF PARCEL
NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

PROJECT NUMBER: 21-2806	FIGURE 3
-------------------------	----------

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 4: Tax Increment Revenue Reimbursement Entity Allocation Table

Table 1
Brownfield Eligible Activities
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION			REIMBURSEMENT ENTITY	
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES	NEOGEN	LBRA
EGLE ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Phase I Environmental Site Assessment	1	LS	\$ 2,400	\$ 2,400	\$ 2,400				\$ 2,400
Phase II Site Investigations	1	LS	\$ 12,500	\$ 12,500	\$ 12,500				\$ 12,500
Baseline Environmental Assessments	1	LS	\$ 2,500	\$ 2,500	\$ 2,500				\$ 2,500
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 1,800	\$ 1,800	\$ 1,800				\$ 1,800
Underground Storage Tank (UST) Investigation	1	LS	\$ 3,480	\$ 3,480	\$ 3,480				\$ 3,480
Department Specific Activities									
UST Removal	1	LS	\$ 6,470	\$ 6,470			\$ 6,470		\$ 6,470
Environmental Response Activities at former UST Location									
Contaminated Soil Excavation	200	CY	\$ 8	\$ 1,600			\$ 1,600	\$ 1,600	
Contaminated Soil Transportation & Disposal	300	CY	\$ 38	\$ 11,400			\$ 11,400	\$ 11,400	
Fill - clean backfill and compaction	200	CY	\$ 20	\$ 4,000			\$ 4,000	\$ 4,000	
Environmental Oversight and Verification Sampling	1	LS	\$ 5,500	\$ 5,500			\$ 5,500	\$ 5,500	
Environmental Project Management, Documentation, & Reporting	1	LS	\$ 2,500	\$ 2,500			\$ 2,500	\$ 2,500	
Due Care Activities									
Contaminated Soil Transportation & Disposal	2,250	CY	\$ 38	\$ 85,500			\$ 85,500	\$ 85,500	
Environmental Project Management and Oversight	1	LS	\$ 6,500	\$ 6,500			\$ 6,500	\$ 6,500	
Oversight	1	LS	\$ 8,800	\$ 8,800			\$ 8,800	\$ 8,800	
EGLE ELIGIBLE ACTIVITIES TOTAL				\$ 154,950	\$ 22,680	\$ -	\$ 132,270	\$ 125,800	\$ 29,150
MSF ELIGIBLE ACTIVITIES									
Asbestos and Lead Activities									
Asbestos and Lead - Assessment/Survey	1	LS	\$ 750	\$ 750		\$ 750			\$ 750
Total Asbestos and Lead Activities				\$ 750	\$ -	\$ 750	\$ -	\$ -	\$ 750
Demolition									
Demolition - Building	1	LS	\$ 25,000	\$ 25,000		\$ 25,000		\$ 25,000	
Demolition - Site	1	LS	\$ 100,000	\$ 100,000		\$ 100,000		\$ 100,000	
Demolition - Soft Costs	1	LS	\$ 10,000	\$ 10,000		\$ 10,000		\$ 10,000	
Total Demolition Activities				\$ 135,000	\$ -	\$ 135,000	\$ -	\$ 135,000	\$ -
Site Preparation									
Geotechnical Investigations/Survey	1	LS	\$ 25,000	\$ 25,000		\$ 25,000		\$ 25,000	
Geotechnical Engineering and Design	1	LS	\$ 12,500	\$ 12,500		\$ 12,500		\$ 12,500	
Soil Management - Excavation of Impacted/Urban Soils for Removal	1,500	CY	\$ 8	\$ 12,000		\$ 12,000		\$ 12,000	
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 1,050,000	\$ 1,050,000		\$ 1,050,000		\$ 1,050,000	
Specialized Foundations due to Unstable Soils (Delta cost above traditional foundation)									
Relocation of Existing/Active Utilities - Electric	1	LF	\$ 450,000	\$ 450,000		\$ 450,000		\$ 450,000	
Relocation of Existing/Active Utilities - Water Main	1	LF	\$ 175,000	\$ 175,000		\$ 175,000		\$ 175,000	
Relocation of Existing/Active Utilities - Storm Sewer	1	LF	\$ 250,000	\$ 250,000		\$ 250,000		\$ 250,000	
Temporary Construction Access	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		\$ 50,000	
Temporary SESC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		\$ 50,000	
Temporary Fencing / Site Control - During Site Preparation Activities	1	LS	\$ 25,000	\$ 25,000		\$ 25,000		\$ 25,000	
Temporary Traffic Control	1	LS		\$ -		\$ -		\$ -	
Site Preparation - Soft Costs	1	LS	\$ 444,300	\$ 444,300		\$ 444,300		\$ 444,300	
Total Site Preparation Activities				\$ 3,443,800	\$ -	\$ 3,443,800	\$ -	\$ 3,443,800	\$ -
Infrastructure Improvements									
Curbs, sidewalk, entrances in Right of Way	1	LS	\$ 85,000	\$ 85,000		\$ 85,000		\$ 85,000	
Landscaping in Right of Way	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		\$ 50,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 20,300	\$ 20,300		\$ 20,300		\$ 20,300	
Total Infrastructure Improvement Activities				\$ 155,300	\$ -	\$ 155,300	\$ -	\$ 155,300	
MSF ELIGIBLE ACTIVITIES TOTAL				\$ 3,734,850	\$ -	\$ 3,734,850	\$ -	\$ 3,734,100	\$ 750
MSF AND EGLE ELIGIBLE ACTIVITIES TOTAL				\$ 3,889,800	\$ 22,680	\$ 3,734,850	\$ 132,270	\$ 3,859,900	\$ 29,900
Contingency (15%)				\$ 578,985	\$ -	\$ 560,115	\$ 18,870	\$ 578,985	
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 22,500	\$ 22,500		\$ 21,375	\$ 1,125	\$ 22,500	
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 6,500	\$ 6,500	\$ -	\$ 6,175	\$ 325	\$ 6,500	
LBRA Brownfield Application Fee	1	LS	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 5,000	
Interest (3%, simple)				\$ 541,187	\$ -	\$ 521,575	\$ 19,612	\$ 541,187	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 5,043,972	\$ 22,680	\$ 4,844,090	\$ 177,202	\$ 5,014,072	\$ 29,900
State Brownfield Revolving Fund				\$ 261,784					
BRA Administrative Fees/LBRF				\$ 388,137					
GRAND TOTAL				\$ 5,693,893					
					0.45%	96.04%	3.51%		

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.
Interest calculation is based on 3% simple interest on principal eligible activity costs incurred by NEOGEN.

Table 2
Tax Increment Revenue Capture Estimates
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		1% per year										
Plan Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	1	2	3	4	5	6	7	8	9	10	11	
Base Taxable Value (TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ 50,000	\$ 2,676,500	\$ 9,853,000	\$ 10,353,000	\$ 10,456,530	\$ 10,561,095	\$ 10,666,706	\$ 10,773,373	\$ 10,881,107	\$ 10,989,918	\$ 11,099,817
Total Incremental Difference	\$ -	\$ 50,000	\$ 2,676,500	\$ 9,853,000	\$ 10,353,000	\$ 10,456,530	\$ 10,561,095	\$ 10,666,706	\$ 10,773,373	\$ 10,881,107	\$ 10,989,918	\$ 1,507,155

School Tax Revenue		Millage Rate											
School Operating	17.44780	\$ -	\$ 872	\$ 46,699	\$ 171,913	\$ 180,637	\$ 182,443	\$ 184,268	\$ 186,111	\$ 187,972	\$ 189,851	\$ 191,750	\$ -
State Education Tax (SET)	6.00000	\$ -	\$ 300	\$ 16,059	\$ 59,118	\$ 62,118	\$ 62,739	\$ 63,367	\$ 64,000	\$ 64,640	\$ 65,287	\$ 65,940	\$ -
School Total:	23.44780	32.55%	\$ -	\$ 1,172	\$ 62,758	\$ 231,031	\$ 242,755	\$ 245,183	\$ 247,634	\$ 250,111	\$ 252,612	\$ 255,138	\$ 257,689

Total New Taxes	Not Captured	Captured
\$ 1,522,516	\$ 152,252	\$ 1,370,265
\$ 523,567	\$ 26,178	\$ 497,389
\$ 2,046,084	\$ 178,430	\$ 1,867,654

Local Tax Revenue - Capturable		Millage Rate											
LANSING OPER	19.44000	\$ -	\$ 972	\$ 52,031	\$ 191,542	\$ 201,262	\$ 203,275	\$ 205,308	\$ 207,361	\$ 209,434	\$ 211,529	\$ 213,644	\$ 29,299
INGHAM CNTY SUM	6.78070	\$ -	\$ 339	\$ 18,149	\$ 66,810	\$ 70,201	\$ 70,903	\$ 71,612	\$ 72,328	\$ 73,051	\$ 73,782	\$ 74,519	\$ 10,220
INGHAM COUNTY	5.19650	\$ -	\$ 260	\$ 13,908	\$ 51,201	\$ 53,799	\$ 54,337	\$ 54,881	\$ 55,430	\$ 55,984	\$ 56,544	\$ 57,109	\$ 7,832
INGHAM INTERMED	4.93780	\$ -	\$ 247	\$ 13,216	\$ 48,652	\$ 51,121	\$ 51,632	\$ 52,149	\$ 52,670	\$ 53,197	\$ 53,729	\$ 54,266	\$ 7,442
LANSING COM COLLEGE	3.76920	\$ -	\$ 188	\$ 10,088	\$ 37,138	\$ 39,023	\$ 39,413	\$ 39,807	\$ 40,205	\$ 40,607	\$ 41,013	\$ 41,423	\$ 5,681
CATA	2.98950	\$ -	\$ 149	\$ 8,001	\$ 29,456	\$ 30,950	\$ 31,260	\$ 31,572	\$ 31,888	\$ 32,207	\$ 32,529	\$ 32,854	\$ 4,506
LANSING SCH SINK	2.95750	\$ -	\$ 148	\$ 7,916	\$ 29,140	\$ 30,619	\$ 30,925	\$ 31,234	\$ 31,547	\$ 31,862	\$ 32,181	\$ 32,503	\$ 4,457
CADL-LIBRARY	1.55280	\$ -	\$ 78	\$ 4,156	\$ 15,300	\$ 16,076	\$ 16,237	\$ 16,399	\$ 16,563	\$ 16,729	\$ 16,896	\$ 17,065	\$ 2,340
AIRPORT AUTH	0.69900	\$ -	\$ 35	\$ 1,871	\$ 6,887	\$ 7,237	\$ 7,309	\$ 7,382	\$ 7,456	\$ 7,531	\$ 7,606	\$ 7,682	\$ 1,054
MONTGOMERY DRAIN	0.26000	\$ -	\$ 13	\$ 696	\$ 2,562	\$ 2,692	\$ 2,719	\$ 2,746	\$ 2,773	\$ 2,801	\$ 2,829	\$ 2,857	\$ 392
Local Total:	48.58300	67.45%	\$ -	\$ 2,429	\$ 130,032	\$ 478,688	\$ 502,980	\$ 508,010	\$ 513,090	\$ 518,221	\$ 523,403	\$ 528,637	\$ 533,923
Total Capturable Taxes:	72.03080	#####	\$ -	\$ 3,602	\$ 192,790	\$ 709,719	\$ 745,735	\$ 753,192	\$ 760,724	\$ 768,331	\$ 776,015	\$ 783,775	\$ 791,613

\$ 1,725,657	\$ 172,566	\$ 1,553,092
\$ 601,912	\$ 60,191	\$ 541,721
\$ 461,285	\$ 46,128	\$ 415,156
\$ 438,321	\$ 43,832	\$ 394,488
\$ 334,586	\$ 33,459	\$ 301,127
\$ 265,373	\$ 26,537	\$ 238,836
\$ 262,532	\$ 26,253	\$ 236,279
\$ 137,840	\$ 13,784	\$ 124,056
\$ 62,049	\$ 6,205	\$ 55,844
\$ 23,080	\$ 2,308	\$ 20,772
\$ 4,312,634	\$ 431,263	\$ 3,881,371
\$ 6,358,718	\$ 609,693	\$ 5,749,025

Non-Capturable Millages		Millage Rate											
LANSING SCHOOL DEBT	4.10000	\$ -	\$ 205	\$ 10,974	\$ 40,397	\$ 42,447	\$ 42,872	\$ 43,300	\$ 43,733	\$ 44,171	\$ 44,613	\$ 45,059	\$ 6,179
Total Non-Capturable Taxes:	4.10000	\$ -	\$ 205	\$ 10,974	\$ 40,397	\$ 42,447	\$ 42,872	\$ 43,300	\$ 43,733	\$ 44,171	\$ 44,613	\$ 45,059	\$ 6,179

\$ 363,950	\$ 363,950	\$ -
\$ 363,950	\$ 363,950	\$ -

Notes:

\$ 6,722,669	\$ 973,644	\$ 5,749,025
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	30.7%	\$ 1,550,738		\$ 1,550,738
Local	69.3%	\$ 3,316,032	\$ 177,202	\$ 3,493,234
TOTAL		\$ 4,866,770	\$ 177,202	\$ 5,043,972
EGLE	0.5%	\$ 22,680		
MSF	99.5%	\$ 4,844,090		

Estimated Total Years of Plan:	11
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 261,784
BRA Administrative Fees / LBRF	\$ 388,137

* During the life of the Plan

		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTALS	
			1	2	3	4	5	6	7	8	9	10	11	12		
Available Tax Increment Revenue (TIR)																
Total State Tax Capture Available	\$	-	\$ 1,172	\$ 62,758	\$ 231,031	\$ 242,755	\$ 245,183	\$ 247,634	\$ 250,111	\$ 252,612	\$ 255,138	\$ 257,689	-	\$ -		
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	-	\$ 150	\$ 8,030	\$ 29,559	\$ 31,059	\$ 31,370	\$ 31,683	\$ 32,000	\$ 32,320	\$ 32,643	\$ 32,970	-	\$ -	\$ 261,784	
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	-	\$ 102	\$ 5,473	\$ 20,147	\$ 21,170	\$ 21,381	\$ 21,595	\$ 21,811	\$ 22,029	\$ 22,249	\$ 22,472	-	\$ -	\$ 178,430	
State TIR Available for Reimbursement to Developer	\$	-	\$ 920	\$ 49,256	\$ 181,325	\$ 190,526	\$ 192,432	\$ 194,356	\$ 196,300	\$ 198,263	\$ 200,245	\$ 202,248	-	\$ -		
Total Local Tax Capture Available	\$	-	\$ 2,429	\$ 130,032	\$ 478,688	\$ 502,980	\$ 508,010	\$ 513,090	\$ 518,221	\$ 523,403	\$ 528,637	\$ 533,923	\$ 73,222	\$ -		
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	-	\$ 243	\$ 13,003	\$ 47,869	\$ 50,298	\$ 50,801	\$ 51,309	\$ 51,822	\$ 52,340	\$ 52,864	\$ 53,392	\$ 7,322	\$ -	\$ 431,263	
Capture for BRA Administrative Fees and/or Local Brownfield Revolving Fund (10% of available Local TIR)	\$	-	\$ 219	\$ 11,703	\$ 43,082	\$ 45,268	\$ 45,721	\$ 46,178	\$ 46,640	\$ 47,106	\$ 47,577	\$ 48,053	\$ 6,590	\$ -	\$ 388,137	
Local TIR Available for Reimbursement to Developer and City (LBRF)	\$	-	\$ 1,968	\$ 105,326	\$ 387,738	\$ 407,414	\$ 411,488	\$ 415,603	\$ 419,759	\$ 423,956	\$ 428,196	\$ 432,478	\$ 59,310	\$ -		
Total State & Local TIR Available for Reimbursement to Developer and City (LBRF)		\$	-	\$ 2,888	\$ 154,582	\$ 569,062	\$ 597,940	\$ 603,920	\$ 609,959	\$ 616,058	\$ 622,219	\$ 628,441	\$ 634,725	\$ 59,310	\$ -	
DEVELOPER AND LBRA		Beginning Balance														
	\$	5,043,972	\$ 5,043,972	\$ 5,041,084	\$ 4,886,502	\$ 4,317,440	\$ 3,719,500	\$ 3,115,580	\$ 2,505,622	\$ 1,889,563	\$ 1,267,344	\$ 638,903	\$ 59,310	\$ (0)	\$ (0)	
MSF Eligible Activities	\$	4,844,090	\$ 4,844,090	\$ 4,841,216	\$ 4,687,354	\$ 4,120,944	\$ 3,525,790	\$ 2,924,685	\$ 2,317,569	\$ 1,704,381	\$ 1,085,062	\$ 459,550	\$ -	\$ -		
State Tax Reimbursement	\$	1,543,511	\$ -	\$ 916	\$ 49,026	\$ 180,480	\$ 189,639	\$ 191,535	\$ 193,450	\$ 195,385	\$ 197,339	\$ 199,312	\$ 146,430	\$ -	\$ -	\$ 1,543,511
Local Tax Reimbursement	\$	3,300,579	\$ -	\$ 1,958	\$ 104,835	\$ 385,931	\$ 405,515	\$ 409,570	\$ 413,666	\$ 417,803	\$ 421,981	\$ 426,200	\$ 313,120	\$ -	\$ -	\$ 3,300,579
EGLE Eligible Activities	\$	22,680	\$ 22,680	\$ 22,667	\$ 21,946	\$ 19,294	\$ 16,508	\$ 13,693	\$ 10,851	\$ 7,980	\$ 5,080	\$ 2,152	\$ -	\$ -		
State Tax Reimbursement	\$	7,227	\$ -	\$ 4	\$ 230	\$ 845	\$ 888	\$ 897	\$ 906	\$ 915	\$ 924	\$ 933	\$ 686	\$ -	\$ -	\$ 7,227
Local Tax Reimbursement	\$	15,453	\$ -	\$ 9	\$ 491	\$ 1,807	\$ 1,899	\$ 1,918	\$ 1,937	\$ 1,956	\$ 1,976	\$ 1,995	\$ 1,466	\$ -	\$ -	\$ 15,453
LOCAL-ONLY Activities	\$	177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 59,310	\$ (0)	\$ (0)	
Local-Only Tax Reimbursement	\$	177,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,892	\$ 59,310	\$ -	\$ -	\$ 177,202
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT		\$	-	\$ 2,888	\$ 154,582	\$ 569,062	\$ 597,940	\$ 603,920	\$ 609,959	\$ 616,058	\$ 622,219	\$ 628,441	\$ 579,593	\$ 59,310	\$ -	
															Developer/City Reimbursement Complete	\$ 6,303,586

Table 4
Tax Increment Revenue Reimbursement Entity Allocation Table
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

