

**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 AUGUST 22, 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. July 25 and August 8, 2022
2. April 25, 2022 Correction

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

3. Legislative Update from State Representatives Sarah Anthony and Kara Hope
4. 109 E. Randolph Street; Z-1-2022 Rezoning and SLU-1-2022 Special Land Use

Comments By Council Members And City Clerk

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

Speaker Registration For Public Comment On Legislative Matters

Mayor's Comments

Show Cause Hearings

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

Scheduled Public Hearings

5. In consideration of Z-1-2022; 109 E. Randolph Street, Rezoning from "R-6B" Urban Detached Residential to "R-AR" Residential Adaptive Reuse (PEND-2955)
6. In consideration of SLU-1-2022; 109 E. Randolph Street, Special Land Use Permit for a 20-bed, state-licensed adult foster care, large group home for the aged (PEND-2953)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Ordinances For Passage

7. Payment in Lieu of Taxes (PILOT) Ordinance; Walter French, 1900 S. Cedar St. (PEND-2972)

Consent Agenda

Resolutions For Action

8. Grant Acceptance; Cities for Financial Empowerment Fund (CFE Fund) grant for "FE Cities Expert Mentor" (PEND-2985)
9. Grant Acceptance; Byrne Justice Assistance Grant for the Law Department (PEND-3004)
10. Measures for Transparency and Participation during City Council Meetings (PEND-3019)
11. Setting a Public Hearing in consideration of Obsolete Property Rehabilitation Act (OPRA) Certificate; Summit Street Development LLC for property located at 700 May St. (PEND-2989)
12. Liquor License; Old Bag of Nails Pub - Lansing, LLC for a new RDA Class C Liquor License, SDM Liquor License, Sunday AM Sales Permit, Sunday PM Sales Permit, and Outdoor Service Permit at 210 Cascade Blvd., (PEND-2996)

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

13. Setting a Public Hearing in consideration of Z-2-2022; 3220 and 3330 W. Miller Road, Rezoning from "R-3" Suburban Detached Residential to "R-6B" Urban Residential (PEND-2981)
14. Setting a Public Hearing in consideration of Z-3-2022; 3021 Aurelius Road, Rezoning from "R-2" Suburban Detached Residential to "R-6B" Urban Residential (PEND-2983)
15. Setting a Public Hearing in consideration of Payment in Lieu of Taxes (PILOT); Stadium North Senior Lofts at 500 N. Cedar St. (PEND-2979)

16. Setting a Public Hearing in consideration of Payment in Lieu of Taxes (PILOT); Stadium North Multi-Family Lofts at 500 N. Cedar St. (PEND-2980)
17. Setting a Public Hearing in consideration of Payment in Lieu of Taxes (PILOT); Hillsdale Place at 1020 West Hillsdale St. (PEND-3009)

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:

18. Minutes of Boards and Commissions placed on file in the Clerk's Office
19. Board of Water and Light Proposed Rate Changes
20. Lansing Housing Commission Fiscal Year 2020 and Fiscal Year 2021 Annual Reports
21. Liquor License Application; SmythPhillips for an Off-Premises Tasting Room License and Sunday Sales Permit (AM) at 3000 Vine St. (PEND- 3020)

Item(s) from the Mayor re:

22. Appointment; Tamera Carter as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026 (PEND-3002)
23. Social Districts; amend to include Lansing Hotel Investors, LLC in the Downtown Social District (PEND-3012)
24. Grant Acceptance; 2022 Offender Success Contract Bonus for the Office of Financial Empowerment from the Department of Corrections for job placement and retention performance (PEND-3013)
25. Reappointment; Teresa Stokes as a Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2026 (PEND-3014)
26. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 3422 Lowcroft Ave. (PEND-3015)
27. Orders to Make Safe or Demolish to the owners of property located at 3422 Lowcroft Ave. (PEND-3016)

Item from the Board of Public Service re:

28. Board of Public Service Budget Priorities for FY 2023-2024

Communications and Petitions

29. Notice from the Michigan Liquor Control Commission; GG LL, LLC request to Transfer Escrowed 2022 Class C License With Sunday Sales Permit (PM), Outdoor Service (1 Area) And Specific Purpose Permit (Golf) From

Branson Bay Corporation; Transfer Location From 215 Branson Bay Dr, Mason To 507 E. Shiawassee St, Lansing; Transfer Governmental Unit Under MCL 436.1531(1) From Aurelius Twp To Lansing City; Cancel Existing Outdoor Service (1 Area) And Specific Purpose Permit (Golf); New Outdoor Service Area; New Entertainment Permit. (RID # RQ-2207-07303)

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: 8/22/2022-7:00 PM

Starting Time 7:00

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

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

MEDITATION IN MEMORY OF: Spad Eleanor Driscoll

PLEDGE LED BY: _____

Adjournment Time _____

CHRIS SWOPE

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

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) 13-17 Item Description Setting Public
Name (print) Elizabeth Rue E-Mail (optional) _____
Address (street, city, zip) 1609 S. Genesee Dr. Lansing
Company or organization represented, etc. (if applicable) Self
Signature Elizabeth Rue

- 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

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Agenda Item Number(s) 19 Item Description _____

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

Address (street, city, zip) 4010 Thackerin Dr.

Company or organization represented, etc. (if applicable) my self

Signature Linda Appleby

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Agenda Item Number(s) 10 Item Description Transparency
Name (print) Loretta Stanaway E-Mail (optional) _____
Address (street, city, zip) 546 Armstrong Rd Lansing 48911
Company or organization represented, etc. (if applicable) _____
Signature [Signature]

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Agenda Item Number(s) _____ Item Description _____

Name (print) Michael Lynn E-Mail (optional) _____

Address (street, city, zip) 3000 S. Cedar St Lansing MI 48910

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

Signature [Signature]

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Agenda Item Number(s) . 10 Item Description Accessibility
Name (print) Jerry Morris E-Mail (optional) jerry@thefledge.com
Address (street, city, zip) 2511 Eaton 48912
Company or organization represented, etc. (if applicable) The Fledge
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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Agenda Item Number(s) 10 Item Description Transparency Measures

Name (print) Erica Lynn E-Mail (optional) _____

Address (street, city, zip) 3200 S. Cedar St

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

Signature E. Lynn

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Agenda Item Number(s) 10 Item Description Transparency

Name (print) Claretta Duckett-Freeman E-Mail (optional) _____

Address (street, city, zip) 914 N MLK Jr Blvd

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

Signature CMF

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**CITY OF LANSING
NOTICE OF PUBLIC HEARINGS**

109 E. Randolph Street

Z-1-2022, Rezoning from “R-6A” Urban Detached Residential
to “R-AR” Residential Adaptive Reuse

SLU-1-2022, Special Land Use Permit – Adult Foster Care Large Group
Home

The Lansing City Council will hold a public hearings on Monday, August 22, 2022 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider the following requests:

Z-1-2022: Rezoning 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse.

SLU-1-2022: Special land use permit to utilize the existing building at 109 E. Randolph Street for a 20-bed, state-licensed adult foster care, large group home for the aged.

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

GENERAL INFORMATION

APPLICANT: Bruce Hicks
1579 Picadilly Drive
Haslett, MI 48840

OWNER: Passionist Sisters Convent
109 E. Randolph Street
Lansing, MI 48906

REQUESTED ACTION: * Rezoning from “R-6A” Urban Detached Residential to ‘R-AR’ Residential Adaptive Reuse
* Special Land Use Permit for a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents

EXISTING LAND USE: Vacant convent

EXISTING ZONING: “R-6A” Urban Detached Residential District

PROPERTY SIZE: 16,296 square feet (.374 acres)

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential
E: Single Family Residential
W: St. Therese Parish Church

SURROUNDING ZONING: N: “R-6A” Urban Detached Residential District
S: “R-6A” Urban Detached Residential District
E: “R-6A” Urban Detached Residential District
W: “R-6A” Urban Detached Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. E. Randolph Street is designated as a local road.

APPLICANT’S REQUESTS

Z-1-2022: Rezoning 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse.

SLU-1-2022: Special land use permit to utilize the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

BACKGROUND INFORMATION

The building on the subject property has historically been used as a convent for 17 nuns. At one time it would have been located on the same property as the church to its west and the convent would have been considered an accessory use to the church. The subject property was split off from the church property somewhere along the line, although the church allowed the nuns to utilize its parking lot. The church, however, is unwilling to sell or lease any of its parking to a future owner of the property.