							NEOGEN		LBRA				TOTALS		
TIF Eligible Activities:							\$4,472,885.00		\$29,900		\$0		\$4,502,785		
% of Total Eligible Activities:							99.34%		0.66%		0.00%		100.00%		
Total Interest Allocation:							\$541,187		\$0		\$0		\$541,187		
% of Total Interest Allocation:							100.00%		0.00%		0.00%		100.00%		
Period	Year	A	B	C	D	E = A-B-C-D	TIF Eligible Activity Reimbursement	3.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	Interest Earned / Paid	TIF Available After Reimbursement
1	2023	\$3,602	\$150	\$345	\$219	\$2,888	\$ 2,888	\$0	\$0	\$0	\$0	\$0	\$2,888	\$0	\$0
2	2024	\$192,790	\$8,030	\$18,476	\$11,703	\$154,582	\$ 124,682	\$0	\$29,900	\$0	\$0	\$0	\$154,582	\$0	\$0
3	2025	\$709,719	\$29,559	\$68,016	\$43,082	\$569,062	\$ 569,062	\$0	\$0	\$0	\$0	\$0	\$569,062	\$0	\$0
4	2026	\$745,735	\$31,059	\$71,468	\$45,268	\$597,940	\$ 597,940	\$0	\$0	\$0	\$0	\$0	\$597,940	\$0	\$0
5	2027	\$753,192	\$31,370	\$72,182	\$45,721	\$603,920	\$ 603,920	\$0	\$0	\$0	\$0	\$0	\$603,920	\$0	\$0
6	2028	\$760,724	\$31,683	\$72,904	\$46,178	\$609,959	\$ 609,959	\$0	\$0	\$0	\$0	\$0	\$609,959	\$0	\$0
7	2029	\$768,331	\$32,000	\$73,633	\$46,640	\$616,058	\$ 616,058	\$0	\$0	\$0	\$0	\$0	\$616,058	\$0	\$0
8	2030	\$776,015	\$32,320	\$74,369	\$47,106	\$622,219	\$ 622,219	\$0	\$0	\$0	\$0	\$0	\$622,219	\$0	\$0
9	2031	\$783,775	\$32,643	\$75,113	\$47,577	\$628,441	\$ 628,441	\$0	\$0	\$0	\$0	\$0	\$628,441	\$0	\$0
10	2032	\$791,613	\$32,970	\$75,864	\$48,053	\$634,725	\$97,716	\$ 481,877	\$0	\$0	\$0	\$0	\$97,716	\$481,877	\$0
11	2033	\$73,222	\$0	\$7,322	\$6,590	\$59,310	\$0	\$59,310	\$0	\$0	\$0	\$0	\$0	\$59,310	\$0
12	2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS:		\$6,358,718	\$261,784	\$609,693	\$388,137	\$5,099,104	\$4,472,885	\$541,187	\$29,900	\$0	\$0	\$0	\$4,502,785	\$541,187	\$0
% of Tax Capture:		100.00%	4.12%	9.59%	6.10%	80.19%	87.72%	10.61%	0.59%	0.00%	0.00%	0.00%	88.31%	10.61%	0.00%
TIF Eligible Activities and Interest Subtotals:							\$5,014,072		\$29,900		\$0		\$5,043,972		

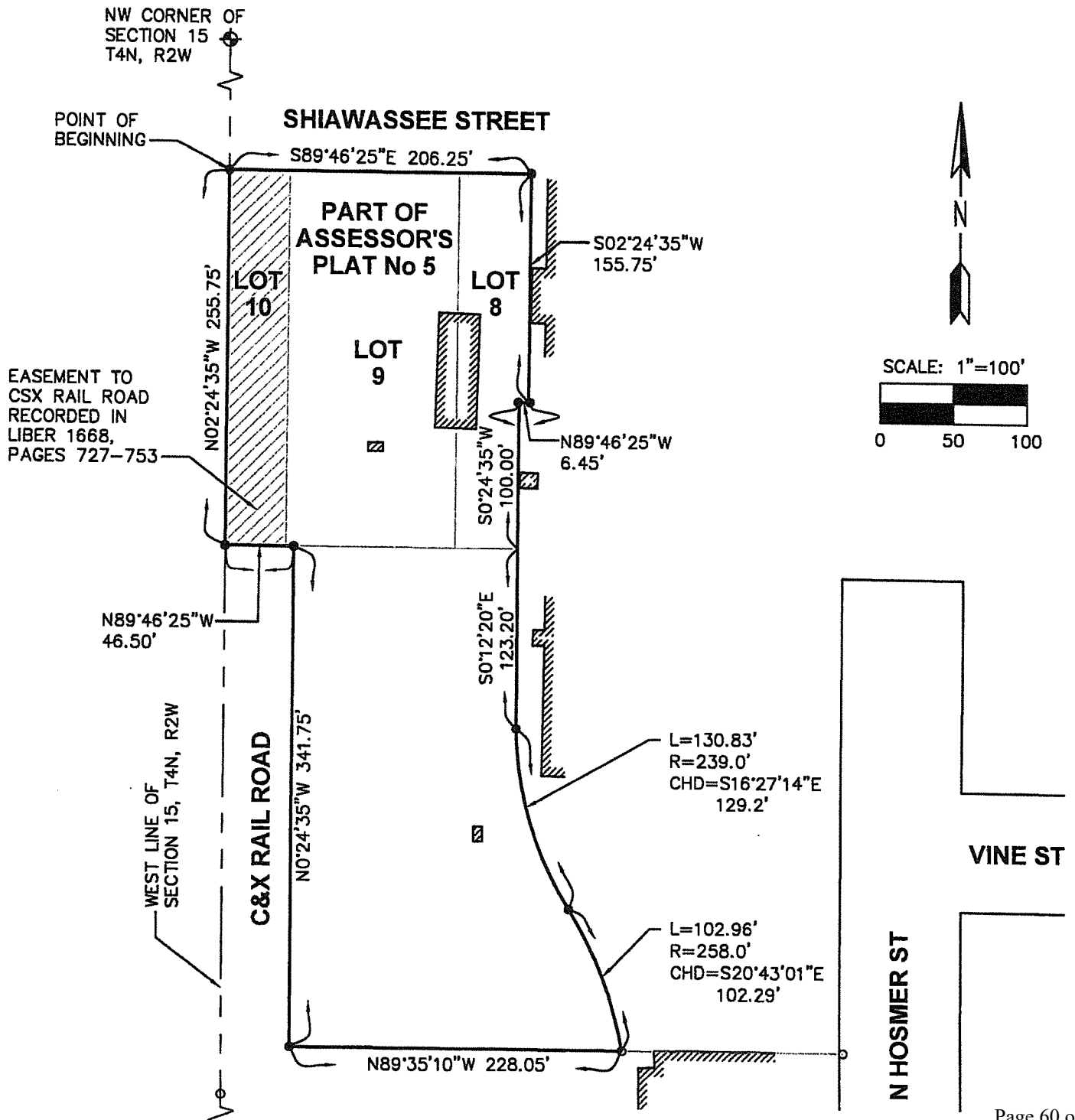
Attachment A

Legal Description of the Property

CERTIFICATE OF SURVEY

CLIENT: NEOGEN CORPORATION
720 E. SHIAWASSE
LANSING, MICHIGAN 48912

SITE ADDRESS: 703 E. MICHIGAN AVE.
LANSING, MICHIGAN 48912



CERTIFICATE OF SURVEY

CLIENT: NEOGEN CORPORATION
720 E. SHIAWASSE
LANSING, MICHIGAN 48912

SITE ADDRESS: 703 E. MICHIGAN AVE.
LANSING, MICHIGAN 48912

I HEREBY CERTIFY ONLY TO THE PARTIES NAMED HEREIN THAT WE HAVE SURVEYED A PARCEL OF LAND PREVIOUSLY DESCRIBED AS:

LEGAL DESCRIPTION PROVIDED FOR PARENT PARCEL

LOT 8, EXCEPT EAST 6.45 FEET OF THE SOUTH 100 FEET, ALSO LOTS 9 AND 10, ASSESSOR'S PLAT NO. 5, ALSO COMMENCING ON NORTH LINE OF MICHIGAN AVENUE 46.5 FEET EAST OF WEST LINE, SECTION 15, THENCE NORTH 0°11'15" EAST 976.18 FEET TO THE SOUTH LINE ASSESSOR'S PLAT NO. 5, EAST ON SAID LINE 153 FEET MORE OR LESS TO CENTERLINE OF RAIL ROAD SPUR TRACK, SOUTH ON SAID CENTERLINE 123.2 FEET, SOUTHEASTERLY 130.77 FEET ON A 239 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING SOUTH 16°12'45"E 129.2 FEET, SOUTHEASTERLY 102.32 FEET ON 258 FOOT RADIUS CURVE TO RIGHT CHORD BEARING SOUTH 20°29'14"E 101.65 FEET, EAST 11.06 FEET, SOUTH 00°12'WEST 194.4 FEET, SOUTH 08°16' EAST 19.47 FEET, NORTH 89°48'45" WEST 92.25 FEET, SOUTH 00°11'15" WEST 431.89 FEET, SOUTH 89°32'30" WEST 145.8 FEET TO BEGINNING; SECTION 15, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN.

LEGAL DESCRIPTION PARCEL SPLIT AS SURVEYED

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5, BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE S89°46'25"E ALONG THE NORTH LINE OF LOTS 8, 9, AND 10 OF SAID ASSESSOR'S PLAT NO. 5, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29 FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15, THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE EASEMENT TO CSX RAILROAD AS RECORDED IN LIBER 1668 PAGES 727-753.

AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE

NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES

SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND UNRECORDED.

THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATIONS.



Attachment B

EGL E BEA Acknowledgement Letter



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

March 23, 2022

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 00009594-BEA-1

Legal Entity: NEOGEN Properties IX LLC, 620 Leshler Place, Lansing, Michigan 48912

Property Address: 703 East Michigan Avenue – northern 2.568 acres of, Lansing, Ingham County; Parcel ID No.: 33-01-01-15-151-002

On March 2, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated December 13, 2021, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

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

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

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

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

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

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

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

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
labrecqued@michigan.gov

Enclosure
cc: Triterra

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, July 11, 2022, at 7:00 p.m. in the Tony Benavides Lansing 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 the Lansing Codified Ordinances by Amending Chapter 1060, Section 1060.09, to add City waste hauler license application requirements, including description of materials and weight/volume/estimates of material collected, and curbside collection schedule.

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 1060, Section 1060.09, to add City waste hauler license application requirements, including description of materials and weight/volume/estimates of materials to be collected, and curbside collection schedules.

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 **for the waste hauler license, or the renewal of the license** shall require **the following: a general description of materials handled, estimated expected weight and/or volume of materials to be collected, and curbside collection schedule (if applicable), and such other information as to will enable the**

1 City to determine whether the applicant, if licensed, will serve the public in compliance with the
2 requirements of this chapter, and all other applicable laws, statutes, ordinances, rules and
3 regulations. The nonrefundable fee for a waste hauler license shall be determined by Council
4 resolution.

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

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

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

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

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

20 (d) Any waste hauler license granted pursuant to this chapter may be suspended or
21 revoked by the City for any of the reasons for denial of such license set forth in subsection (c)
22 hereof. The Public Service Department shall make written findings of fact in support of any
23 license suspension or revocation. A person shall have the right to a hearing before Council on

any recommended license suspension or revocation, provided that a written request therefor is filed with the City Clerk within five business days after receipt of notice of such suspension or revocation. In the event that such written request is filed with the City Clerk, Council shall hold a public hearing on such suspension or revocation, and shall have the power to reverse, affirm or modify the decision of the Public Service Department. Council shall, in its determination, make written findings of fact supporting its decision. The determination by Council shall be final, subject to appeal to a court of competent jurisdiction.

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

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 shall expire December 31, 2030.

Approved as to form:

City Attorney

Dated: _____

1

2

PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460, Section 1, and the International Property Maintenance Code, adopted by reference, to provide for issuance of trash, weed, and grass violation notices and compliance orders, and that uncorrected violations are nuisances; and to provide an appeals process, and to permit the City to abate uncorrected violations and recover costs.

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	☒	☐
	<u>8</u>	<u>0</u>
☒ ADOPTED	☐ FAILED	

Ordinance #1303

An Ordinance of the City of Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460, Section 1, and the International Property Maintenance Code, adopted by reference, to provide for issuance of trash, weed, and grass violation notices and compliance orders, and that uncorrected violations are nuisances; and to provide an appeals process, and to permit the City to abate uncorrected violations and recover costs.

The City of Lansing ordains:

Section 1. That Chapter 1460 Section 1, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

1460.01. - Property Maintenance Code.

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the 2015 International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a) When used in the IPMC:

- (1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."
- (2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."
- (3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in Chapter 1426 of the Lansing Codified Ordinances."
- (4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter 1424 of the Lansing Codified Ordinances."
- (5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part Twelve of the Lansing Codified Ordinances."
- (6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610 of the Lansing Codified Ordinances."
- (7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in Chapter 1422 of the Lansing Codified Ordinances."
- (8) "Department of Property Maintenance Inspection" and "Department" are replaced with "Office of Code Compliance."
- (9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal counsel of the jurisdiction" are replaced with "City Attorney."
- (10) "Appointing authority" and "Chief Appointing Authority" are replaced with "Mayor."
- (11) "Appeals Board" is replaced with "Building Board of Appeals."
- (12) "Claims Review Committee" is added as created by Resolution 1987-0253 and amended by Resolution 2014-045, consisting of a representative from the**

following offices: City Attorney, Mayor, and City Council, and shall act as the appeal body for violations of Section 308.

(13) "Manager of the Office of Code Compliance" is added and shall be the final arbiter of any appeal for violations of Section 302.4.

(b) The following language is added to Section 102.6 after the word "designated": By the Federal, State, or local government.

(c) Section 103.2 is deleted.

(d) The text of Section 103.3 is replaced with the following: The Code Official has the authority to appoint Code Compliance Officers and to delegate to any of them any of his or her duties or functions under this Code.

(e) The text of Section 103.5 is replaced with the following: The fees for services performed by the Office of Code Compliance under this Code shall be established by Council Resolution.

(f) The following language is added to the end of Section 104.1: The Office of Code Compliance is responsible for enforcing this Code and acts as the Local Health Department under Part 24 of the Public Health Code, PA 368 of 1978. The Office of Code Compliance may also enforce any provision of the Housing Law of Michigan, PA 167 of 1917.

(g) The following language is added to the end of Section 106.1: Unless otherwise provided, a property's owner is responsible for violations of this Code occurring on the property, even where this Code imposes an additional duty on the occupant or where the owner has imposed responsibility on the occupant by agreement.

(h) The text of Section 106.3 is replaced with the following: The Code Official and all Code Compliance Officers are hereby designated as authorized City Officials for the purpose of issuing municipal civil infraction notices directing alleged violators to appear at the City of Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction. Unless otherwise provided in this Code or by State law, any person in violation of any provision of this Code is responsible for a municipal civil infraction and subject to a \$500.00 fine and all other penalties and remedies allowed by law. Any person in violation of Section 108.4.1 or Section 108.5, **as provided in subsection (m) of this Section**, is responsible for a misdemeanor and subject to the penalties provided in Section 202.99(b) of the Lansing Codified Ordinances and all other penalties and remedies allowed by law. If a violation of this Code is not corrected as required by the notice of violation given pursuant to Section 107, the Code Official may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation; or to require the removal or termination of any unlawful occupancy of the structure. With the exception of the 30 days within which a vacant structure must be closed pursuant to Section 108.2, the Code Official has the authority to grant an extension of the time specified in the notice of violation, upon request by the person responsible for the violation, provided that the person agrees to correct the violation within the extended time period to be granted and the Code Official determines that a condition dangerous to life or property will not be created or perpetuated by granting such extension. No such extension of time for the correction of a violation will extend the time for filing an appeal.

(i) Section 106.6 is added, to read as follows: Violations of Section 302.4, **prohibiting weeds and long grass**, and violations of Section 308, **prohibiting the accumulation**

of trash and garbage, are hereby declared to be nuisances and ~~may be abated by the City if not corrected within the time provided in the notice given pursuant to Section 107.~~ **must be corrected or abated within the time allotted and as directed in the Section 107 notice or as determined in an appeal taken under subsection (k).** However, if the owner or party in interest whose name appears on the City's real property tax assessment records fails or neglects to comply with the notice or appeal determination, the City may enter the property and take all necessary actions to cause the abatement of the nuisance, including the incurring of costs. The cost of abating the nuisance includes, but is not limited to, costs of any title search or real property commitment used to determine the parties in interest in the subject property, recording fees for notices and liens filed with the county Register of Deeds, contractor fees, transportation and dumping charges, administrative service fee to defray administrative expenses and costs of the collection of the charges authorized under this Section. The cost of abating the nuisance incurred by the City shall be reimbursed to the City by the owner or party in interest in whose name the property appears on the City's real property tax assessment records. The owner or party in interest whose name the property appears upon the last local tax assessment records shall be notified by the Assessor of the amount of the cost of the nuisance abatement by first class mail at the address shown on the records. ~~Any expense incurred in abating a nuisance pursuant to this section, including an administrative service fee, shall be paid by the owner or party in interest whose name appears on the City's real property tax assessment records. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor for placement~~ **Any cost remaining unpaid after 30 days, shall be placed by the Assessor** on the next tax roll of the City and **impose** ~~imposition of~~ a lien against the property on which the nuisance was located, as permitted by State law.

(j) When used in Section 107.1, "person" is replaced with "person(s)."

(k) In Section 107.2 **is modified as follows:**

(1) The following language is added to the end of **Section 107.2(4)** ~~number 4~~: For violations of Section 302.4, the notice shall require correction within 7 days.

(2) The following is added as new Section 107.7: Appeals.

(i) When a notice has been issued under this section 107, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order as follows: (a) appeals under Section 302.4 shall be filed in writing to the Manager of the Office of Code Compliance, (b) appeals under Section 308 shall be filed in writing to the Office of the City Attorney, (c) appeals of any other violation are addressed under subsection (h) and (q). The Appeal must be received not more than 3 days after the compliance date ordered as set forth in the notice. Appeals of costs assessed incurred due to abatement by the City of Lansing will handled in accordance with process adopted by the Claims Review Committee and Resolution 2014-045. ~~The text of number 6 is replaced with the following: Inform the property owner that, when permitted by law, a lien may be imposed upon the property.~~

(ii) Except as provided in subsection (vii), the Office of the City Attorney shall transmit the appeal to the Claims Review Committee and schedule the appeal to be heard at the next available meeting of the Claims Review Committee. Notice of the appeal hearing date, time, and place shall be given in the same manner as provided for in Section 107.3, or, in the alternative, by First Class mail addressed to the Appellant's address provided with the appeal, if any.

(iii) Failure to file an appeal within the required time shall constitute a waiver of the right to contest the notice and compliance order, and, waive a hearing or adjudication of the notice and order, or any portion thereof.

(iv) Only those matters or issues specifically raised by the Appellant in a written appeal shall be considered in the hearing on the appeal.

(v) The enforcement of the notice violation and compliance order timely appealed shall be stayed during the pendency of the appeal.

(vi) At the appeal hearing, the Appellant shall be given the opportunity to show cause why the notice violation and compliance order should not be enforced. The Claims Review Committee shall hear and decide the issues raised in the appeal and shall either approve, disapprove, or modify the compliance order. If the Claims Review Committee approves or modifies the compliance order, it shall determine a new date by which the order of compliance shall be completed.