The capacity of the convent has decreased over the years and is now entirely vacant. The current owner would like to sell the property but has had difficulty doing so because of the parking situation and because the zoning only allows for single family residential use. There is no room on the site to construct additional parking and given the size of the building, it would be unreasonable to restrict it to a single-family dwelling. The property is located in an area that, except for the church, is almost exclusively single family residential. There needs to be some accommodation for reuse of the building and the only way to do so is to rezone the property and to authorize a variance to the parking requirement. The applicant is in the process of seeking a parking variance and that request will be considered by the Board of Zoning Appeals at its June 9, 2022, meeting. All three requests (variance, rezoning and special land use permit) must be approved in order to permit the group home.

The applicant is requesting that the property be rezoned to R-AR, Residential Adaptive Reuse and a special land use permit approved to allow for use as a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities. The goal is to allow a use for the building that is reasonable and will not negatively impact the surrounding residential neighborhood. The proposed group home seems to be the best use for accomplishing those goals. It will generate a low volume of traffic which is of particular concern since all vehicles related to the facility will have no choice but to use the on-street parking, which is shared by the residents in the area.

REZONING

COMPATIBILITY WITH SURROUNDING LAND USE

Approval of the rezoning, special land use permit and the parking variance will allow the existing building at 109 E. Randolph Street to be used for a low impact residential use, similar in intensity to the historical use of the property as a convent. The proposal, therefore, will not change the general character of the neighborhood. In fact, the proposed 20-bed group home for the aged should have the least amount of impact on the surrounding residential neighborhood of any use that could potentially occupy the existing building. Traffic is expected to be light which will result in a low demand for use of on-street parking in the area and activity associated with the use should be minimal and not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood. If the rezoning, special land use permit or parking variance are not approved, the building will remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

While the request will result in a “spot” of R-AR zoning in an area that is exclusively zoned R-6A, all properties in the City that are zoned R-AR are spot zones. The whole intent of this zoning district is to allow for adaptive reuse of sites in residential neighborhoods that once contained institutional type that are no longer in operation. It is therefore, going to be site specific zoning rather than zoning for an entire area or multiple adjoining sites.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the “R-AR” Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. While the proposed use of the building for a group home is not necessarily consistent with the specific low-density residential land use pattern being advanced in the Comprehensive Plan, it is consistent with a fundamental principle of planning which is to permit uses that are compatible with the area in which they are located.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The variance is not expected to have any negative impacts on vehicular or pedestrian traffic in the area. A 20-bed home for the aged will generate a relatively low volume of traffic resulting in minimal usage of on-street parking. In fact, since the residents of the facility will not likely be in a position to drive, the traffic on a daily basis will be limited to that of visitors and staff which will only be 5-6 persons during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, that that which was generated by the convent when it housed 17 nuns.

IMPACT ON PUBLIC FACILITIES

Since the proposal involves reuse of an existing residential building for a new residential use, there should be no impact on public facilities as the site is already adequately served by all necessary utilities, street access and on-street parking.

ENVIRONMENTAL IMPACT

No new construction is proposed for the site. It is merely a reuse of an existing building and thus, will have no impact on the natural environment. In fact, the site is not large enough to accommodate any new construction in compliance with applicable zoning ordinance development requirements such as setbacks, lot coverage and parking.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning will not negatively impact future patterns of development or set a negative

precedent for future requests to rezone property in the area. The subject property is unique in that it contains a large, existing building that is designed for housing multiple individuals and is located on a site that does not have any existing parking and is not large enough to accommodate any new parking. There are no other sites in the general vicinity of the subject property that share these same circumstances and could thus, make the same case for a rezoning or a parking variance.

SPECIAL LAND USE PERMIT

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

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

The proposed group home is the use of the building that is anticipated to have the least amount of impact on the surrounding residential neighborhood. The level of traffic, on-street parking, daily number of visitors to the site and activity in general associated with the proposed use is expected to be very low, and comparable to that which was generated by the convent when it was in full use.

The facility will have to be licensed and maintain licensing by the State of Michigan, Department of Licensing and Regulatory Affairs and will be subject to its oversight and all of its regulations and requirements. The facility will also be subject to inspections by the both the State and the Ingham County Health Department. The facility will be required to provide around the clock, on-site care by qualified staff.