(vii) If the appeal under subsection (i) is made to contest a grass or weed violation of Section 302.4, the written appeal shall be reviewed and determined within 5 days of receipt by the Manager of Code Compliance, or the Manager's designee, except that the designee shall not be the Code Official who issued the notice. In addition to any other information contained in the written appeal, for the appeal to be effective, it must also contain an electronic address or telephone number where the results of the appeal determination can be transmitted to the appellant or the appellant's agent in message form. The Manager, or designee, shall consider the grounds, information and explanation contained in the written appeal and based thereon, shall either affirm, modify or rescind the notice and order of compliance; and may grant an extension of time, not to exceed 7 days from the date of determination, for compliance. The determination shall be transmitted forthwith in message form to the appellant. Failure of the Appellant or Appellant's agent to personally receive the determination of the appeal shall not affect the time for compliance nor affect the City's ability to abate the violation as provided in Section 1460.01(i).

(l) The following language is added to the end of Section 108.1.1: Any structure that is a "dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is also an unsafe structure.

(m) The text of Section 108.5 is replaced with the following: Any structure condemned and placarded by the Code Official shall be vacated. No person shall occupy any such structure or allow any domestic animal to occupy any such structure. No person shall operate equipment condemned and placarded by the Code Official. Repairs required by a correction order may be made during the hours of 8 am and 5 pm on Mondays through Fridays or at other times for which the Code Compliance Office has granted permission. The Code Compliance Office shall grant permission for repairs to be made at other reasonable times set by Department policy if the person seeking permission

has obtained all permits necessary for the work to be done and provides documentation indicating that the work cannot be performed between 8 am and 5 pm on Mondays through Fridays.

(n) Section 108.8 is added, to read as follows: The owner of any structure placarded for more than 90 days pursuant to Section 108.4 is responsible for paying a monthly, non-refundable administrative fee while the placard remains on the structure. The administrative fee shall be established by Council resolution in an amount sufficient to defray the cost incurred by the City to monitor the structure for the purpose of preventing public safety hazards. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor for placement on the next tax roll of the City and imposition of a lien against the property, as permitted by State law.

(o) Section 108.9 is added, to read as follows: The Code Official may request permission to inspect any structure intended to be used as a dwelling when that structure has remained vacant for 180 days. If permission to inspect is denied, the Code Official may seek a warrant from a court of competent jurisdiction.

(p) Section 110 is deleted. In its place, MCL 125.538-125.542, with the exception of MCL 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of repair of a structure exceeds its state equalized value, the Code Official may bring a court action to remove or rehabilitate it if (1) it is an unsafe structure pursuant to Section 108.1.1, (2) it remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate it for a period of 24 consecutive months.

(q) Section 111.1 is replaced with the following: Appeal of a decision that a structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures described in the Housing Law of Michigan, PA 167 of 1917, and adopted in subsection (p). **Except for appeals as provided under subsection (k)(2),** any person directly affected by any other decision of the Code Official or notice or order issued under this Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-officio member of the Building Board of Appeals when it hears appeals brought under this Code, but the Code Official shall have no vote on any matter before the Board. Written application for an appeal must be filed within 20 days of service of the decision, notice, or order being appealed. An application for appeal must be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this Code's requirements are adequately fulfilled by other means.

(r) Sections 111.2—111.8 are deleted.

(s) The following definition replaces that provided in Section 202:

Person. Any legal entity.

(t) The definitions of "cost of such demolition or emergency repairs," "inoperable motor vehicle," and "operator" are deleted.

(u) The following definitions are added to Section 202:

Absentee landlord. Any owner of rental property whose principal residence is located more than forty miles from the corporate limits of the City.

Code Compliance Officer. Any duly authorized representative of the Code Official.

Dwelling. Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of 1917.

***Junk.* Any object that is worn-out, unusable because it is deteriorated, broken or incomplete, or that has been discarded, or is inoperable, and any parts thereof, including but not limited to items such as stoves, refrigerators, appliances, fixtures, boats, campers, inoperable or unregistered motor vehicles as defined in this subsection (u) of this Section, household goods, furniture, tires, mattresses, batteries, machinery, broken toys and bicycles, broken lawn furniture, remnants of wood and building materials, and equipment.**

Leasehold. Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of 1917.

Motor vehicle. Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300 of 1949.

***Nuisance.* Any public nuisance, known as such at common law or in equity jurisprudence, or that has been included as a nuisance by statutes of the State of Michigan, and whatever is dangerous to human life or detrimental to health. Further, nuisance means any condition or activity which is unwholesome, dangerous, offensive or unhealthy, which constitutes a menace to the health and safety of the public, or any structure which, due to a structural defect or dilapidation, has become dangerous to life or property.**

Rental property. Any premises, dwelling, dwelling unit, or rooming unit which is not occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to assign for a period of more than 30 days to any person(s) for any or no consideration.

***Trash.* Any accumulation of junk, debris, or rubbish as defined in Section 202.**

(v) The following language is added to the end of Section 302.1: No mattresses or indoor furniture shall be kept on exterior property or premises.

(w) The first paragraph of Section 302.4 is replaced with the following: All premises shall be maintained free of weeds and of grass eight inches or more in height.

(x) The text of Section 302.8 is replaced with the following: No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing regulations established by the State as the "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL 257.252—MCL 257.254.

(y) When used in Section 304.14, "during the period from [date] to [date]" is replaced with "between May and October."

(z) In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

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 shall expire December 31, 2030.

Resolution #2022-185

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

Resolved by the City Council of the City of Lansing

WHEREAS, Lansing City Council wants to honor the Ingham Community Health Centers (IHC) Board of Directors, Board Chair - Hope Lovell, and Executive Director - Kris Drake, for their outstanding work on completing the Allen Community Health Center project; and

WHEREAS, the Lansing City Council recognizes that the new health center will bring much needed access to healthcare services for Eastside Lansing residents; and

WHEREAS, IHC continues to expand its legacy by offering a comprehensive complement of healthcare services to the Greater Lansing community; and

WHEREAS, IHC offers primary care, behavioral health, dental, pediatrics, women's health, infectious disease, pharmacy and other specialty services that makes it wholistic medical home for the general public; and

WHEREAS, the Lansing City Council commends IHC on its historic and momentous efforts in serving the most vulnerable populations in the Greater Lansing region for more than a decade.

THEREFORE BE IT RESOLVED, that the Lansing City Council hereby honors IHC for its tremendous efforts in completing the new Allen Community Health Center project.

BE IT FURTHER RESOLVED, that the Lansing City Council wishes IHC Board of Directors, Board Chair – Hope Lovell and Executive Director – Kris Drake continued success in all of their future endeavors to better serve the Greater Lansing community.

Resolution #2022-186

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

Resolved by the City Council of the City of Lansing

WHEREAS, the Visiting International Professional Program (VIPP), a non-degree professional education program at Michigan State University (MSU) provides cutting-edge training and exchange programs for international professionals and organizations by leveraging the academic excellence of a top global research university; and

WHEREAS, founded in 1991, the brainchild of Dr. Gill-Chin Lim, former Dean of International Studies, and Programs at MSU, recognized the need for professionals from around the world to have access to MSU's diverse educational resources; and

WHEREAS, VIPP has trained over 4,000 professionals from 30 countries including South Korea, China, Japan, Mongolia, Thailand, Malaysia, Vietnam, Russia, Brazil, Saudi Arabia, Libya, Turkey, and many more; and

WHEREAS, since hosting its first group of eight participants, VIPP has expanded to include distinct long-term programs with more than 200 participants each year, with a network of over 4,000 alumni in more than 30 countries; and

WHEREAS, the MSU Civic Engagement Institute (SUSI) aims to provide 20 undergraduate student leaders from Europe with a deeper understanding of civic engagement in the US and enhance their leadership skills; and

WHEREAS, topics such as citizenship, public culture, economic development, grassroots activism, political leadership, and volunteerism. The Study of the U.S. Institutes for Student Leaders from Europe program is sponsored by the U.S. Department of State with funding provided by the U.S. Government and supported in its implementation by Meridian International Center.

NOW THEREFORE BE IT RESOLVED that the City of Lansing City Council wishes continued success to the Visiting International Professional Program.

Resolution #2022-187

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

WHEREAS, the Mayor made the reappointments to various Boards as stated below:

Board of Police Commissioners:

Patricia Farhat as an At-Large member for a term to expire on June 30, 2026.

Samuel Brewster as the 2nd Ward member for a term to expire June 30, 2026.

Downtown Lansing Inc:

Trevor Benoit as an Adjacent Nbhd. Resident member for a term to expire June 30, 2026.

Saginaw Street Corridor Improvement Authority Board of Directors:

John Shaski as a member for a term to expire June 30, 2026.

Diane Sanborn as a Resident member for a term to expire June 30, 2026.

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

WHEREAS, the Committee of the Whole took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Board of Police Commissioners:

Patty Farhat as an At-Large member for a term to expire on June 30, 2026.

Samuel Brewster as the 2nd Ward member for a term to expire June 30, 2026.

Downtown Lansing Inc:

Trevor Benoit as an Adjacent Nbhd. Resident member for a term to expire June 30, 2026.

Saginaw Street Corridor Improvement Authority Board of Directors:

John Shaski as a member for a term to expire June 30, 2026.

Diane Sanborn as a Resident member for a term to expire June 30, 2026.

Resolution #2022-188

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

WHEREAS, in March of 2022, the City of Lansing applied for an AARP Community Challenge Grant to fund the installation of bike racks, traffic delineators, and temporary street art; and

WHEREAS, on May 18, 2022, the City of Lansing received notification that it was awarded the grant in the amount of \$6,516; and

WHEREAS, the funded work must be completed by November 30, 2022; and

WHEREAS, the funds will be used to encourage community building, place a spotlight on traffic safety and increase volunteer collaboration between older adults and school-age children; and

WHEREAS, the City of Lansing will partner with the Lansing School District and Department of Neighborhoods, Arts, and Citizen Engagement for volunteer engagement; and

WHEREAS, the Administration and City Council recognize the importance of creating engagement between neighborhoods and the school community; and

WHEREAS, the Public Service Department is requesting acceptance of the AARP Community Challenge grant.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the AARP Community Challenge grant for the purposes of funding installation of bike racks, traffic delineators, and temporary street art.

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for administration of the grant in accordance with the requirements of the grantor.

Resolution #2022-189

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

WHEREAS, the Tri-County Aging Consortium, known as Tri-County Office on Aging, produced the Fiscal Year 2023-2025 Multi Year Implementation Plan as required by the Older Americans Act and the Older Michiganians Act; and

WHEREAS, the Committee on Ways and Means met and reviewed the document at its meeting on July 11, 2022; and

WHEREAS, Lansing City Council has reviewed the Tri-County Office on Aging's Fiscal Year 2023-2025 Multi Year Implementation Plan.

BE IT RESOLVED, that the Lansing City Council hereby approves said document

Resolution #2022-190

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

WHEREAS, the Mayor has made the appointment of Peter Jones as an At-Large member of the Income Tax Board of Review 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 on Ways and Means met on July 11, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Peter Jones as an At-Large member of the Income Tax Board of Review for a term to expire June 30, 2026.

FAILED

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

WHEREAS, Lior Ron sought to eliminate a special assessment of \$1,010 for trash and debris removal fees, associated penalties, and interest, on the property tax bill for 1610 S Cedar Street (ID #33-01-01-21-476-095); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on June 7, 2022, and denied the claim in the amount of \$1,010.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$1,010 for trash and debris removal fees, associated penalties, and interest on the property tax bill for 1610 S Cedar Street (Tax ID #33-01-01-21-476-095).

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

Resolution #2022-191

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

**RESOLUTION TO SET PUBLIC HEARING FOR THE MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION (MEDC) SMALL BUSINESS SUPPORT GRANT**

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, July 25, 2022 at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comments on the proposed Michigan Economic Development Corporation (MEDC) Small Business Support Grant for FY23.

Resolution #2022-192

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

WHEREAS, the City of Lansing ("City") and the Lansing Board of Water and Light ("BWL") entered into an agreement dated June 30, 1992, regarding return on equity payments (the "Agreement"); and

WHEREAS, the Agreement has been amended from time to time for a total of five amendments; and

WHEREAS, the City and BWL desire to enter into a sixth amendment (the "Sixth Amendment") to extend the term of the Agreement for an additional two years commencing July 1, 2022, and terminating on June 30, 2024; and

WHEREAS, the BWL shall make return on equity payments to the City during the term of the Sixth Amendment in the amount of 6% of total BWL operating revenue, excluding inter-utility sales.

NOW, THEREFORE BE IT RESOLVED, that the Sixth Amendment is hereby approved.

**City of Lansing
Counties of Ingham and Eaton, State of Michigan**

RESOLUTION SUBMITTING THE ERECTING, ACQUIRING AND EQUIPPING NEW PUBLIC SAFETY BUILDINGS AND THE SITES FOR SUCH BUILDINGS, INCLUDING BUT NOT LIMITED TO, POLICE DEPARTMENT FACILITIES AND FIRE DEPARTMENT STATIONS AND TRAINING CENTERS, COURT(S), DETENTION AND OTHER RELATED FACILITIES; REHABILITATING AND UPDATING EXISTING SUCH PUBLIC SAFETY BUILDINGS; ACQUIRING AND INSTALLING INSTRUCTIONAL/PUBLIC SAFETY TECHNOLOGY AND INSTRUCTIONAL/PUBLIC SAFETY TECHNOLOGY EQUIPMENT FOR NEW AND EXISTING PUBLIC SAFETY BUILDINGS; EQUIPPING AND RE-EQUIPPING EXISTING PUBLIC SAFETY BUILDINGS; AND DEVELOPING, EQUIPPING AND IMPROVING FACILITIES, PARKING AREAS, DRIVEWAYS, INFRASTRUCTURE AND SITES, INCLUDING RELATED SITE IMPROVEMENTS AND APPURTENANCES, BOND PROPOSAL

Resolution #2022-198

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

WHEREAS, the City Council of the City of Lansing (the “City”) has determined that it is in the best interest of the City and its residents and property owners of the City for erecting, acquiring and equipping new public safety buildings and the sites for such buildings, including but not limited to, police department facilities and fire department stations and training centers, court(s), detention and other related facilities; rehabilitating and updating existing such public safety buildings; acquiring and installing instructional/public safety technology and instructional/public safety technology equipment for new and existing public safety buildings; equipping and re-equipping existing public safety buildings; and developing, equipping and improving facilities, parking areas, driveways, infrastructure and sites, including related site improvements and appurtenances (the “Project”); and

WHEREAS, the City Council has determined that the City should borrow money in an amount not-to-exceed One Hundred Seventy-Five Million Dollars (\$175,000,000) and issue general obligation bonds of the City in one or more series for the purpose of paying the cost of the Project; and

WHEREAS, the City Council wishes to place a proposal to issue bonds for the Project before the qualified electors of the City at the general election to be held in the City on Tuesday, November 8, 2022 (the “Election Date”); and

WHEREAS, in order for the bond proposal to be submitted to the City’s electors on the Election Date, it is necessary for the City Council to certify the ballot wording of the proposal to the City and County Clerks as required by Act 116, Public Acts of Michigan, 1954, as amended (the “Michigan Election Law”).

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The bond proposal attached to this Resolution as Exhibit A (the "Bond Proposal") shall be submitted to a vote of the qualified electors of the City on the Election Date.
2. The ballot wording of the Bond Proposal is hereby certified to the City and County Clerks for submission to the City's electors on the Election Date. The City Clerk is hereby authorized and directed to file this Resolution and/or complete any such forms, certificates or documents as may be required by the County Clerk to evidence the foregoing certification and/or submission as required by the Michigan Election Law.
3. The City Clerk and the County Clerk are hereby directed to (a) post and publish notice of last day of registration and notice of election for the Election Date in the manner required by the Michigan Election Law, and (b) have prepared and printed, as provided by the Michigan Election Law, ballots for submitting the Bond Proposal on the Election Date, which ballots may include other matters presented to the electorate on the same date.
4. The estimated first year millage rate and simple average annual millage rate set forth in the Bond Proposal are reasonable estimates of such millage rates based on current assumptions.
5. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:
 - (a) As of the date hereof, the City reasonably expects to reimburse itself with the proceeds of debt to be incurred by the City for costs of the Project that were or will be paid subsequent to sixty (60) days prior to the date hereof.
 - (b) The maximum principal amount of debt expected to be issued for the Project is \$175,000,000.
 - (c) The expenditures described above are "capital expenditures" as defined in Treasury Regulation § 1.150-1(b), which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of placed in service under Treas. Reg. § 1.150-2(c)) under general Federal income tax principles (as determined at the time the expenditure is paid).
6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

RESOLUTION DECLARED ADOPTED THIS 25th DAY OF JULY, 2022, BY ROLL CALL VOTE.

AYES _____

NAYS _____



Chris Swope
Lansing City Clerk

July 8, 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)

BOARD NAME

DATE OF MEETING

Board of Police Commissioners

June 21, 2022

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,

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

July 8, 2022

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Article 5, Chapter 2, Section 5-203.5 and Section 5-203.6 of the Lansing City Charter, on July 5 2022 my office received and placed on file:

Board of Water and Light Annual Report, Budget for Fiscal Year 2023, and Capital Forecast for Fiscal Years 2023-2028

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk



Lansing Board of Water and Light
P.O. Box 13007
1201 S. Washington Avenue
Lansing, MI 48910

Electronic Delivery

July 5, 2022

Chris Swope, City Clerk
City of Lansing
124 W. Michigan Avenue, 9th Floor
Lansing, MI 48933

RE: Budget for Fiscal Year Ending June 30, 2023
Capital Forecast for Fiscal Years 2023-2028

Dear Mr. Swope:

In accordance with provisions of the Lansing City Charter, Article 5, Chapter 2, Section 5-203.5, and Section 5-203.6, a copy of the Lansing Board of Water and Light Budget for Fiscal Year ending June 30, 2023, and a copy of the Lansing Board of Water and Light Capital Improvement Plan for Fiscal Years 2023-2028 are attached for filing with your office.

The Board of Commissioners adopted the Budget and accepted the Capital Forecast for Fiscal Years 2023-2028 at a regular board meeting held May 24, 2022.

Respectfully submitted,

LaVella J. Todd
Corporate Secretary

PDF Attachment

Electronic Copy:

Dick Peffley, General Manager
Heather Shawa, Chief Financial Officer
Andy Schor, Mayor City of Lansing, MI
LBWL Commissioners
Lansing City Council President Adam Houssein, and Councilmembers

FY 2023 Income Statement by Utility

FY 2023 Income Statement	Electric	Water	Steam	Chilled Water	Total
Sales (MWh, ccf, Mlb, ton-hrs)	3,330,219	8,241,032	579,159	9,284	
Operating Revenue					
Residential	\$ 82,397,876	\$ 20,285,434	\$ 16,345	\$ -	\$ 102,699,655
Commercial	\$ 130,401,758	\$ 16,647,724	\$ 9,622,011	\$ 5,837,807	\$ 162,509,300
Industrial	\$ 37,880,677	\$ 1,796,479	\$ 2,725,188	\$ -	\$ 42,402,344
Wholesale	\$ 86,397,402	\$ 4,127,965	\$ -	\$ -	\$ 90,525,368
Other	\$ 16,663,488	\$ 7,432,641	\$ 18,652	\$ -	\$ 24,114,781
Total Operating Revenue	\$ 353,741,202	\$ 50,290,243	\$ 12,382,195	\$ 5,837,807	\$ 422,251,447
Operating Expenses					
Fuel & Purchased Power	\$ (133,562,005)	\$ (5,401,005)	\$ (3,641,642)	\$ -	\$ (142,604,652)
Depreciation	\$ (55,409,905)	\$ (9,808,953)	\$ (3,778,721)	\$ (1,687,589)	\$ (70,685,168)
Other Operating Expenses	\$ (107,307,817)	\$ (31,780,277)	\$ (5,784,279)	\$ (4,885,911)	\$ (149,758,283)
Total Operating Expenses	\$ (296,279,727)	\$ (46,990,235)	\$ (13,204,641)	\$ (6,573,500)	\$ (363,048,103)
Total Operating Income	\$ 57,461,475	\$ 3,300,008	\$ (822,446)	\$ (735,693)	\$ 59,203,344
Non Operating Income/(Expenses)					
Return on Equity to City	\$ (20,847,485)	\$ (2,963,819)	\$ (729,736)	\$ (344,047)	\$ (24,885,087)
Interest Expense	\$ (22,861,557)	\$ (1,503,961)	\$ (1,764,566)	\$ (248,860)	\$ (26,378,943)
Other Non Operating Income/(Expenses)	\$ (2,818,611)	\$ 691,116	\$ (209,407)	\$ 265,193	\$ (2,071,708)
Total Non Operating Income/(Expenses)	\$ (46,527,653)	\$ (3,776,664)	\$ (2,703,708)	\$ (327,714)	\$ (53,335,739)
Total Net Income/(Loss)	\$ 10,933,823	\$ (476,656)	\$ (3,526,154)	\$ (1,063,407)	\$ 5,867,605
Forecasted Rate Increase	2.05%	9.50%	9.95%	4.00%	
Return on Assets	3.88%	0.33%	-2.74%	-4.46%	2.63%
Target Return on Assets	4.01%	4.01%	4.01%	4.01%	4.01%

FY 2023 Consolidated Cash Flow

FY 2023 Cash Flow	FY 2023
Beginning Cash (O&M & Receiving Fund)	\$ 132,524,878
Net Income	\$ 5,867,605
Depreciation	\$ 70,685,168
Loss on Disposal of Assets	\$ 5,292,113
DB and VEBA	\$ (16,605,094)
Commodity Cost Adjustment	\$ 602,838
Environmental	\$ (4,681,464)
Gas Pipeline Payment Refunds	\$ 7,001,546
Total Sources of Cash	\$ 68,162,711
Principal Payments on Bonds	\$ (13,410,000)
Principal Payments on Other Debt (CSO)	\$ (808,533)
Capital Expenditures	\$ (71,804,326)
REP	\$ (275,838)
Decommissioning	\$ (2,850,000)
Total Uses of Cash	\$ (89,148,696)
Net Cash Increase (Decrease)	\$ (20,985,985)
Ending Cash (O&M & Receiving Fund)	\$ 111,538,894
Days Cash on Hand	194
Minimum Cash Reserve Requirement	166

FY 2023 Capital Budget Summary

Capital by Utility and Location		FY 2023
Utility		
Electric		\$ 48,749,960
Water		\$ 12,879,162
Steam		\$ 1,797,085
Chilled Water		\$ 51,500
Common		\$ 8,326,619
Total Capital Portfolio		\$ 71,804,326
Location		
REO Plant		\$ 2,261,832
Delta Energy Park		\$ 2,000,000
Water Production		\$ 3,269,162
Electric T&D		\$ 43,221,038
Water T&D		\$ 9,150,000
Steam T&D		\$ 1,245,900
Chilled Water T&D		\$ 51,500
Other		\$ 10,604,894
Total Capital Portfolio		\$ 71,804,326

FY 2023-2028 Capital Improvement Plan

6-Year Capital by Utility and Location	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Forecast Total
Utility							
Electric	\$ 48,749,960	\$ 42,282,331	\$ 48,138,534	\$ 47,079,164	\$ 45,009,986	\$ 41,594,924	\$ 272,854,899
Water	\$ 12,879,162	\$ 15,914,519	\$ 14,501,390	\$ 17,046,000	\$ 18,298,000	\$ 19,334,819	\$ 97,973,890
Steam	\$ 1,797,085	\$ 1,898,605	\$ 3,452,557	\$ 3,074,241	\$ 3,316,253	\$ 2,076,741	\$ 15,615,482
Chilled Water	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275	\$ 57,964	\$ 1,247,889	\$ 1,521,309
Common	\$ 8,326,619	\$ 8,687,252	\$ 6,910,602	\$ 6,435,917	\$ 6,167,375	\$ 7,337,106	\$ 43,864,870
Total Capital Portfolio	\$ 71,804,326	\$ 68,835,752	\$ 73,057,719	\$ 73,691,597	\$ 72,849,578	\$ 71,591,478	\$ 431,830,450
Location							
REO Plant	\$ 2,261,832	\$ 1,500,000	\$ 2,956,400	\$ 4,708,500	\$ 1,500,000	\$ 1,500,000	\$ 14,426,732
Delta Energy Park	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 12,000,000
Water Production	\$ 3,269,162	\$ 3,594,519	\$ 3,601,855	\$ 2,410,365	\$ 2,715,097	\$ 2,052,386	\$ 17,643,384
Electric T&D	\$ 43,221,038	\$ 37,270,831	\$ 38,461,967	\$ 36,047,004	\$ 31,159,860	\$ 24,191,411	\$ 210,352,111
Water T&D	\$ 9,150,000	\$ 12,320,000	\$ 10,899,535	\$ 14,635,635	\$ 15,582,903	\$ 17,282,433	\$ 79,870,506
Steam T&D	\$ 1,245,900	\$ 1,849,527	\$ 3,452,557	\$ 3,074,241	\$ 2,016,253	\$ 2,076,741	\$ 13,715,219
Chilled Water T&D	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275	\$ 57,964	\$ 59,703	\$ 333,123
Other	\$ 10,604,894	\$ 10,247,830	\$ 11,630,769	\$ 10,759,577	\$ 17,817,501	\$ 22,428,805	\$ 83,489,376
Total Capital Portfolio	\$ 71,804,326	\$ 68,835,752	\$ 73,057,719	\$ 73,691,597	\$ 72,849,578	\$ 71,591,478	\$ 431,830,450



Chris Swope
Lansing City Clerk

July 8, 2022

President Hussain and Council Members
124 W. Michigan Ave., 10th Floor
Lansing, MI 48933

Dear President Hussain and Council Members:

Pursuant to Article 5, Section 5-105.8 of the Lansing City Charter, the attached Rules of Administrative Procedure for the Board of Water and Light Board of Commissioners have been approved as to form by the City Attorney and placed on file in my office.

The Charter stipulates that these rules will be effective at the conclusion of the Council meeting at which they are received unless the Council directs otherwise.

The Charter further allows the Council to object to the rules in whole or in part and to return them to the board proposing their adoption with a statement of its objections and recommendations.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

**BOARD OF WATER AND LIGHT
OF THE CITY OF LANSING, MICHIGAN
RULES OF PROCEDURE
APPROVED BY BWL COMMISSION: ~~MAY 26, 2015~~ MARCH 22, 2022
CITY COUNCIL EFFECTIVE: ~~JUNE 8, 2015~~ _____, 2022**

1. MEETINGS

1.1 Regular Meetings

1.1.1 The **Lansing** Board of Water and Light (BWL) **Board of Commissioners (Board)** shall hold regular bi-monthly meetings on the fourth Tuesday of the month ~~in~~ **at** the REO Depot, 1201 S. Washington Ave., Lansing, Michigan 48910 or at such other place, as the Board shall determine, unless a regular meeting is rescheduled as provided herein.

1.1.2 A schedule of dates, places and times for each regular bi-monthly meeting to be held in the **next** calendar year shall be adopted by the Board ~~during~~ **in** November of the preceding year.

1.2 Special Meetings

1.2.1 Special Meetings of the Board shall be called by the General Manager or **Corporate** Secretary ~~on the~~ **upon** request of the Chair**person** of the Board or ~~on the~~ **upon** request of any ~~two~~ **four (4)** Voting Members.

1.2.2 Members of the Board shall have at least **eighteen (18)** hours written notice of a Special Meeting designating the time and purpose of such meeting. The notice shall be ~~delivered personally~~ **provided** to each Member of the Board ~~or left at his or her usual place of residence or business~~ by the **Corporate** Secretary or someone designated by the **Corporate** Secretary. **Acknowledgement of notice is required from each member of the Board and may be in the form of an electronic communication (i.e., email).**

1.3 Rescheduled Meetings

1.3.1 The Chair**person** may reschedule any regular or Special Meeting.

1.3.2 Notice of any rescheduled meeting shall be given ~~as required~~ pursuant to Section 1.2.2; and Section 2.2.

1.4 Conflicting Times

The schedule of regular Board **and Special Meetings** shall not conflict with regular meetings of the Lansing City Council.

1.5 Committee of the Whole Meetings

- 1.5.1 The Board may convene as a Committee of the Whole upon call by the Vice Chair**person** or any ~~two~~ **four (4)** Voting Members of the Board.
- 1.5.2 Notice shall be provided in accordance with ~~the provisions for Special Meetings~~ **Section 1.2** and State law.
- 1.5.3 The Committee of the Whole shall report its recommendations, if any, for consideration by the Board at a regular or Special Meeting.

1.6 Closed Meetings

- 1.6.1 Meetings that are closed to the public may be closed to the public only for those purposes permitted under the Michigan Open Meetings Act, as amended.
- 1.6.2 ~~No~~ **A** Non-voting Member shall participate in ~~any~~ **a** closed **session** meeting **unless** the subject of ~~which the Non-voting Member or the municipality(s) they represent~~ **has the closed meeting poses a conflict of interest to the Non-voting member or the municipality the Non-voting member represents** or a financial interest other ~~than as a citizen of the municipality~~. If a conflict of interest question is raised under this section at any Board meeting prior to going into closed session, such question shall be ~~determined~~ **resolved** by a majority **vote** of those Voting Members present and qualified to vote ~~before the main question shall be voted on. If the Non-voting Member is recused, they shall be prohibited from voting on or participating in the closed session.~~

2. NOTICE OF MEETINGS

2.1 Publication of Dates

A notice listing the dates of the regular **Board** meetings shall be published annually in a newspaper of general circulation in Ingham County, **Michigan** at least three **(3)** days prior to the time of the regularly scheduled meeting in January. ~~At the regularly scheduled meetings in November each year, the Board shall name the newspaper in which the notice shall be published.~~

2.2 Posting Notice

Notice of all meetings of the Board shall be posted in accordance with state law.

2.3 Designated Person

The **Corporate** Secretary shall be responsible for posting notices.

3. QUORUM FOR A REGULAR OR SPECIAL MEETING

3.1 Number Required

The presence of five **(5)** Voting Members of the Board **or the majority of Voting Members of the Board serving** shall ~~be~~ **constitute** a quorum for the transaction of business at all regular and Special Meetings.;

3.2 Lack of Quorum

In the absence of a quorum, those present may adjourn any meeting or hearing to a later date or **choose to** hold the meeting ~~for the purpose of considering such~~ **to discuss** matters ~~as are~~ on the agenda. **However, No** action taken in the absence of a quorum shall be valid or effective unless and until ratified and confirmed at a subsequent regular or Special Meeting at which a quorum is present and at which five **(5)** affirmative votes **or the majority of Voting Members of the Board serving** are given for ratification.

4. OFFICIAL ACTION AT REGULAR OR SPECIAL MEETINGS

4.1 Official Action

The concurring vote of the majority of all Voting Members of the Board serving shall be necessary for **all** official action and such vote may only take place at regular or Special Meetings of the Board on the following items:

- ~~4.1.1~~ a. Adopting the annual fiscal year budget and any amendments thereto.
- ~~4.1.2~~ b. Adopting rates for furnishing electric, water, and steam service.
- ~~4.1.3~~ c. Appointment or removal of the Director, Internal Auditor, and **Corporate** Secretary.
- ~~4.1.4~~ d. Purchase and sale of real property.
- ~~4.1.5~~ e. Sale or exchange of facilities as set forth in 5-207 of **the** Lansing's City Charter.
- ~~4.1.6~~ f. Providing compensation, benefits, conditions of employment, and retirement plans.
- ~~4.1.7~~ g. Removal of a Member from service as an officer, except at the expiration of the officer's term.

- ~~4.2~~ Except as may be required by law or by ~~sSection 10.1.4~~ **3**, all other matters considered by the Board shall require the affirmative vote of a majority of Voting Members present at a regular or Special Meeting.

4.2 Resolutions

~~4.3~~ The Board speaks through resolutions. A Member of the Board may only speak on the Board's behalf in accordance with its resolutions. *See 19.2.3.*

5. VOTING

5.1 Roll Call Vote

5.1.1 A **2/3** roll call vote shall be required for holding a closed ~~meeting session~~ as specified by the Open Meetings Act ~~or upon request of any Voting Member.~~

5.1.2 All Voting Members ~~and Non-voting Members~~ shall be required to participate in a vote to go into closed session as required by the Open Meetings Act.

5.2 Unanimous Consent

If there is no objection to the proposed action, the action may be taken by unanimous consent, except actions required by roll call vote pursuant to these ~~rules~~ **Rules of Procedure, Lansing City Charter**, ~~the Charter of the City of Lansing~~, or the laws of the State of Michigan.

5.3 Conflict of Interest

If a Board Member has a conflict of interest on an issue before the Board, he or she shall reveal the conflict, ~~not participate in discussion or any decision regarding the issue~~, and shall **recuse themselves from all discussions, deliberations and decisions related to the issue** ~~refrain from discussing the issue with any other Board Member or~~ **BWL staff. In no event will a Member of the Board vote on any issue upon which that Member has a conflict of interest or a financial interest other than as a citizen. If a conflict of interest is raised at any Board meeting, such issue shall be determined by a majority vote of the Voting Members present before the main issue shall be voted on, but the Member of the Board affected shall not vote on such determination.**

6. ANNUAL ORGANIZATION

The Board shall organize at its first regular meeting following July 1,st or as soon thereafter as is reasonably convenient, by selecting one of its Voting Members as **Chairperson** and, one of its Voting Members as **Vice Chairperson**, each of whom shall serve until the first regular meeting in the following July or **until** a successor has been selected.

A Commissioner who serves as Chairperson or Vice Chairperson of the Board cannot serve as the Chairperson of a Standing Committee other than the

Executive and Board Pension Fund Trustees Committees.

7. DUTIES OF OFFICERS

7.1 Chairperson

The **Chairperson** shall preside at all regular or Special Meetings of the Board ~~and as well as~~ public hearings conducted by the Board. **The Chairperson shall** see that all orders and regulations are executed and complied with, see that all legal contracts with the BWL for or in the name of the City are performed, and shall perform such other duties as may be from time to time lawfully required of the **Chairperson**. The **Chairperson** shall also be an ex officio member of all committees of the Board, unless the **Chairperson** is an official member of a Committee. If the **Chairperson** is an official member of a Committee, she or he shall possess all voting privileges. It shall not be necessary for the **Chairperson** to relinquish the ~~e~~**Chairperson position** for the purpose of participating in debate or for the making of routine motions and resolutions.

7.2 Vice Chairperson

In the absence of the **Chairperson**, the Vice **Chairperson** shall perform all the duties and have all the powers of the **Chairperson**. The Vice **Chairperson** shall also preside over meetings of the Committee of the Whole.

7.3 Past Chairperson

The most ~~immediate~~ **recent** past **Chairperson** of the Board who is not currently serving as **Chairperson** or Vice **Chairperson** of the Board shall be designated "Past **Chairperson**." If no Past **Chairperson** is serving on the Board, the Voting Members of the Board shall select a Voting Member to assume the duties of the Past **Chairperson** as set forth in these Rules of ~~Administrative~~ Procedure. The Past **Chairperson** shall assume the duties of the **Chairperson** when neither the **Chairperson** nor the Vice **Chairperson** ~~is~~ **are** present.

8. CHARTER POSITIONS

8.1 Director, **Corporate Secretary and Internal Auditor**

The Voting Members of the Board shall, at its first regular meeting following July 1st of each year, or as soon as practicable thereafter, appoint a Director, an Internal Auditor and a **Corporate** Secretary. The Director shall also be known as the General Manager, and shall be the highest executive officer of the ~~Board of Water and Light~~ **BWL**. The Internal Auditor shall also be known as the Director of Internal Audit. These positions shall be contract positions, shall report directly to the Board of Commissioners, and shall serve at the pleasure of the Board of Commissioners.

8.2 Contract Reviews

Unless otherwise determined by the Board of Commissioners, contract reviews for the Charter Position employees shall commence no later than sixty (60) days prior to the end of the fiscal year and be completed no later than the start of the next fiscal year.

8.3 Exit Interviews

Unless otherwise determined by the Board of Commissioners, an exit interview shall be offered by the Chairperson of the Human Resources Committee in accordance with the Board of Water & Light exit interview procedure two weeks prior to the departure or retirement of a Charter Position.

9. STANDING COMMITTEES

9.1 Committees

9.1.1 In order to carry out its policymaking obligations, the Board of ~~Water and Light~~ Commissioners shall meet as often as needed, as one or more standing committees or ~~ad hoc~~ **Ad Hoc** committees, in the REO Depot, 1201 S. Washington Ave., Lansing, Michigan 48910 or at such other place, as the Board shall determine. Notice of these meetings shall be provided in accordance with the Lansing City Charter and state law.

9.1.2 Committees shall have no authority to exercise the collective powers and duties of the Board of Commissioners except as expressly authorized by an adopted resolution of the Board of Commissioners.

9.2 Standing Committees

~~9.2.1~~ The following standing committees shall be appointed by the Chairperson **based upon the request of the appointed Commissioner** as provided in 9.4: **Finance, Human Resources, Nominating, and Executive.**

~~Finance~~

~~Human Resource~~

~~Nominating~~

~~EXECUTIVE~~

~~9.2.2~~ **9.2.1** The Finance Committee shall have ~~oversight~~ responsibility for financial performance measures and audits, capital expenditures and returns, bond indebtedness and credit rating, annual Operations & Maintenance budget, rate review, and the investment policies of the retirement plans.

~~9.2.3 The Nominating Committee shall at its first regular meeting following July 1st of each year, nominate a slate of officers at its annual organizational meeting and shall endeavor to rotate officers of the Board annually.~~

~~9.2.4~~ **9.2.2** The Human Resources Committee shall have oversight responsibility for non-bargaining salary adjustments, employee survey results, labor relations, performance appraisal review for Board-appointed positions, Board staff appointments, salary, wages, and employee benefits.