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

The proposal merely involves reuse of an existing building from one residential use to another. Similar to the convent, the facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new construction is proposed for the site and the level of a activity generated by the proposed use will not change the essential character of the area.

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

See responses to 1 and 2 above.

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

The proposal does not involve any new construction on the site and thus, will have no impact on the natural environment. As described in the above paragraphs of this report, the proposed group home is one of, if not the most appropriate use of the site as the volume of traffic and outdoor activity that it is anticipated to generate will not be at a level that is disruptive to the surrounding residential neighborhood.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

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

The site is already served by all necessary public facilities.

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

The proposed facility is very similar to the historical use of the property as a convent and thus, the demand on public services and facilities should not increase to the extent that the demand exceeds current capacity.

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

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the “R-AR” Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. While the proposed use of the building for a group home is not necessarily consistent with the specific low-density residential land use pattern being advanced in the Comprehensive Plan, it is consistent with a fundamental principle of planning which is to permit uses that are compatible with the area in which they are located.

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

Since this request does not involve any new construction, the only dimensional requirement that applies is the number of parking spaces required for the proposed use. Section 1254.01.03 of the Zoning Ordinance requires .5 parking spaces for every 2 beds in the facility, plus .25 spaces per unit for visitor/employee parking. The proposed facility will have 20 beds which requires 10 parking spaces. In addition, the current Zoning Ordinance does not permit parking in a front yard and as evidenced by the attached aerial photograph, there is no room in the side or back yards, to accommodate any new parking. The applicant is seeking a variance from the Board of Zoning Appeals to the required number of parking spaces and that request is being given a favorable staff recommendation.

SUMMARY

The applicant, Bruce Hicks is requesting a rezoning of the property at 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse and a special land use permit to allow for use of the existing building at this location for a state-licensed adult foster care, large group home for the aged, providing around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

The available information supports a finding the requests satisfy all of the criteria set forth in the Zoning Ordinance for evaluating rezoning and special land use permit applications, as detailed in this staff report.

RECOMMENDATIONS

Staff recommends approval of Z-1-2022 to rezone the property at 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse and SLU-1-2022, for a special land use permit to allow for use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged, providing around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