9.2.3 The Nominating Committee shall, at its first regular meeting following July 1 of each year, nominate a slate of officers and shall endeavor to rotate officers of the Board annually, pursuant to Section 6. Annual Organization.

~~9.2.5~~ **9.2.4** The Executive Committee shall, during the intervals between the Board of Commissioners' meetings, assist in the development of the BWL's position on major issues and submit and recommend the position to the Board for consideration and action. The Executive Committee shall consider and act upon such other activities as directed or referred to it by the Board or as otherwise specified in these Rules of Procedure.

9.3 Ad Hoc Committees

Ad Hoc committees shall convene whenever the need arises to address an issue or topic that would not appropriately fall within any of the other standing committees and would not require the attention of the Committee of the Whole.

9.4 Appointment of Standing and Ad Hoc Committees

The Chairperson shall appoint Members to the standing committees and such other ~~Ad Hoc~~ committees as the Board may ~~from time to time~~ establish. The first Voting Member named on each committee shall be the Chairperson of the committee.

Standing Committees: All standing committees, except the Executive Committee, shall have four (4) regular Voting Members and two (2) alternate Voting Members who shall serve in the absence of regular Voting Member(s). The Executive Committee shall have four (4) Voting Members, including the Chairperson, Vice Chairperson and Past Chairperson and one (1) Member elected by the Voting Members, whose term shall be concurrent with the terms of the Officers. The Chairperson may appoint additional Non-voting Members to any committee.

The Nominating Committee shall not consist of any Members who intends to run for an officer position.

Ad Hoc Committees: The Chair**person** shall appoint Members of any ~~a~~**Ad h**Hoc committee. An ~~a~~**Ad h**Hoc committee may have any number of Members.

9.5 Sub-Committees Authorized

The Executive Committee shall establish ~~such~~ sub-committees as deemed necessary.

9.6 Quorum for Committee Meetings

A quorum for a ~~s~~Standing or ~~a~~**Ad h**Hoc committee shall be three (3) Voting Members of the **committee** ~~Board~~.

9.7 Committee Meetings

~~Meetings of s~~Standing or ~~a~~**Ad h**Hoc committees **meetings** may be called by the General Manager or **Corporate** Secretary on the request of the Chair**person** of the Board, Chair**person** of a committee or any two **(2)** Voting Members on the committee.

9.8 Committee Reports

Each ~~s~~Standing or ~~a~~**Ad h**Hoc committee shall report its recommendation, if any, for consideration by the Board at a regular or Special Meeting.

Upon adoption of a motion to accept (or approve) a committee report, the recommendation of the committee becomes the action of the Board; provided, however, if any resolutions are necessary to carry out the report, they shall be enacted separately pursuant to ~~s~~Section 19.5.

9.9 Committee Resolutions

Committee reports recommending action by the Board shall ~~have incorporated in the report~~ **contain** the necessary resolutions or motions to accomplish the action.

~~9.10 Discharge of Consideration~~

~~A committee shall be discharged of any matter referred to it by an affirmative vote of two-thirds of the Board.~~

10. AGENDA FOR REGULAR MEETINGS

10.1 Order of Business

10.1.1 The order of business at any regular meeting of the Board shall be as follows:

1. Roll Call
2. Approval of Minutes

3. Public Comments on agenda items ~~shall be~~ (limited to three (3) minutes unless waived at the discretion of the Chair**person**)
4. Communications
5. Committee Reports
6. General Manager's Recommendations
7. Unfinished Business
8. New Business
9. Resolutions
10. Manager's Remarks
11. Remarks by Members of the Board.
12. Motion of Excused Absence
13. Public Comments on BWL-related matters ~~shall be~~ (limited to three (3) minutes unless waived at the discretion of the Chair**person**)
14. Adjournment

10.1.2 In the absence of any objection, the presiding officer shall have the discretion to vary the order of business.

~~10.1.3~~ **10.2** Preparation of Agenda

An agenda shall be prepared by **the Board Chairperson with the assistance of the Corporate Secretary, in consultation with the Committee Chairperson** and the General Manager and made available for distribution ~~three days preceding~~ **within eighteen (18) hours prior to** a regular or Special Meeting ~~for informational purposes only. However, the agenda is subject to unilateral change by the General Manager before the meeting.~~

~~10.1.4~~ **10.3** Changes to the Agenda

In the absence of any objection, the General Manager or any Voting Member of the Board may add or subtract an agenda item at a meeting. In the event of **an** objection, an affirmative vote of the majority of the Voting Members of the Board shall be required to add or subtract an agenda item.

~~10.1.5~~ **10.4** Public Comments

The time limits of Sections 10.1.1.3 **and 10.1.1.13** apply to all Public Comments. Immediately following Approval of Minutes, the Chair**person** will announce that members of the public are invited to address the Board regarding any item on the agenda. Anyone wishing to comment on any matter not on the agenda may do so immediately prior to adjournment. The Chair**person** may exercise its discretion in prescribing how members of the

public will seek recognition, or extending time limits for comments under the circumstances, or in limiting remarks to the subject matter under discussion as provided in **Sections 10.1.1.3 and 10.1.1.13.**

~~10.1.6~~ **10.5** Reports and Recommendations of ~~Director and~~ General Manager

The ~~Director and~~ General Manager shall advise the Board ~~by mail~~ of Reports and Recommendations to be considered at each regular meeting.

11. AGENDA FOR COMMITTEE MEETINGS

11.1 Order of Business

11.1.1 The order of business at any committee meeting of the Board shall be as follows:

1. Roll Call
2. Public comment on agenda items ~~shall be~~ (limited to three (3) minutes unless waived at the discretion of the ~~Chairperson~~)
3. Agenda Topics
4. Other
5. Adjourn

11.1.2 A concurring vote of a majority of Voting Members on the committee present shall be necessary to move a recommendation to the Board.

12. PUBLIC HEARINGS

12.1 Date

The Board shall hold a public hearing at least thirty **(30)** days before the effective date of any changes in rate structure. The Board shall comply with the requirements of **Lansing City** Charter, Section 5-205.2 for public hearings regarding changes in the rate structure. The Board may also choose to hold **a** public hearing on other topics as necessary or appropriate.

12.2 Location

Although the Board will generally hold its public hearings in the REO Depot, 1201 S. Washington Ave., Lansing, Michigan 48910, the Board may conduct public hearings at such places that it determines will best serve the public interest.

12.3 Notice

Notice of the hearing will be placed in at least one (1) newspaper of general circulation in the Lansing, Michigan area, no less than fourteen (14) days

before the public hearing. The notice shall state the date, time, place and subject of the hearing. Notice shall also be posted electronically on the LBWL's website.

12.4 **Quorum**

A quorum of the Board shall be necessary to conduct a public hearing.

12.5 **Ex Parte Communications**

No Member shall engage in ex parte conversations about the topics of the public hearing, either before or after the hearing, until the full Board takes action on the topic.

12.6 **Open Meetings**

Public hearings shall be open to the public, in accordance with the Open Meetings Act.

12.7 **Public Comment**

Individuals and organizations are invited to comment on the topic of the public hearing, either orally or in writing. Written comments should be addressed to the **Corporate** Secretary and should be presented on or before the date of the hearing. Oral comments shall be presented at the public hearing. The Chair**person** may set reasonable limits on the length of oral presentations. Comments or conduct that disrupt the orderly conduct of meetings or hearings shall not be permitted.

12.8 **Transcript**

A transcript or recording of the hearing shall be **permanently maintained unless otherwise set forth in the BWL's approved Record Retention and Disposal Schedule** ~~made and kept for no less than three (3) years.~~

12.9 **Public Hearing on Rates**

In the case of a rate hearing, the Board may hold a separate meeting or meetings after the rate hearing to discuss the proposed changes to the rate structure and vote on the proposed changes. If the Board's discussions after the rate hearing indicate that it intends to raise any customer's rate higher than proposed during the public hearing, the Board shall hold an additional public hearing on the proposed higher rate in accordance with this section before voting on the rates. The Board is not required to hold any additional hearings in order to approve a rate lower than the rate proposed at the public hearing.

12.10 **Resolution Action**

If the Board acts on the topic discussed at the public hearing, it shall do so at a public meeting and shall approve a written resolution describing its

action.

13. MEMBERS OF THE BOARD

13.1 Attendance

Each Member of the Board shall attend all meetings of the Board in person unless otherwise excused. Each Member must attend at least fifty (50) percent of regular or Special Meetings of the Board and fifty (50) percent of assigned committee meetings during any fiscal year. Failure to do so may be grounds for removal by the City from the office as a Member of the Board.

13.2 Disqualification to Vote

Any Voting Member of the Board having a direct or indirect financial interest in any matter before the Board, or who may stand to gain or lose financially or otherwise due to action of the Board on any matter, shall indicate such interest to the Board and may be disqualified from voting on such matter as set forth in the Lansing City Charter.

13.3 Ethics

All Board Members are subject to Article 5, Chapter 5 of the Lansing City Charter (Ethics) and the **City of Lansing Ethics Ordinance**.

14. RECONSIDERATION OF ACTION

Any Voting Member may move to reconsider a previous action of the Board. Such motion to reconsider shall be made not later than the next regular Board meeting.

15. MINUTES

15.1 Preparation and Filing

The **Corporate** Secretary shall keep minutes of regular and Special Meetings of the Board and committees and shall file a copy of the Board minutes in the office of the City Clerk as a public record. No official action taken by the Board shall be valid or effective until a copy of the minutes of the meeting at which such action was taken is filed with the City Clerk.

15.2 Corrections

Corrections in the regular or Special Meeting or committee minutes shall be made not later than the next meeting after the meeting to which the minutes refer. The corrected minutes shall show both the original entry and the correction.

15.3 Delivery to Members

The **Corporate** Secretary shall provide each Member of the Board with a copy of the regular or Special Meeting minutes as soon as they are filed with the City Clerk. Corrected minutes shall be available no later than the next subsequent meeting after correction.

15.4 Public Inspection

Proposed minutes will be available for public inspection not more than eight (8) business days after the meeting to which the minutes refer. Approved minutes will be available for public inspection not later than five (5) business days after the meeting at which the minutes are approved. Copies of the minutes will be made available to the public at a reasonable estimated cost for printing or copying. (1976 Public Act 267).

16. CONFIDENTIALITY

16.1 Communications

Members of the Board shall treat all information marked “confidential” or “privileged” accordingly and shall not release such information to unauthorized individuals, unless disclosure is required by law. All such information shall be returned to the **Corporate** Secretary.

16.2 Closed Session

All written and verbal information obtained and/or discussed in Closed Session shall be confidential and never discussed or shared outside of Closed Session, unless otherwise specified by law.

17. CONTRACT LIMITATIONS

The Board shall not have the power to make any contract with or give any official position to any person who is known to be in default to the City.

18. AMENDMENTS

Any Voting Member of the Board may initiate amendments to the Rules of ~~Administrative~~ Procedure by presenting them in writing at any regular meeting. All Members of the Board must be notified of such amendments. **The amendments must be mailed-submitted** at least four (4) days before the amendment is to be voted upon. An affirmative **vote from** a majority of ~~the~~ Voting Members serving shall be required to amend the ~~Rules of p~~Procedure, after which the proposed revisions shall be forwarded to the City in compliance with **Lansing City** Charter, Section 5-105.8.

19. MISCELLANEOUS

19.1 Parliamentary Procedure

All questions of procedure not covered by these ~~Rules of Procedure~~ or the **Lansing City** Charter ~~of the City of Lansing~~ shall be governed by the

provisions in "*Robert's Rules of Order*."

19.2 News Media Regulations

19.2.1 Members of the news media shall be provided with a table in the Board Room for their use. They shall have made available to them, upon request, a copy of the General Manager's Recommendations and any data accompanying the recommendations not marked "*Confidential*" ~~at~~ **by** 10:00 a.m. one **(1)** working day prior to the date of the meeting.

19.2.2 Following the adjournment of a Board meeting, members of the news media may request interviews of Members of the Board.

19.2.3 All policy statements shall be made on behalf of the Board by the Chair**person**. *See 4.3.*

19.3 Vacancy, Resignation, Absence of Elected Officers

19.3.1 In the event the office of Chair**person** shall become vacant by death, resignation or otherwise, the Vice Chair**person** shall assume the office of Chair**person**, and the most immediate Past Chair**person** shall assume the office of Vice Chair**person**.

19.3.2 In the absence of the Chair**person**, Vice Chair**person** and Past Chair**person**, a Temporary Chair**person** shall be elected, who would hold office during the session, until the return or election of the Chair**person**, Vice Chair**person** or Past Chair**person**.

19.4 Freedom of Information Act

It shall be the policy of this Board to follow the provisions of Public Act 442, **of** 1976, as it may be amended by legislative enactment or judicial decision.

19.5 Resolutions

Any Voting Member of the Board may sponsor a resolution. Any resolution may be co-sponsored by other Voting Members of the Board. A resolution must be submitted for placement on the Agenda as specified under ~~Section Article X~~ **Section 10 - Agenda For Regular Meetings**. The sponsor of a resolution may withdraw the resolution at any time prior to enactment. ~~Consent to withdraw from of the co-sponsors to withdrawal~~ is not required.

19.6 Hiring Consultants

The Board of Commissioners may hire external consultants, such as accountants, but not outside legal counsel. The full Board will meet before a consultant is hired to determine the scope of the issues to be addressed by the consultant, the consultant's budget, and the scope of contact with the Board. One Board Member may be authorized as the primary contact with the consultant. If time constraints preclude a meeting of the full Board to discuss hiring the consultant, the Executive Committee may meet to approve the initial contact with the consultant, but may not authorize an expenditure of more than **one thousand dollars (\$1,000)** to a consultant without the approval of the full Board. The consultant's work product shall be written and shall be immediately transmitted to all Board Members upon completion of the requested work. All payments to consultants hired by the Board shall be deducted from the Board's budget. Board funds may not be expended to address an issue only applicable to one Member.

In general, Aall outside legal counsel must be hired by in-house counsel and in accordance with the Lansing City Charter. However, if a majority of Voting Members of the Board present at a regular or Special Board Meeting, as expressed by a vote of the Members, believe that there could be a conflict of interest between the Board and Management of the BWL, the in-house counsel shall be recused. The Board shall then request the Lansing City Attorney and/or the City Attorney's Deputies, not including the BWL's in-house counsel, to hire outside legal counsel.

19.7 Reimbursement of Board Member Expenses

19.7.1 Board Member Travel Expenses: The Board recognizes the value of membership and attendance at conferences, workshops, and ~~meetings~~ **seminars** at the state, regional, and national levels that are appropriate and ~~necessary~~ **useful** to ~~carry out Board of Water and Light business~~ **fulfill the Board's role**. ~~As such, t~~The Board **therefore** encourages:

1. The attendance of its Members in at least one out-of-state and one in-state conference, **workshop, or** seminar per year.
2. Each newly appointed Member of the Board is encouraged to attend a formal workshop on governance as offered by the American Public Power Association.

Additional travel must be pre-approved by the ~~Executive Committee~~ **Board**.

Travel expenses shall be reimbursed in accordance with the ~~Board~~ **BWL's Travel Expense & Reimbursement** Policy.

19.7.2 Board Member Miscellaneous Expenses: Members of the Board may incur additional business expenses while representing the ~~Board of~~

~~Water and Light~~ **BWL** in the community. Business expenses such as cell phone, business luncheons, and parking are such examples of legitimate business expenses. Upon filing a claim in the prescribed form, each Member of the Board shall be reimbursed for reasonable and necessary expenses incurred in the discharge of the Board Member's official duties, in accordance with the ~~Board~~ **BWL's Travel & Expense Reimbursement Policy and petty cash fund guidelines.**

The Executive Committee shall review Member expenses on a quarterly basis.

19.8 Definitions

As used herein, the following terms mean:

Member: Any member of the Board, including Voting Members and Non-voting Members.

Voting Member: Any Member of the Board appointed pursuant to Lansing City Charter, Section 5-103.2

Non-voting Member: Any Member of the Board appointed pursuant to Lansing City Charter, Section 5-103.12.

Adopted by the Board 5/8/79, and amended 8/14/79, 11/14/79, 3/11/80, 11/11/80, 7/14/81, 8/11/81, 7/13/82, 7/26/83, 6/26/84, 3/5/85, 12/18/90, 1/5/91, 3/3/08, ~~and 5/26/15, and 3/22/22.~~



Chris Swope

Lansing City Clerk

July 8, 2022

Lansing City Council Members

10th Floor City Hall

Lansing, MI 48933

Dear Councilmembers:

This is to notify you that my office received on June 24, 2020 Mayor Schor's Executive Directive 2022-02 regarding reproductive health care. The Orders are attached.

Sincerely,

A handwritten signature in black ink that reads "Chris Swope".

Chris Swope, MMC/MiPMC

Lansing City Clerk

Andy Schor
Mayor



City Hall - 9th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
PH: 517.483.4141 – FAX: 517.483.6066
Lansing.Mayor@lansingmi.gov

OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

TO: COUNCIL PRESIDENT, COUNCIL VICE PRESIDENT, MEMBERS OF LANSING CITY COUNCIL; ALL OFFICERS, EMPLOYEES, AGENCIES, BOARDS, AUTHORITIES, AND DEPARTMENTS OF THE CITY OF LANSING

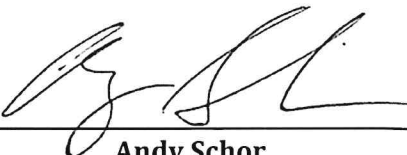
RE: EXECUTIVE DIRECTIVE: REGARDING REPRODUCTIVE HEALTHCARE – 2022-02

Executive Directive 2022-02

Governor Whitmer's Executive Directive 2022-5 instructs state departments not to cooperate with or assist authorities of any state in any investigation or proceeding against anyone for obtaining, providing, or assisting someone else to obtain or provide reproductive healthcare that is legal where the health care is provided. Therefore, I am directing the Lansing Police Department, consistent with Governor Whitmer's Executive Directive 2022-5 and the decision of the Michigan courts to temporarily prevent the law from taking effect, to not interfere with anyone obtaining, providing or assisting with reproductive healthcare until further notice.

Acting under Section 4-102.1, of Article 4 of the City of Lansing City Charter, I direct this policy be put in place effective immediately.

Date: June 24, 2022



Andy Schor
Mayor

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



Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040 – FAX: 517.483.6036
www.lansingmi.gov/development

MEMORANDUM

TO: Mayor Schor

FROM: Barbara Kimmel, Development Manager

DATE: June 30, 2022

SUBJECT: Resolution to set a Public Hearing for

Attached please find a draft Ordinance to add a 4% PILOT for Walter French Apartments. Also, please find a Resolution to set a public hearing for a 4% PILOT request for Walter French Apartments.