Respectfully Submitted,

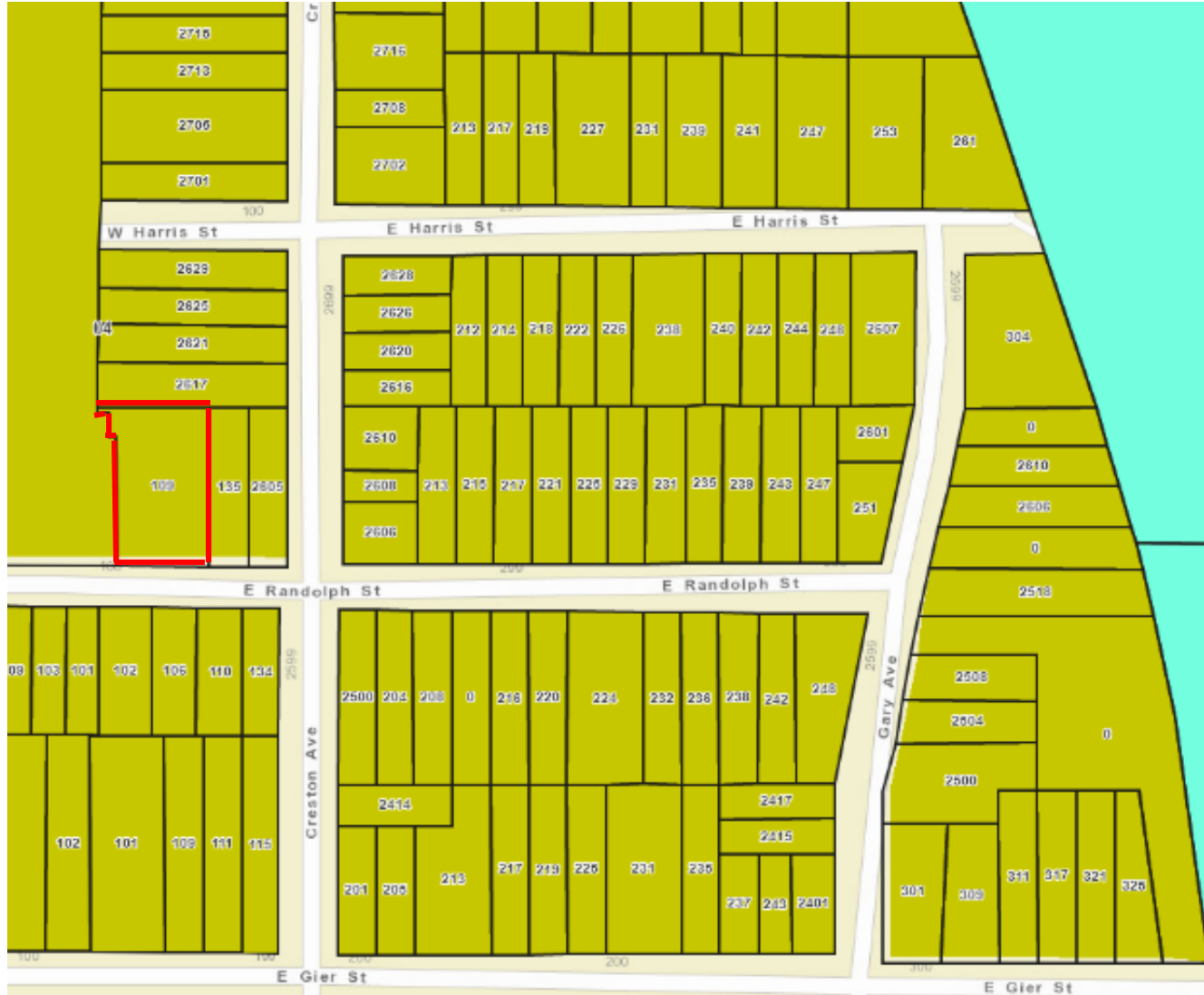
**Susan Stachowiak
Zoning Administrator**





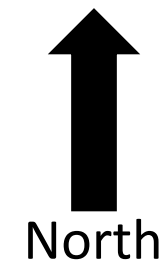


City of Lansing Zoning Map



Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center



Ordinance #####

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

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

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

Case Number: Z-1-2022

Parcel Number's: 33-01-01-04-401-072

Addresses: 109 E. Randolph Street

Legal Descriptions: Lot 17 & part of Lot 18, North Gardens Subdivision and also part of Lot 11, Assessors Plat No 45 lying Easterly of a line commencing 3.3 feet West of the Southeast corner of Lot 11, thence North 137.77 feet, West 9.15 feet, North 28.74 feet, West 13.2 feet, North 02degrees 05minutes20seconds West 8 feet to the Northwest corner of Lot 18 & the point of beginning, North Gardens Subdivision, from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2022, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

PASSAGE OF ORDINANCE

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”).

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

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

Ordinance #1304

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 $\frac{1}{4}$ 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 $89^{\circ}11'30''$ 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 $39^{\circ}41'30''$ East 46.71 feet to the Westerly right of way line of Cedar Street; thence along said Westerly line the following five courses, South $11^{\circ}25'30''$ 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 $5^{\circ}14'25''$ West 197.53 feet to a point of tangency; thence South $0^{\circ}56'30''$ East 5.43 feet; thence South $10^{\circ}34'39''$ West 22.18 feet; thence South $0^{\circ}56'30''$ East 83.05 feet; thence South $89^{\circ}08'$ West 403.42 feet; thence South 350.30 feet; thence West 268.84 feet; thence North 648.14 feet; thence North $89^{\circ}11'30''$ East 100.0 feet; thence North $0^{\circ}53'$ 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.

Resolution #2022-217

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

WHEREAS, the City of Lansing was selected on May 1, 2022 to receive a Cities for Financial Empowerment Fund (CFE Fund) grant for “FE Cities Expert Mentor” for \$15,000;

WHEREAS, the City of Lansing’s Office of Financial Empowerment, which is part of the Department of Neighborhoods & Citizen Engagement applied for a grant to provide the partner (Jackson, TN) with technical assistance resources;

WHEREAS, the CFE Fund grant was the result of a competitive proposal process, and the proposal was submitted by the Office of Financial Empowerment on March 7, 2022, approved on May 1, 2022, and will be received upon approval by Council and signed agreement;

WHEREAS, the award for \$15,000.00 does not require a local match;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Cities for Financial Empowerment Fund grant in the total amount of \$15,000.00 for the grant period beginning on the date of council approval for the City of Lansing and ending on March 31, 2023.