Supporting documents included with this PILOT request include the attached signed Prevailing Wage Agreement, Staff Report with analysis of 10%, 6% and 4% PILOTS for this project (reviewed by the Assessors Office), and two (2) Proformas (as the project is being funded in 2 sections as the 3rd floor is using 4% LOHTC and the 1st and 2nd floor are using 9% LIHTC).

ED&P STAFF RECOMMEND FORWARDING THE ATTACHED DRAFT ORDINANCE FOR THE 4% PILOT ALONG WITH THE RESOLUTION TO THE CLERK FOR INCLUSION IN THE CITY COUNCIL AGENDA REQUESTING THE PUBLIC HEARING DATE TO BE SET FOR MONDAY, AUGUST 8TH, 2022.

Ordinance no. _____

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 888.32 for the purposes of providing for a service charge in lieu of taxes for seventy-six (76) low-income multi-family dwelling units in a project known as Walter French, pursuant to the provisions of the State Housing Development Authority Act of 1966, (being Public Act 346 of 1966 as amended [MCL 125.1401, et seq.]) (The “Act”).

The City of Lansing ordains:

Section 1. That Chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section _____ to read as follows:

_____ **Walter French**

(a) ***Purpose.*** It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended [MCL 125.1401, et seq.]. The City is authorized by such act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such act at any amount it chooses, not to exceed the taxes that would be paid but for this act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

(b) ***Definitions.***

- (1) **"Act"** means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
- (2) **"Annual shelter rents"** means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- (3) **"Authority"** means the Michigan State Housing Development Authority.
- (4) **"Housing development" or "Development"** means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the Authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Walter French, and consists of seventy-six (76) units of rental housing located within Lansing at:

That part of Assessor's Plat No.46, on the Northeast ¼ of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, recorded in liber 12 of plats, page 7, Ingham County records, beginning on the South right of way line of Mt. Hope avenue, 43.0 feet South of the North Section line, at a point 100.0 feet Easterly of the West line of Lot 5 of said Assessor's Plat No.46, running thence along said right of way line North 89°11'30" East 593.667 feet to a point of curvature; thence Southeasterly 53.53 feet along the arc of a 30 foot radius curve to the right whose chord bears South 39°41'30" East 46.71 feet to the Westerly right of way line of Cedar Street; thence along said Westerly line the following five courses, South 11°25'30" West 118.66 feet; thence Southerly 197.93 feet along the arc of a 917.22 foot radius curve to the left whose chord bears South 5°14'25" West 197.53 feet to a point of tangency; thence South 0°56'30" East 5.43 feet; thence South 10°34'39" West 22.18 feet; thence South 0°56'30" East 83.05 feet; thence South 89°08' West 403.42 feet; thence South 350.30 feet; thence West 268.84 feet; thence North 648.14 feet; thence North 89°11'30" East 100.0 feet; thence North 0°53' West 162.0 feet to the point of beginning

- (5) **"HUD"** means The Department of Housing and Urban Development of the United States government.
- (6) **"Low Income Housing Tax Credit Program"** means the program established by section 42 of the United States Internal Revenue Code.
- (7) **"Low or moderate income"** means low- or moderate-income eligibility under the Authority Act or Rules.
- (8) **"Mortgage loan"** means a loan that is federally aided (as defined in Section 11 of the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.
- (9) **"Sponsor"** means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Walter French is Capital Area Housing Partnership, or its successors or assigns.
- (10) **"Utilities"** means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.
- (c) ***Establishment of annual service charge.***
- (1) The City acknowledges that the Sponsor and the Authority have established the economic feasibility of Walter French in reliance upon the enactment and continuing effect of this section and upon the qualification of the seventy-six (76) units of housing in the housing development for exemption from all property taxes as established in this section,

- (2) Subject to the conditions and requirements of this section and the Act, the seventy-six (76) units in the housing development for persons of low and moderate income identified as Walter French and the property on which they are constructed shall be exempt from all property taxes for not more than twenty (20) years, commencing with and including tax year 2024.**
- (3) In lieu of all said property taxes on the seventy-six (76) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service charge for public services in the sum equal to four percent (4%) of the Annual Shelter Rents.**
- (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local Assessing Officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the Authority. The completed affidavit form first shall be submitted to the Authority for certification by the Authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.**
- (5) In addition to the certification required pursuant to Subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:**

 - A. The annual audited accounting report for the Payment In Lieu Of Taxes; and**

- B. A certified statement identifying all the units rented to persons of low or moderate income; and**
- C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.**
- (d) *Limitation on the payment of the annual service charge.* Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.**
- (e) *Payment of annual service charge.* The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as Amended; MCL 211.1 et. seq.)**
- (f) *Contractual effect.* Notwithstanding the provisions of Section 15(a)(5) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.**
- (g) *Duration.* This section shall remain in effect and shall not terminate for twenty (20) years, commencing with and including tax year 2024, provided that the Sponsor**

complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the Low Income Housing Tax Credit Program, as the same maybe further amended or superseded, or there is an Authority-aided or Federally-aided mortgage on the housing development as provided in the act, or the Authority or HUD has an interest in the property; but in no event beyond December 31, 2043. If (a) the construction of the housing development project does not commence or the Sponsors fail to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to Walter French Limited Dividend Housing Association Limited Partnership within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the seventy-six (76) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, including Ordinance No 1290, dated September 13, 2021, resolutions or rules inconsistent with the provisions hereof are hereby repealed as they pertain to Walter French at the time this exemption commences.

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 valid.

Section 4. This Ordinance shall take effect on the 30th day after enactment unless given immediate effect by the City Council.

June 28, 2022

Capital Area Housing Partnership("Owner")

Attn:

Re: Prevailing Wage ("Davis-Bacon") Determination for Walter French(the
"Development")

To Whom it May Concern:

City of Lansing policy requires the enforcement of the Davis-Bacon Act and other federal labor standards and requirements with respect to all housing developments receiving a benefit from the City of Lansing. The City of Lansing has agreed to grant tax exempt status to the Development and to accept a payment in lieu of taxes pursuant to the contract between the City of Lansing and the Owner. The Davis-Bacon Act requires the Owner and the Contractor to agree to pay prevailing wages to all laborers and mechanics providing work at the Development, and to certify the payment of those prevailing wage rates. The applicable Davis-Bacon prevailing wage determinations for this Development are as set forth by the Michigan Department of Labor and Economic Opportunity. The Federal Labor Standards provisions are also attached to this letter.

Please indicate your agreement to pay at least the greater of (1) the minimum hourly wage rate established by Michigan law or (2) the basic hourly prevailing wage rates set by the Michigan Department of Labor and Economic Opportunity and to comply with Federal Labor Standards during the construction of the Development by indicating your concurrence in the spaces provided for that purpose below. These prevailing wage determinations must be incorporated into the Construction Contract between the Owner and the Contractor (the "Contract"). The Owner and Contractor must also certify to the City of Lansing on a quarterly basis, beginning in _____, and ending upon completion of construction (as evidenced by the issuance of Certificates of Occupancy or equivalent on all of the units in the Development), that all laborers and mechanics have been paid prevailing wages as required by this Letter and under the Contract. The Certification issued by the Owner shall be in the form attached hereto as Exhibit A.

Sincerely,

CITY OF LANSING

By: _____

June 28, 2022
Page 3

We hereby agree to require the Contractor to comply with the prevailing wage and other requirements contained in this letter, and to incorporate these requirements and the Federal Labor Standards Provisions in the Contract and each subcontract, as set forth in Exhibit B.

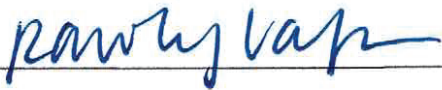
The provisions of this Letter may be enforced by the Owner, the City of Lansing, the U.S. Department of Labor, and, to the extent permitted by law, any person intended to be benefitted by them. A breach of the provisions of this Letter shall be considered a material breach of the Contract and shall give the Owner the rights following a default under the Contract. A breach of the provisions of this Letter may also result in the debarment of the Contractor from future participation in U.S. Government contracts under 29 CFR Part 98.

SPONSOR:

Capital Area Housing Partnership

By: Rawley Van Fossen

Its: Executive Director



We hereby agree to comply with the prevailing wage and other requirements listed in this letter and agree that these requirements are hereby incorporated in the Contract. We further agree that representatives of each of the foregoing parties with enforcement rights shall have full and free access, during working hours and after reasonable notice, to all our labor-related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements. We further agree that we shall promptly respond to all requests for information made by the City of Lansing respecting compliance with these requirements.

We shall further cause and require to be included in all subcontracts a provision that representatives of the City of Lansing shall have full and free access, during working hours and after reasonable notice, to all labor-related books of account and records, including, but not limited to, time sheets, company payrolls and certified payrolls, of the subcontractor relating to the work under the Contract, including the right to make excerpts or transcripts from such books of account and records and related and supporting documents and statements.

GENERAL CONTRACTOR:
Rohde Construction Company, Inc.

By: Chad White
Its: President



GENERAL INFORMATION

APPLICANT: (Sponsor/Developer)	Capital Area Housing Partnership 600 W. Maple Street Lansing MI 48906
STATUS OF APPLICANT:	Developer
REQUESTED PILOT:	4% of rents received (less utilities) as payment in lieu of taxes
REQUESTED TERM OF PILOT:	20 years
EXISTING LAND USE:	Commercial
EXISTING ZONING:	MX3-District Mixed-Use Center and R-6A, Urban Detached Residential
PROPERTY SIZE & SHAPE:	9.058-acre rectangular shaped parcel with frontage on Erie Street containing an existing 176,780 square foot former school.
SURROUNDING LAND USE:	N: Commercial, residential S: Commercial, residential E: Commercial W: Commercial, residential
SURROUNDING ZONING FBC:	N: MX3- District Mixed-Use Center and R-6B-Urban Detached Residential S: MX3-District Mixed Use Center and R-6A-Urban Detached Residential E: MX-3-District Mixed-Use Center and MX-1- Neighborhood Mixed-Use Center W: MX-1 Neighborhood Mixed-Use Center and R-6A Urban Detached Res

ANALYSIS

Request and description of project:

4% Pilot Request

Walter French

2

Walter French is an adaptive reuse project that utilizes historic tax credits and other sources of funding to create a multi-family affordable housing development that will provide 76 units of rent restricted affordable housing for families at or below 60% of Area Median Income.

The development consists of 76 units, including 39 one-bedroom units, 31 two-bedroom units, and 6 3-bedroom units, each between 650 and 1250 square feet.

This development includes a furnished community room and a gym for residents.

A 6% PILOT Agreement was provided to this project in August of 2021.

The project has received its LIHTC Reservation from MSHDA. Due to increased construction and financing costs, the proposed development with the 6% PILOT is infeasible.

The project is being funded in 2 sections. The 3rd floor is using 4% LIHTC and the 1st and 2nd floor are using 9% LIHTC. Proformas for both sections are included with information submitted to City Council.

The current request for a new 4%, 20-year PILOT allows for increased construction financing, and along with \$607,868 of deferred Developer fee the project will be able to move forward.

Financial Analysis (reviewed by the Assessors Office):

	10% PILOT	6% PILOT	4% PILOT	Current
	Calculation	Calculation	Calculation	Taxes
Gross Rents - 76 units	821,932	821,932	892,150	
Less Vacancy 8%	(65,755)	(65,755)	(71,372)	
Less Landlord Paid Utilities	(63,798)	(63,798)	(63,798)	
Less Water & Sewer	(58,040)	(58,040)	(58,040)	
Net Collected Rents	634,339	634,339	698,940	
				Summer, 2021
PILOT Percentage	10%	6%	4%	Winter, 2021
PILOT Payment 2023	\$ 63,434	\$ 38,060	\$ 27,958	\$21,586

4% PILOT \$27,058 x 20 years = \$559,160

6% PILOT \$38,060 x 20 years = \$761,200

10% PILOT \$63,434 x 20 years = \$1,268,680.00

The loss of revenue to the City to grant the 4% PILOT vs. the 6% Pilot over 20 years is \$202,040

RECOMMENDATION

Staff recommends adoption of the 4% PILOT ordinance based on the following:

The proposed project has received a LIHTC Reservation. The proposed development with the original 6% PILOT faces a significant gap in financing as construction and financing costs have increased dramatically. The approval of a new 4%, 20-year PILOT allows for an increased construction financing, and along with deferred developer fee the project will move forward.

The project is consistent with the City's Master Plan and Form Based Code. Redevelopment will help to stabilize the area and encourage redevelopment of adjacent parcels. Occupancy of the completed units will add vitality to the area and increase its overall marketability.

The adoption of a 4% PILOT for the subject property allows the project to be built, providing 76 units of affordable multi-family housing.

Development Walter French 4
 Financing Tax Exempt
 MSHDA No. 3966
 Step Commitment
 Date 5.2.22
 Type Adaptive Reuse

Mortgage Assumptions:

Debt Coverage Ratio 1.15
 Mortgage Interest Rate 5.450%
 Pay Rate 5.450%
 Mortgage Term 40 years
 Income from Operations No
 PBV and/or Existing Section 8 Assistance Yes

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	10,733	257,580
Annual Non-Rental Income	73	1,750
Total Project Revenue	10,805	259,330

Total Development Expenses

Vacancy Loss	8.00%	of annual rent potential	859	20,606
Management Fee	562	per unit per year	562	13,488
Administration			1,136	27,264
Project-paid Fuel			373	8,952
Common Electricity			333	8,000
Water and Sewer			688	16,500
Operating and Maintenance			1,261	30,264
Real Estate Taxes			0	
Payment in Lieu of Taxes (PILOT)	4.00%	Applied to: All Units	339	8,141
Insurance			418	10,032
Replacement Reserve	300	per unit per year	300	7,200
Other:			0	
Other:			0	

% of
Revenue

Total Expenses	58.01%	6,269	150,447
Base Net Operating Income		4,537	108,883
Part A Mortgage Payment	36.51%	3,945	94,681
Part A Mortgage		64,163	1,539,905
Non MSHDA Financing Mortgage Payment		0	
Non MSHDA Financing Type:		0	
Base Project Cash Flow (excludes ODR)	5.48%	592	14,202

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

Override

Development Walter French 4
 Financing Tax Exempt
 MSHDA No. 3966
 Step Commitment
 Date 5.2.22
 Type Adaptive Reuse

Instructions

Income Limits for	Ingham County (Effective April 18,2022)					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% of area median	18,600	21,240	23,910	26,550	28,680	30,810
40% of area median	24,800	28,320	31,880	35,400	38,240	41,080
50% of area median	31,000	35,400	39,850	44,250	47,800	51,350
60% of area median	37,200	42,480	47,820	53,100	57,360	61,620

Rental Income

Unit	No. of Units	Unit Type	Bedrooms	Baths	Net Sq. Ft.	Contract Rent	Utilities	Total Housing Expense	Gross Rent	Current Section 8 Contract Rent	% of Gross Rent	% of Total Units	Gross Square Feet	% of Total Square Feet	TC Units Square Feet	Unit Type	Max Allowed Housing Expense
60%	Area Median Income Units																
30%	Tenant AMI Restriction (if different from rent restriction)																
Yes	Local PHA Project Based Voucher Units																
Family	Occupancy																
A	2	Apartment	1	1.0	603	996	0	996	23,904		9.3%	8.3%	1,206	6.7%	1,206	HTF	996
B	1	Apartment	2	1.5	982	1,195	0	1,195	14,340		5.6%	4.2%	982	5.4%	982	HTF	1,195
C							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
									38,244	0	14.8%	12.5%	2,188	12.1%	2,188		
60%	Area Median Income Units																
60%	Tenant AMI Restriction (if different from rent restriction)																
	MSHDA Project Based Voucher Units																
Family	Occupancy																
A	8	Apartment	1	1.0	603	793	77	870	76,128	0	29.6%	33.3%	4,824	26.7%	4,824		996
B	10	Apartment	2	1.5	982	943	107	1,050	113,160	0	43.9%	41.7%	9,820	54.4%	9,820		1,195
C	1	0	0	0.0	0	1,178	127	1,305	14,136	0	5.5%	4.2%	0	0.0%	0		930
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									203,424	0	79.0%	79.2%	14,644	81.2%	14,644		
60%	Area Median Income Units																
60%	Tenant AMI Restriction (if different from rent restriction)																
	MSHDA Project Based Voucher Units																
Family	Occupancy																
A	2	Apartment	1	1.0	603	663	77	740	15,912	0	6.2%	8.3%	1,206	6.7%	1,206	High HOME	740
B		Apartment	2	1.5	982		107	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
C		0	0	0.0	0		127	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									15,912	0	6.2%	8.3%	1,206	6.7%	1,206		
Mgrs									0	0	0.0%	0.0%	0	0.0%	0		
													18,038		18,038		

Total Revenue Units 24
 Manager Units 0
 Income Average 60.00%
 Set Aside 100.00%

Gross Rent Potential	257,580
Average Monthly Rent	894
Gross Square Footage	18,038

HOME Units SF/Total Units SF 6.7%
 # HOME Units/# Total Units 8.3%

Within Range
 Within Range

Utility Allowances

Annual Non-Rental Income	
Misc. and Interest	850
Laundry	900
Carports	
Other:	
Other:	
	1,750

	Electricity	A/C	Gas	Water/ Sewer	Other	Total	Override
A						0	77.00
B						0	107.00
C						0	127.00
D						0	
E						0	
F						0	
G						0	
H						0	

Total Income	Annual	Monthly
Rental Income	257,580	21,465
Non-Rental Income	1,750	146
Total Project Revenue	259,330	21,611

Page 132 of 169

Development Walter French 4

Financing Tax Exempt

MSHDA No. 3966

Step Commitment

Date 5.2.22

Type Adaptive Reuse

Amenities Check List

	Ceiling Fan			
	Coat Closet			
	Dishwasher			
	Exterior Storage			
	Frost Free Refridgerator			
	Garbage Disposal			
	Individual Entry			
	Microwave			
	Mini-blinds			
	Patio/balcany			
	Self-cleaning oven			
	Walk-in closet			
	Basketball Court			
	Playground			
	Clubhouse			
	Community room			
	Computer / Business Center			
	Elevator			
	Exercise room			
	On-site management			
	Picnic area			
	Other:			
	Laundry Type:			
	Air Conditioning:			
	Security: Lighting			
	Security: Intercom			
	Security: Other			
	Carport	Fee (\$):		# of spaces:
	Attached Garage	Fee (\$):		# of spaces:
	Detached Garage	Fee (\$):		# of spaces:

Congregate Facilities

	24-hour on-site management
	Activities
	Emergency Pullcord
	Healthcare services
	Housekeeping
	Activities director
	Library
	Movie theatre
	Transportation services

Development Walter French 4
Financing Tax Exempt
MSHDA No. 3966
Step Commitment
Date 5.2.22
Type Adaptive Reuse

Replacement Reserve Analysis

Cost Inflation	103%	Min. Deposit	16,800
RR Period	20	15 Year	0
		20 Year	0

Required Initial Deposit **16,800**
 Per Unit **700**

<u>Year</u>	<u>Starting Balance</u>	<u>RR Needs</u>	<u>Contribution</u>	<u>Net Annual Change</u>	<u>Interest</u>	<u>Ending Balance</u>
1	16,800		7,200	7,200	504	24,504
2	24,504		7,416	7,416	735	32,655
3	32,655		7,638	7,638	980	41,273
4	41,273		7,868	7,868	1,238	50,379
5	50,379		8,104	8,104	1,511	59,994
6	59,994		8,347	8,347	1,800	70,141
7	70,141		8,597	8,597	2,104	80,842
8	80,842		8,855	8,855	2,425	92,122
9	92,122		9,121	9,121	2,764	104,007
10	104,007		9,394	9,394	3,120	116,521
11	116,521		9,676	9,676	3,496	129,693
12	129,693		9,966	9,966	3,891	143,551
13	143,551		10,265	10,265	4,307	158,123
14	158,123		10,573	10,573	4,744	173,440
15	173,440		10,891	10,891	5,203	189,534
16	189,534		11,217	11,217	5,686	206,437
17	206,437		11,554	11,554	6,193	224,184
18	224,184		11,901	11,901	6,726	242,810
19	242,810		12,258	12,258	7,284	262,352
20	262,352		12,625	12,625	7,871	282,848

Total Units	24
Interest Rate on Reserves	3%
Year 1 RR Deposits	300
Min Initial Deposit (\$700/unit)	16800

Cash Flow Projections

Development Walter French 4
Financing Tax Exempt
MSHDA No. 3966
Step Commitment
Date 5.2.22
Type Adaptive Reuse

	Initial Inflator	Starting in Yr	Future Inflator		1	2	3	4	5	6	7	8	9	10
Income														
Annual Rental Income	1.0%	6	2.0%		257,580	260,156	262,757	265,385	268,039	273,400	278,868	284,445	290,134	295,936
Annual Non-Rental Income	1.0%	6	2.0%		1,750	1,768	1,785	1,803	1,821	1,857	1,895	1,933	1,971	2,011
Total Project Revenue					259,330	261,923	264,543	267,188	269,860	275,257	280,762	286,377	292,105	297,947
Expenses														
Vacancy Loss	8.0%	6	5.0%		20,606	20,812	21,021	21,231	21,443	13,670	13,943	14,222	14,507	14,797
Management Fee	3.0%	1	3.0%		13,488	13,893	14,309	14,739	15,181	15,636	16,105	16,589	17,086	17,599
Administration	3.0%	1	3.0%		27,264	28,082	28,924	29,792	30,686	31,606	32,555	33,531	34,537	35,573
Project-paid Fuel	3.0%	6	3.0%		8,952	9,221	9,497	9,782	10,076	10,378	10,689	11,010	11,340	11,680
Common Electricity	4.0%	6	3.0%		8,000	8,320	8,653	8,999	9,359	9,640	9,929	10,227	10,533	10,849
Water and Sewer	5.0%	6	5.0%		16,500	17,325	18,191	19,101	20,056	21,059	22,112	23,217	24,378	25,597
Operating and Maintenance	3.0%	1	3.0%		30,264	31,172	32,107	33,070	34,062	35,084	36,137	37,221	38,338	39,488
Real Estate Taxes	5.0%	1	5.0%		0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)					8,141	8,179	8,216	8,251	8,284	8,746	8,888	9,031	9,175	9,321
Insurance	3.0%	1	3.0%		10,032	10,333	10,643	10,962	11,291	11,630	11,979	12,338	12,708	13,089
Replacement Reserve	3.0%	1	3.0%		7,200	7,416	7,638	7,868	8,104	8,347	8,597	8,855	9,121	9,394
Other:	3.0%	1	3.0%		0	0	0	0	0	0	0	0	0	0
Other:	3.0%	1	3.0%		0	0	0	0	0	0	0	0	0	0
Subtotal: Operating Expenses					150,447	154,753	159,200	163,794	168,541	165,796	170,933	176,241	181,723	187,388
Debt Service														
Debt Service Part A					94,681	94,681	94,681	94,681	94,681	94,681	94,681	94,681	94,681	94,681
Debt Service Conventional/Other Financing					0	0	0	0	0	0	0	0	0	0
Total Expenses					245,128	249,433	253,881	258,475	263,222	260,476	265,614	270,921	276,404	282,068
Cash Flow/(Deficit)					14,202	12,490	10,662	8,713	6,638	14,781	15,148	15,456	15,701	15,879
Cash Flow Per Unit					592	520	444	363	277	616	631	644	654	662
Debt Coverage Ratio on Part A Loan					1.15	1.13	1.11	1.09	1.07	1.16	1.16	1.16	1.17	1.17
Debt Coverage Ratio on Conventional/Other Financing					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves					3%									
Average Cash Flow as % of Net Income														
Operating Deficit Reserve (ODR) Analysis														
Maintained Debt Coverage Ratio (Hard Debt)					1.00									
Maintained Operating Reserve (No Hard Debt)					250									
Initial Balance					0	0	0	0	0	0	0	0	0	0
Total Annual Draw to achieve 1.0 DCR					0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR					0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR					0	0	0	0	0	0	0	0	0	0
Interest					0	0	0	0	0	0	0	0	0	0
Ending Balance at Maintained DCR					0	0	0	0	0	0	0	0	0	0
Maintained Cash Flow Per Unit					592	520	444	363	277	616	631	644	654	662
Maintained Debt Coverage Ratio on Part A Loan					1.15	1.13	1.11	1.09	1.07	1.16	1.16	1.16	1.17	1.17
Maintained Debt Coverage Ratio on Conventional/Other					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR					0									
Non-standard ODR					0									
Operating Assurance Reserve Analysis					81,709									
Required in Year:					1									
Initial Balance					81,709									
Interest Income					2,451	2,525	2,601	2,679	2,759	2,842	2,927	3,015	3,105	3,198
Ending Balance					84,161	86,685	89,286	91,965	94,723	97,565	100,492	103,507	106,612	109,810
Deferred Developer Fee Analysis														
Initial Balance					253,173	238,971	226,481	215,819	207,106	200,468	185,688	170,540	155,083	139,382
Dev Fee Paid					14,202	12,490	10,662	8,713	6,638	14,781	15,148	15,456	15,701	15,879
Ending Balance					238,971	226,481	215,819	207,106	200,468	185,688	170,540	155,083	139,382	123,504
Repaid in yr					0									
Mortgage Resource Fund Loan														
Interest Rate on Subordinate Financing					3%									
Principal Amount of all MSHDA Soft Funds					760,000									
Current Yr Int					22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800
Accrued Int					0	22,800	45,600	68,400	91,200	114,000	136,800	159,600	182,400	205,200
Subtotal					782,800	805,600	828,400	851,200	874,000	896,800	919,600	942,400	965,200	988,000
Annual Payment Due					0	0	0	0	0	0	0	0	0	0
Year End Balance					782,800	805,600	828,400	851,200	874,000	896,800	919,600	942,400	965,200	988,000

Cash Flow Projections

				Initial Inflator	Starting in Yr	Future Inflator																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Development Walter French 9%
 Financing Taxable
 MSHDA No. 4022
 Step Commitment
 Date 5.1.2022
 Type Adaptive Reuse

Mortgage Assumptions:

Debt Coverage Ratio 1.15
 Mortgage Interest Rate 6.250%
 Pay Rate 6.250%
 Mortgage Term 40 years
 Income from Operations No
 PBV and/or Existing Section 8 Assistance Yes

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	12,170	632,820
Annual Non-Rental Income	34	1,750
Total Project Revenue	12,203	634,570

Total Development Expenses

Vacancy Loss	8.00%	of annual rent potential	974	50,626
Management Fee	562	per unit per year	562	29,224
Administration			941	48,942
Project-paid Fuel			748	38,890
Common Electricity			615	32,000
Water and Sewer			688	35,776
Operating and Maintenance			1,261	65,572
Real Estate Taxes			0	
Payment in Lieu of Taxes (PILOT)	4.00%	Applied to: All Units	366	19,021
Insurance			392	20,368
Replacement Reserve	300	per unit per year	300	15,600
Other: Audit/Synd			163	8,468
Other:			0	

% of
Revenue

Total Expenses	57.44%	7,009	364,487
Base Net Operating Income		5,194	270,083
Part A Mortgage Payment	37.01%	4,516	234,855
Part A Mortgage		66,293	3,447,223
Non MSHDA Financing Mortgage Payment		0	
Non MSHDA Financing Type:		0	
Base Project Cash Flow (excludes ODR)	5.55%	677	35,228

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

Override

Development Walter French 9%
 Financing Taxable
 MSHDA No. 4022
 Step Commitment
 Date 5.1.2022
 Type Adaptive Reuse

Instructions

Income Limits for	Ingham County (Effective April 18,2022)					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% of area median	18,600	21,240	23,910	26,550	28,680	30,810
40% of area median	24,800	28,320	31,880	35,400	38,240	41,080
50% of area median	31,000	35,400	39,850	44,250	47,800	51,350
60% of area median	37,200	42,480	47,820	53,100	57,360	61,620

Rental Income

Unit	No. of Units	Unit Type	Bedrooms	Baths	Net Sq. Ft.	Contract Rent	Utilities	Total Housing Expense	Gross Rent	Current Section 8 Contract Rent	% of Gross Rent	% of Total Units	Gross Square Feet	% of Total Square Feet	TC Units Square Feet	Unit Type	Max Allowed Housing Expense
60%	Area Median Income Units																
30%	Tenant AMI Restriction (if different from rent restriction)																
Yes	Local PHA Project Based Voucher Units																
Family	Occupancy																
A	3	Apartment	1	1.0	600	996	0	996	35,856		5.7%	5.8%	1,800	4.6%	1,800		996
B	6	Apartment	2	1.5	850	1,195	0	1,195	86,040		13.6%	11.5%	5,100	12.9%	5,100		1,195
C	4	Apartment	3	2.0	1,250	1,380	0	1,380	66,240		10.5%	7.7%	5,000	12.7%	5,000		1,380
D							0	0	0		0.0%	0.0%	0	0.0%	0		N/A
									188,136	0	29.7%	25.0%	11,900	30.2%	11,900		
60%	Area Median Income Units																
40%	Tenant AMI Restriction (if different from rent restriction)																
Yes	Local PHA Project Based Voucher Units																
Family	Occupancy																
A	3	Apartment	1	1.0	600	996	0	996	35,856	0	5.7%	5.8%	1,800	4.6%	1,800		996
B	1	Apartment	2	1.5	850	1,195	0	1,195	14,340	0	2.3%	1.9%	850	2.2%	850		1,195
C		Apartment	3	2.0	1,250		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									50,196	0	7.9%	7.7%	2,650	6.7%	2,650		
60%	Area Median Income Units																
30%	Tenant AMI Restriction (if different from rent restriction)																
Yes	MSHDA Project Based Voucher Units																
Family	Occupancy																
A	12	Apartment	1	1.0	600	920	0	920	132,480	0	20.9%	23.1%	7,200	18.3%	7,200		996
B	7	Apartment	2	1.5	850	1,123	0	1,123	94,332	0	14.9%	13.5%	5,950	15.1%	5,950		1,195
C		Apartment	3	2.0	1,250		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									226,812	0	35.8%	36.5%	13,150	33.3%	13,150		
60%	Area Median Income Units																
60%	Tenant AMI Restriction (if different from rent restriction)																
Family	MSHDA Project Based Voucher Units																
	Occupancy																
A	9	Apartment	1	1.0	600	793	77	870	85,644	0	13.5%	17.3%	5,400	13.7%	5,400		996
B	6	Apartment	2	1.5	850	943	107	1,050	67,896	0	10.7%	11.5%	5,100	12.9%	5,100		1,195
C	1	Apartment	3	2.0	1,250	1,178	127	1,305	14,136	0	2.2%	1.9%	1,250	3.2%	1,250		1,380
									167,676	0	26.5%	30.8%	11,750	29.8%	11,750		
	Area Median Income Units																
	Tenant AMI Restriction (if different from rent restriction)																
	MSHDA Project Based Voucher Units																
	Occupancy																
A		Apartment	1	1.0	600		77	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
B		Apartment	2	1.5	850		107	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
C		Apartment	3	2.0	1,250		127	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									0	0	0.0%	0.0%	0	0.0%	0		
Mgrs									0	0	0.0%	0.0%		0.0%	0		

Total Revenue Units 52
 Manager Units 0
 Income Average 60.00%
 Set Aside 100.00%

Gross Rent Potential	632,820
Average Monthly Rent	1,014
Gross Square Footage	39,450

HOME Units SF/Total Units SF 0.0%
 # HOME Units/# Total Units 0.0%

Within Range
 Within Range

Utility Allowances

		Electricity	A/C	Gas	Water/ Sewer	Other	Total	Override		
Annual Non-Rental Income									Total Income	Annual Monthly
Misc. and Interest	850						0	77.00	Rental Income	632,820 52,735
Laundry	900						0	107.00	Non-Rental Income	1,750 146
Carports							0	127.00	Total Project Revenue	634,570 52,881
Other:							0			
Other:							0			
	1,750						0			
							0			
							0			
							0			
							0			
							0			

Development Walter French 9%
Financing Taxable
MSHDA No. 4022
Step Commitment
Date 5.1.2022
Type Adaptive Reuse

Instructions

TOTAL DEVELOPMENT COSTS		Per Unit	Total	% In Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition						
Land		0		0%	0	0
Existing Buildings		0		100%	0	0
Other:		0		0%	0	0
Subtotal		0	0			
Construction/Rehabilitation						
Off Site Improvements		0		100%	0	0
On-site Improvements		12,426	646,134	100%	646,134	0
Landscaping and Irrigation		0		100%	0	0
Structures		187,918	9,771,745	100%	9,771,745	9,771,745
Community Building and/or Maintenance Facility		0		100%	0	0
Construction not in Tax Credit basis (I.e. Carports and Commercial Space)		9,615	500,000	0%	0	0
General Requirements % of Contract 5.74%	Within Range	12,051	626,677	100%	626,677	626,677
Builder Overhead % of Contract 2.00%	Within Range	4,440	230,891	100%	230,891	230,891
Builder Profit % of Contract 6.00%	Out of Range	13,587	706,527	100%	706,527	706,527
Permits, Bond Premium, Tap Fees, Cost Cert.		5,080	264,158	100%	264,158	264,158
Other:		0		100%	0	0
Subtotal		245,118	12,746,132			
15% of acquisition and \$15,000/unit test:			met			
Professional Fees						
Design Architect Fees		8,738	454,400	100%	454,400	454,400
Supervisory Architect Fees		2,338	121,600	100%	121,600	121,600
Engineering/Survey		1,066	55,420	100%	55,420	55,420
Legal Fees		796	41,400	100%	41,400	41,400
Subtotal		12,939	672,820			
Interim Construction Costs						
Property & Casualty Insurance		239	12,420	100%	12,420	12,420
Construction Loan Interest	Override	7,636	397,085	73%	288,789	288,789
Title Work		447	23,250	100%	23,250	0
Construction Taxes		604	31,400	100%	31,400	31,400
Other:		769	40,000	100%	40,000	40,000
Subtotal		9,695	504,155			
Permanent Financing						
Loan Commitment Fee to MSHDA	2%	3,665	190,601	0%	0	0
Other:		0		0%	0	0
Subtotal		3,665	190,601			
Other Costs (In Basis)						
Application Fee		48	2,500	100%	2,500	2,500
Market Study		250	13,000	100%	13,000	13,000
Environmental Studies		692	36,000	100%	36,000	36,000
Cost Certification		154	8,000	100%	8,000	8,000
Equipment and Furnishings		1,592	82,800	100%	82,800	0
Temporary Tenant Relocation		0		100%	0	0
Construction Contingency		25,963	1,350,091	100%	1,350,091	1,350,091
Appraisal and C.N.A.		80	4,140	100%	4,140	4,140
Other:		77	4,000	100%	4,000	4,000
Subtotal		28,856	1,500,531			
Other Costs (NOT In Basis)						
Start-up and Organization		169	8,762	0%	0	0
Tax Credit Fees (based on 2022 QAP)	95,023 Out of Range	1,665	86,599	0%	0	0
Compliance Monitoring Fee (based on 2022 QAP)		475	24,700	0%	0	0
Marketing Expense		0		0%	0	0
Syndication Legal Fees		1,154	60,000	0%	0	0
Rent Up Allowance	6.0 months	2,450	127,420	0%	0	0
Other:		0		0%	0	0
Subtotal		5,913	307,481			
Summary of Acquisition Price		As of		Construction Loan Term		
Attributed to Land	0	1st Mortgage Balance		Months	16	
Attributed to Existing Structure	0	Subordinate Mortgage(s)		Construction Contract		
Other:	0	Subordinate Mortgage(s)		Holding Period (50% Test)		
Fixed Price to Seller	0	Subordinate Mortgage(s)		Rent Up Period	6	
		Premium/(Deficit) vs Existing Debt	0	Construction Loan Period	22	
Appraised Value		Value As of:				
"Encumbered As-Is" value as determined by appraisal:				Override		
Plus 5% of Appraised Value:			0			
LESS Fixed Price to the Seller:			0			
Surplus/(Gap)		Within Range	0			

		Per Unit	Total	
Project Reserves				
Operating Assurance Reserv	4.0 months	Funded in Cas	3,842	199,781
Replacement Reserve		Required	700	36,400
Operating Deficit Reserve			0	0
Rent Subsidy Reserve			0	0
Syndicator Held Reserve			0	0
Rent Lag Escrow			0	0
Tax and Insurance Escrows			0	0
Other: Support Service Reserve			4,904	255,000
Other:			0	0
		Subtotal	9,446	491,181
Miscellaneous				
Deposit to Development Operating Account (1MGRF Not Required)			0	0
Other (Not in Basis):			0	0
Other (In Basis):			0	0
Other (In Basis):			0	0
		Subtotal	0	0
Total Acquisition Costs			0	0
Total Construction Hard Costs			245,118	12,746,132
Total Non-Construction ("Soft") Costs			70,515	3,666,769
Developer Overhead and Fee				
Maximum	1,500,000		28,846	1,500,000
7.5% of Acquisition/Project Reserves		Override		5% Attribution Test
15% of All Other Development Costs				met
Total Development Cost			344,479	17,912,901
TOTAL DEVELOPMENT SOURCES		% of TDC		
MSHDA Permanent Mortgage		19.24%	66,293	3,447,223
Conventional/Other Mortgage		0.00%	0	0
Equity Contribution from Tax Credit Syndication		67.65%	233,055	12,118,876
MSHDA NSP Funds		0.00%	0	0
MSHDA HOME		0.00%	0	0
Mortgage Resource Funds		0.00%	0	0
MSHDA Housing Trust Funds or TCAP		0.00%	0	0
Local HOME		0.00%	0	0
Income from Operations		0.15%	511	26,568
Other Equity HTC per Alliant Numbers		9.56%	32,930	1,712,366
Transferred Reserves:		0.00%	0	0
Other:		0.00%	0	0
Other:		0.00%	0	0
Deferred Developer Fee		3.39%	11,690	607,868
Total Permanent Sources				17,912,901
Sources Equal Uses?				Balanced
Surplus/(Gap)				0
MSHDA Construction Loan		53.20%	183,270	9,530,028
Construction Loan Rate	6.250%			
Repaid from equity prior to final closing				6,082,805
Eligible Basis for LIHTC/TCAP		Value of LIHTC/TCAP		
Acquisition	0	Acquisition	0	
Construction	15,843,253	Construction	1,425,893	Override
Acquisition Credit %	4.00%	Total Yr Credit	1,425,893	
Rehab/New Const Credit %	9.00%	Equity Price	\$0.8500	
Qualified Percentage	100.00%	Equity Effective Price	\$0.8500	Override
QCT/DDA Basis Boost	120%	Equity Contribution	12,118,876	
Historic?	Yes			
Initial Owner's Equity Calculation				
Equity Contribution from Tax Credit Syndication		12,118,876		
Brownfield Equity				
Historic Tax Credit Equity				
General Partner Capital Contributions				
Other Equity Sources				
New Owner's Equity			12,118,876	