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

Resolution #2022-218

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

WHEREAS, in May 2022, the Office of the City Attorney submitted a Byrne Justice Assistance Grant application to the Byrne Discretionary Community Project Funding/Byrne Discretionary Grants Program for funding to improve the functioning of the criminal justice system, prevent or combat juvenile delinquency, and assist victims of crime; and

WHEREAS the Office of the City Attorney was informed on July 26, 2022, that it has been selected to receive funding in the amount of \$76,000; and

WHEREAS local match funds are not required; and

WHEREAS the mission of the Byrne Discretionary Community Project Funding/Byrne Discretionary Grants Program will help the Office of the City Attorney ensure that criminal offenses are dealt with in a timely and appropriate manner. This will help protect the safety and security of Lansing and Michigan residents while also ensuring that the rights of victims and defendants are respected. Additionally, the project will fund three good jobs in the Office for Michigan residents; and

WHEREAS the project would primarily impact the City of Lansing by ensuring the Office of the City Attorney can effectively prosecute criminal offenses in the City. The adequate prosecution of offenders in the City, particularly driving while intoxicated offenses, would also have positive impacts on the safety and security of the surrounding areas and the state as a whole; and

WHEREAS the project would have national significance because the proper prosecution of offenders, particularly driving while intoxicated offenders, at any level of government improves the safety and security of all Americans; and

WHEREAS this project would put taxpayer money towards the more efficient and effective functioning of the judicial system in one of Michigan's largest cities. By funding the vital prosecutorial work of these three positions, taxpayer money would create jobs and improve the safety and security of Lansing and Michigan residents as well as all Americans.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the State of Michigan Byrne JAG in the amount of \$76,000 for the program period of July 1, 2022 through June 30, 2023; and

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

Resolution #2022-###

By Council Members Daniels
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing City Council is dedicated to transparency of the democratic process in the City of Lansing; and

WHEREAS, access to the City Council bi-weekly meetings and Committee meetings is an important step at achieving transparency; and

WHEREAS, the City Council recognizes that further access to the meetings could be achieved by recording, televising, and/or streaming all City Council, Committee of the Whole, and all other regular and Ad-Hoc meetings would be a meaningful step; and

WHEREAS, providing two-way audio via remote access for public comment in City Council, Committee of the Whole, regular, and Ad-Hoc Committee meetings would provide increased transparency and opportunity for increased participation from the public during public comment; and

NOW THEREFORE, BE IT RESOLVED that the Lansing City Council will place these matters in the budget priorities to be submitted in October 2022.

Resolution #2022-219

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

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
700 May Street

WHEREAS, Summit Street Development, LLC, owner of the property located at 700 May St. in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

COM AT THE SW CORNER OF SECTION 10, TH N00D31'32"W 390.58 FT (RECORDED AS N00D35'41"W 392.72 FT) TO POB: TH N00D31'32"W 121.20 FT; TH N82D26'00"E 86.98 FT; NO 82D58'07"E 15.01 FT; S89D51'56"E 140.63 FT; S89D44'56"E 55.83FT; S00D28'26"W ALONG A BLDG WALL LINE 398.36 FT TO NORTH LINE OF MOTOR WHEEL LOFTS; TH N89D39'09"W 14.74 FT, S00D20'51"W 3.70 FT, N89D39'09"W 120.70 FT, N00D20'51"E 182.13 FT AND N89D39'09"W 50.84 FT; N00D20'51"E 84.23 FT; N89D39'09"W 108.50 FT TO POB, CONTAINING 1.83 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY. SPLIT/COMBINED ON 02/01/2018 FROM 33-01-01-10-353-006. Parcel Number: 33-01-01-10-353-008, and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the Tony Benavides City of Lansing Council Chambers, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, September 12, 2022 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Resolution #2022-220

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

WHEREAS, the City of Lansing received a request from Old Bag of Nails Pub - Lansing LLC for a Class C License and Redevelopment License with a Permit for Sunday Sales (AM/PM), Outdoor Service, Dance, and Entertainment for 210 Cascade Blvd; and

WHEREAS, the Committee of the Whole reviewed the request on August 22, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Old Bag of Nails Pub - Lansing LLC for a Class C License and Redevelopment License with a Permit for Sunday Sales (AM/PM), Outdoor Service, Dance, and Entertainment for 210 Cascade Blvd.

INTRODUCTION OF ORDINANCE

The following ordinance of the City of Lansing, Michigan, for amending the Code of Ordinances by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Zoning Ordinance for property located at:

Z-2-2022: 2 vacant parcels between 3220 and 3330 W. Miller Road, from “R-3” Suburban Detached Residential to “R-6B” Urban Residential

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

Resolution #2022-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, September 12, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-2-2022: 2 vacant parcels between 3220 and 3330 W. Miller Road, from “R-3” Suburban Detached Residential to “R-6B” Urban Residential

Ordinance # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

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

Case Number: Z-2-2022

Parcel Number's: 33-01-05-06-378-181

Addresses: W. Miller Road

Legal Descriptions: Commencing 2096.25 feet East of the Southwest corner post, Section 6, T3N R2W, thence North 330.01 feet to the South line of Coachlight Estates Subdivision, East 120 feet on said line, South 330.01 feet, West 120 feet to the point of beginning; Section 6, T3N R2W, from "R-3" Suburban Detached Residential to "R-6B" Urban Residential, with the condition that the use of the two newly created parcels is limited to one single firmly dwelling or one duplex per parcel, which condition shall run with the land and be binding upon all future owners thereof.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2022, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

Resolution #2022-221

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, September 12, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-2-2022: 2 vacant parcels between 3220 and 3330 W. Miller Road, from “R-3” Suburban Detached Residential to “R-6B” Urban Residential

INTRODUCTION OF ORDINANCE

The following ordinance of the City of Lansing, Michigan, for amending the Code of Ordinances by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Zoning Ordinance for property located at:

Z-3-2022: 3021 Aurelius Road, from "R-2" Suburban Detached Residential to "R-6B" Urban Residential

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

Ordinance # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

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

Case Number: Z-3-2022
Parcel Number's: 33-01-01-26-351-021
Addresses: 3021 Aurelius Road
Legal Descriptions: Lot 2, Supervisor's Plat of Robinson Road Subdivision, from "R-2" Suburban Detached Residential to "R-6B" Urban Residential, with the condition that the use of the property is limited to one single family residential dwelling or one duplex, which condition shall run with the land and be binding upon all future owners thereof.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2022, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

Resolution #2022-222

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, September 21, 2022, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-3-2022: 3021 Aurelius Road, from "R-2" Suburban Detached Residential to
"R-6B" Urban Residential

INTRODUCTION OF ORDINANCE

The Committee on Development and Planning introduced:

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 884. ____ for the purposes of providing for a service charge in lieu of taxes for sixty-six (66) low-income elderly dwelling units in a project known as Stadium North Senior Lofts, 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 Ordinance is read a first time by its title and referred to the Committee on Development and Planning.

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 884.____ for the purposes of providing for a service charge in lieu of taxes for sixty-six (66) low-income elderly dwelling units in a project known as Stadium North Senior Lofts, 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 884 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section _____ to read as follows:

_____ **Stadium North Senior Lofts**

(a) ***Purpose.*** It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its elderly 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 elderly 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 Stadium North Senior Lofts, and consist of sixty-six (66) units of rental housing located within Lansing at:

Parcel 1

Land in the City of Lansing, Ingham County, Michigan, described as follows:

Lot 34 of Assessor's Plat No. 33 of the East ½ of Lot 3 and Lots 4 through 8 inclusive of Block 247, City of Lansing; also Lots 14, 15, 16 and 17 of Scofield's Subdivision; thence South 4.5 feet along extension of Est line of Lot 17 to North line of Lot 34 of Assessor's Plat No. 33; thence West along North line of said Lot 34 a distance of 214.5 feet to the point of beginning.