OAR Funded		Yr 1	4 Month OAR
199,781		199,781	199,781
Existing Reserve Analysis			
DCE Interest:	Current Owner's Reserves:	0	
Insurance:	Reserves Transferred in to Project	0	
Taxes:	Tax/Ins Escrows transferred to project	0	
Rep. Reserve:			
ORC:			
DCE Principal:			
Other:			

Development Walter French 9%

Financing Taxable

MSHDA No. 4022

Step Commitment

Date 5.1.2022

Type Adaptive Reuse

Amenities Check List

	Ceiling Fan			
	Coat Closet			
	Dishwasher			
	Exterior Storage			
	Frost Free Refridgerator			
	Garbage Disposal			
	Individual Entry			
	Microwave			
	Mini-blinds			
	Patio/balcany			
	Self-cleaning oven			
	Walk-in closet			
	Basketball Court			
	Playground			
	Clubhouse			
	Community room			
	Computer / Business Center			
	Elevator			
	Exercise room			
	On-site management			
	Picnic area			
	Other:			
	Laundry Type:			
	Air Conditioning:			
	Security: Lighting			
	Security: Intercom			
	Security: Other			
	Carport	Fee (\$):		# of spaces:
	Attached Garage	Fee (\$):		# of spaces:
	Detached Garage	Fee (\$):		# of spaces:

Congregate Facilities

	24-hour on-site management
	Activities
	Emergency Pullcord
	Healthcare services
	Housekeeping
	Activities director
	Library
	Movie theatre
	Transportation services

Development Walter French 9%
Financing Taxable
MSHDA No. 4022
Step Commitment
Date 5.1.2022
Type Adaptive Reuse

Replacement Reserve Analysis

Cost Inflation	103%	Min. Deposit	36,400
RR Period	20	15 Year	0
		20 Year	0

Required Initial Deposit **36,400**
 Per Unit **700**

Year	<u>Starting</u> <u>Balance</u>	<u>RR Needs</u>	<u>Contribution</u>	<u>Net Annual</u> <u>Change</u>	<u>Interest</u>	<u>Ending</u> <u>Balance</u>
1	36,400		15,600	15,600	1,092	53,092
2	53,092		16,068	16,068	1,593	70,753
3	70,753		16,550	16,550	2,123	89,425
4	89,425		17,047	17,047	2,683	109,155
5	109,155		17,558	17,558	3,275	129,987
6	129,987		18,085	18,085	3,900	151,972
7	151,972		18,627	18,627	4,559	175,158
8	175,158		19,186	19,186	5,255	199,599
9	199,599		19,762	19,762	5,988	225,348
10	225,348		20,354	20,354	6,760	252,463
11	252,463		20,965	20,965	7,574	281,002
12	281,002		21,594	21,594	8,430	311,026
13	311,026		22,242	22,242	9,331	342,599
14	342,599		22,909	22,909	10,278	375,786
15	375,786		23,596	23,596	11,274	410,656
16	410,656		24,304	24,304	12,320	447,280
17	447,280		25,033	25,033	13,418	485,732
18	485,732		25,784	25,784	14,572	526,088
19	526,088		26,558	26,558	15,783	568,429
20	568,429		27,355	27,355	17,053	612,836

Total Units	52
Interest Rate on Reserves	3%
Year 1 RR Deposits	300
Min Initial Deposit (\$700/unit)	36400

Cash Flow Projections

Development Walter French 9%
 Financing Taxable
 MSHDA No. 4022
 Step Commitment
 Date 5.1.2022
 Type Adaptive Reuse

	Initial Inflator	Starting in Yr	Future Inflator		1	2	3	4	5	6	7	8	9	10
Income														
Annual Rental Income	1.0%	6	2.0%		632,820	639,148	645,540	651,995	658,515	671,685	685,119	698,821	712,798	727,054
Annual Non-Rental Income	1.0%	6	2.0%		1,750	1,768	1,785	1,803	1,821	1,857	1,895	1,933	1,971	2,011
Total Project Revenue					634,570	640,916	647,325	653,798	660,336	673,543	687,014	700,754	714,769	729,064
Expenses														
Vacancy Loss	8.0%	6	5.0%		50,626	51,132	51,643	52,160	52,681	33,584	34,256	34,941	35,640	36,353
Management Fee	3.0%	1	3.0%		29,224	30,101	31,004	31,934	32,892	33,879	34,895	35,942	37,020	38,131
Administration	3.0%	1	3.0%		48,942	50,410	51,923	53,480	55,085	56,737	58,439	60,192	61,998	63,858
Project-paid Fuel	3.0%	6	3.0%		38,890	40,057	41,258	42,496	43,771	45,084	46,437	47,830	49,265	50,743
Common Electricity	4.0%	6	3.0%		32,000	33,280	34,611	35,996	37,435	38,559	39,715	40,907	42,134	43,398
Water and Sewer	5.0%	6	5.0%		35,776	37,565	39,443	41,415	43,486	45,660	47,943	50,340	52,857	55,500
Operating and Maintenance	3.0%	1	3.0%		65,572	67,539	69,565	71,652	73,802	76,016	78,296	80,645	83,065	85,557
Real Estate Taxes	5.0%	1	5.0%		0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)					19,021	19,085	19,143	19,197	19,246	20,352	20,671	20,992	21,316	21,642
Insurance	3.0%	1	3.0%		20,368	20,979	21,608	22,257	22,924	23,612	24,320	25,050	25,802	26,576
Replacement Reserve	3.0%	1	3.0%		15,600	16,068	16,550	17,047	17,558	18,085	18,627	19,186	19,762	20,354
Other: Audit/Synd	3.0%	1	3.0%		8,468	8,722	8,984	9,253	9,531	9,817	10,111	10,415	10,727	11,049
Other:	3.0%	1	3.0%		0	0	0	0	0	0	0	0	0	0
Subtotal: Operating Expenses					364,487	374,937	385,733	396,887	408,411	401,384	413,712	426,440	439,585	453,160
Debt Service														
Debt Service Part A					234,855	234,855	234,855	234,855	234,855	234,855	234,855	234,855	234,855	234,855
Debt Service Conventional/Other Financing					0	0	0	0	0	0	0	0	0	0
Total Expenses					599,342	609,792	620,588	631,742	643,266	636,239	648,567	661,295	674,440	688,015
Cash Flow/(Deficit)					35,228	31,124	26,737	22,057	17,070	37,303	38,447	39,458	40,329	41,049
Cash Flow Per Unit					677	599	514	424	328	717	739	759	776	789
Debt Coverage Ratio on Part A Loan					1.15	1.13	1.11	1.09	1.07	1.16	1.16	1.17	1.17	1.17
Debt Coverage Ratio on Conventional/Other Financing					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves					3%									
Operating Deficit Reserve (ODR) Analysis														
Maintained Debt Coverage Ratio (Hard Debt)					1.00									
Maintained Operating Reserve (No Hard Debt)					250									
Initial Balance					0	0	0	0	0	0	0	0	0	0
Total Annual Draw to achieve 1.0 DCR					0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR					0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR					0	0	0	0	0	0	0	0	0	0
Interest					0	0	0	0	0	0	0	0	0	0
Ending Balance at Maintained DCR					0	0	0	0	0	0	0	0	0	0
Maintained Cash Flow Per Unit					677	599	514	424	328	717	739	759	776	789
Maintained Debt Coverage Ratio on Part A Loan					1.15	1.13	1.11	1.09	1.07	1.16	1.16	1.17	1.17	1.17
Maintained Debt Coverage Ratio on Conventional/Other					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR					0									
Non-standard ODR					0									
Operating Assurance Reserve Analysis					199,781									
Required in Year:					1									
Initial Balance					199,781	199,781	205,774	211,947	218,306	224,855	231,600	238,548	245,705	253,076
Interest Income					5,993	6,173	6,358	6,549	6,746	6,948	7,156	7,371	7,592	7,820
Ending Balance					205,774	211,947	218,306	224,855	231,600	238,548	245,705	253,076	260,668	268,488
Deferred Developer Fee Analysis														
Initial Balance					607,868	572,640	541,516	514,779	492,723	475,653	458,349	441,902	426,444	411,915
Dev Fee Paid					35,228	31,124	26,737	22,057	17,070	37,303	38,447	39,458	40,329	41,049
Ending Balance					572,640	541,516	514,779	492,723	475,653	438,349	399,902	360,444	320,115	279,066
Repaid in yr					0									
Mortgage Resource Fund Loan														
Interest Rate on Subordinate Financing					3%									
Principal Amount of all MSHDA Soft Funds					0	0	0	0	0	0	0	0	0	0
Current Yr Int					0	0	0	0	0	0	0	0	0	0
Accrued Int					0	0	0	0	0	0	0	0	0	0
Subtotal					0	0	0	0	0	0	0	0	0	0
% of Cash Flow														
Annual Payment Due					50%	0	0	0	0	0	0	0	0	0
Year End Balance					0	0	0	0	0	0	0	0	0	0

Cash Flow Projections

				Initial Inflator	Starting in Yr	Future Inflator																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Resolution #2022-###

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, August 8, 2022. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Walter French, located at 1900 S. Cedar Street in Lansing.

Resolution #2022-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the reappointment of Samara Morgan as an At-Large member of the Board of Public Service 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 Samara Morgan as an At-Large member of the Board of Public Service for a term to expire June 30, 2026.

Resolution #2022-###

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

WHEREAS, the Mayor has made the reappointment of Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2025; 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 Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2025.

Resolution #2022-###

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

WHEREAS, the Mayor has made the appointment of Eric Schertzing as an At-Large member of the Board of Review for a term to expire June 30, 2025; 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 appointment of Eric Schertzing as an At-Large member of the Board of Review for a term to expire June 30, 2025.



CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 6/17/2022

I, Terry C. Cannon make the following disclosure under oath:
Name (please print)

PLEASE CHECK THE BOX AND FILL IN THE APPROPRIATE BLANKS FOR EACH OF THE FOLLOWING ITEMS

Yes No

1. ☒ ☐ I am an ☐ elected or ☐ appointed ☐ officer or ☒ employee of the City of Lansing holding the position of Building Inspector in the EDP Department.
- ☐ ☒ I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____, holding the position of _____ in the _____ Department. JUN17'22 SAMCLERK
- ☐ ☒ I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department.
2. ☐ ☒ I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from any City action detailed below. (Charter 5-505.1)
- ☐ ☒ I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(I) of the Code of Ordinances]
- ☐ ☒ I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(I) of the Code of Ordinances]
- ☒ ☐ I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter.
3. My City of Lansing position is:
☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid
4. Name of the activity/business in question: House Remodel
5. Do you have ownership or interest in the activity/business? Yes X No _____

6. Does this activity/business conduct business with the City of Lansing? Yes _____ No X
If yes, please explain _____

7. Does the activity/business depend on you being an employee of the City of Lansing?
Yes _____ No X
If yes, please explain: _____

8. Who are the clients/customers of the activity/business?
myself

9. Does this activity/business require your using equipment/facilities of the City of Lansing?
Yes _____ No X
If yes, please explain: _____

10. Does the activity/business use any advertisements or circulars that reference your employment with the City of Lansing? Yes _____ No X
If yes, please attach copies.

11. Explain what you will be doing in the activity/business:
Completing the remodel of 910 Vine St home that I purchased
and began remodeling prior to my employment with
the City of Lansing

12. Explain why you believe a conflict may/may not exist with this activity/business:
I will have to pre-pull the permit that I was told I had
to cancel due to my acceptance of the offer of employment.
I need the permit (building) as required by the City of Lansing.
The conflict could be related to my position of Building Inspector

13. Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? Yes X No _____
If so, please describe:
I will not be continuing to pull permits to conduct business.
I only want to complete the project that I started
I will not be performing the required inspections

In providing this additional information, the Board of Ethics asks that you give special attention to the Conflicts of Interest section of the Charter found at 5-505.1 – 5-505.3. A copy is enclosed for your convenience.

I hereby certify that this disclosure is complete and accurate to the best of my knowledge, information and belief. The foregoing Affidavit of Disclosure was executed on this 17th day of June, 2022.

Suz C. Good

Signature of Filer

STATE OF MICHIGAN)
)ss.
COUNTY OF Ingham)

The foregoing instrument was acknowledged before me this 17th day of June,
2022 (year), by Christina Raeder (Notary Signature)

Christina Raeder (Print Name)

Notary Public, Ingham County,
Acting in Ingham County,
My Commission Expires: 7.11.2027



RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

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 CSO Separation project

Name (print) Heidi Frei E-Mail (optional) _____

Address (street, city, zip) 1330 N. Genesee Dr

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

Signature [Handwritten Signature]

- 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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- 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

Screen Speaker Project Woodmended Ave

Name (print)

Jeff Wood

E-Mail (optional)

L.jeffwood@gmail.com

Address (street, city, zip)

600 Singsmere, Lansing, MI 48915

Company or organization represented, etc. (if applicable)

Signature

[Handwritten Signature]

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Topic(s) to be addressed CSO

Name (print) JACQUE PAYNE E-Mail (optional) PAYNEJA@MSU.EDU

Address (street, city, zip) 1311 S. GENESEE DR

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

Signature Jacqueline Payne

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Topic(s) to be addressed C50 - Westside

Name (print) Deborah Malushay E-Mail (optional) _____

Address (street, city, zip) 1200 S Genesee DR 48815 MI

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

Signature [Handwritten Signature]

- 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.
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Topic(s) to be addressed Misc

Name (print) Loretta Stanaway E-Mail (optional) _____

Address (street, city, zip) 546 Armstrong

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

Signature L Stanaway

- 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.
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**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, July 11, 2022, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #81 – NEOGEN Expansion Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 703 E. Michigan Avenue located in the City of Lansing, but more particularly described as:

PARCEL NO. 33-01-01-15-151-004 WHICH IS THE NORTHERN 2.568 ACRES OF THE PARCEL OF LAND LOCATED AT 703 E. MICHIGAN AVENUE, LANSING, MICHIGAN BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5, BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE S89°46'25"E ALONG THE NORTH LINE OF LOTS 8,9, AND 10 OF SAID ASSESSOR'S PLAT NO.5, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29 FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15, THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE EASEMENT TO CSX RAILROAD AS RECORDED IN LBER 1668 PAGES 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND

UNRECORDED. THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATIONS.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein – Director of Economic Development, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48910, (517) 599-1136.

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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a second Public Hearing will be held on Monday, July 11, 2022, at 7:00 p.m. in the Tony Benavides Lansing 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 the Lansing Codified Ordinances by Amending Chapter 1060, Section 1060.09, to add City waste hauler license application requirements, including description of materials and weight/volume/estimates of material collected, and curbside collection schedule.

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

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#22-144 – Notice of Public Hearing – Lansing City Clerk - appeared Wednesday, June 29, 2022 and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 29th day of June 2022



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on June 29, 2022

By Lee Purdy



Suzi Smith, Notary Public

My commission expires February 26, 2025

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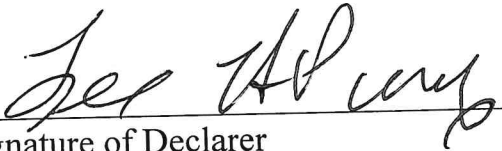
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JOB FAIR July 7

Frandor Shopping Center
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7 a.m. – 7 p.m.



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so much, I don't call it a job."*

— Ron D.

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1800 N Grand River Ave Lansing, MI

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Can we stop with comments on physical appearance?

Emily Stivers had had enough.

After taking comments for months about her toothy smile, the state House candidate in the new 75th House District went to Facebook to

have called those who overbite "horse teeth," "white trash teeth," etc.

Stivers wrote that resetting her jaw would be expensive, painful and, frankly, unnecessary.

"Thank you for your concern for my dental problem! I'm sure you can spare a few hundred dollars to help me correct it so I can stop offending you with my horse teeth ... Assholes."

Her comment received a couple of hundred "thumbs up" and more than a 100 supportive comments.

Personal insults come with the territory of running for public office. Always have. Always will. In today's overly contentious and divisive political environment, it's unavoidable.

Running for public office requires some thick skin.

That's said, publicly ripping on a political candidate's physical appearance has no place in the debate.

Let's knock it off. It's rude. It's not relevant. It's likely sexist. And it's hurtful.

Objectifying another isn't OK, but political candidates are seeking to work for the public to advance ideas he or she feels are important to the jurisdiction they are running for.

You want to rip on their prior work in a different office? Fair game. You want to pick apart their platform of

dates are running to serve the public, not grace the cover of GQ.

Some of us are carrying a little more weight than wanted. Others have skin spots. Unique hair. Receding hair. No hair. A lazy eye. A tooth that sticks out a little bit. I've heard the attorney general ripped up for allegedly having a "resting bitch face," which I still don't completely understand.

Too many times, it falls back on women, and it's not fair.

It's hard enough to attract quality candidates. Contrary to public opinion, the pay isn't great if you're already successful in any type of white-collar or skilled trades profession. The much-ballyhooed benefits don't exist anymore.

The work is hard (if you're doing it right). Staffing isn't what it was before the Great Recession. Severe cutbacks to state government, local government and school districts have everyone operating with less.

We've got more death threats. You're having to dispel conspiracy theories to skeptical, under-informed members of the public.

Add on top of that some faceless, nameless troll picking apart a crooked double-chin? A larger nose? A smile?

In today's disturbing addiction to social media, such base comments are so easy to make because there's no accountability. Sometimes, they're even "liked."

We know such insults speak more to the insecurities of the people who hurl them than of the directed targeted.

Still, it doesn't justify them. Let's be better.

Corrections

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POLITICS



KYLE MELINN

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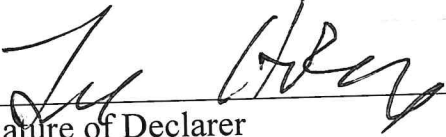

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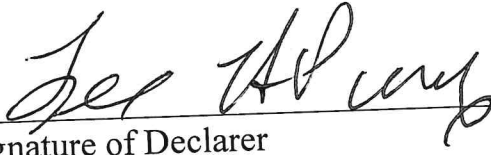
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