ALSO: Commencing at Southwest corner of Lot 11; thence East 132 feet; thence North 100 feet; thence West 14.5 feet; thence South 30.5 feet; thence West 22.5 feet; thence South 19.5 feet; thence East 4 feet; thence South 27 feet; thence West 21 feet; thence South 13 feet; thence West 78 feet; thence South 10 feet to beginning, being part of Lots 10

and 11 of Scofield's subdivision of Lot 2 and part of Lot 3, Block 247, City of Lansing;

ALSO: Lots 1, 2, 4, 5, 6, 33 and Lot 3 except the North 33 feet of the east 40 feet thereof Assessors Plat No. 33 of East ½ of Lot 3 and Lots 4 through 8 inclusive of Block 247, City of Lansing; also Lots 12 and South 57 feet of Lot 13 and commencing at the Northwest corner of Lot 11; thence East 99 feet; thence South 27 feet; thence West 21 feet; thence South 13 feet; thence West 78 feet; thence North 40 feet to beginning of Scofield's Subdivision of Lot 2 and part of Lot 3, Block 247, City of Lansing; Together with and in addition of those lands as described above, all lands lying between the South line of Lot 12 and the South line of Lot 13 of Scofield's Subdivision (a subdivision of Lot 2 and part of Lot 3, Block 247, Original Plat, City of Lansing) and the North line of Lot 1, Assessor's Plat No. 33 (on the East ½ of Lot 3 and all of Lots 4 through 8 inclusive of Block 247, Original Plat, City of Lansing).

Parcel 2

Land in the City of Lansing, Ingham County, MI, described as follows:

The North 93 feet of Lot 13, Scofield's Subdivision of Lot 2 and part of Lot 3 of Block 247, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber1 of Plats, Page 34, Ingham County Records.

- (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 Stadium North Senior Lofts is MVAH Development LLC, 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 Stadium North Senior Lofts in reliance upon the enactment and continuing effect of this section and upon the qualification of the sixty-six (66) 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 sixty-six (66) units in the housing development for elderly persons of low and moderate income identified as Stadium North Lofts and the property on which they are constructed shall be exempt from all property taxes for not more than twenty (35) years, commencing with and including tax year 2024.

(3) In lieu of all said property taxes on the sixty-six (66) 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 seven percent (7%) 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 elderly 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 thirty five (35) 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 elderly 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, 2058. 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 Stadium North Senior Lofts Limited Dividend Housing Association LLC within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the sixty-six (66) 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, resolutions or rules inconsistent with the provisions hereof including the payment in lieu of taxes agreement dated January 29, 2021, are hereby repealed as they pertain to Stadium North Senior Lofts 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.

Resolution #2022-223

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

BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, September 12, 2022 in the Tony Benavides Lansing 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 the Stadium North Senior Lofts, at 500 N. Cedar Street in Lansing.

INTRODUCTION OF ORDINANCE

The Committee on Development and Planning introduced:

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. _____ for the purposes of providing for a service charge in lieu of taxes for sixty-six (66) low-income multi-family dwelling units in a project known as Stadium North Lofts, 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 Ordinance is read a first time by its title and referred to the Committee on Development and Planning.

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. _____ for the purposes of providing for a service charge in lieu of taxes for sixty-six (66) low-income multi-family dwelling units in a project known as Stadium North Lofts, 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:

_____ **Stadium North Lofts**

(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 Stadium North Lofts, and consist of sixty-six (66) units of rental housing located within the City of Lansing at:**

Parcel 1

**Land in the City of Lansing, Ingham County, Michigan,
described as follows:**

**Lot 34 of Assessor's Plat No. 33 of the East ½ of Lot 3 and Lots
4 through 8 inclusive of Block 247, City of Lansing; also Lots
14, 15, 16 and 17 of Scofield's Subdivision; thence South 4.5**

feet along extension of East line of Lot 17 to North line of Lot 34 of Assessor's Plat No. 33; thence West along North line of said Lot 34 a distance of 214.5 feet to the point of beginning.

ALSO: Commencing at Southwest corner of Lot 11; thence East 132 feet; thence North 100 feet; thence West 14.5 feet; thence South 30.5 feet; thence West 22.5 feet; thence South 19.5 feet; thence East 4 feet; thence South 27 feet; thence West 21 feet; thence South 13 feet; thence West 78 feet; thence South 10 feet to beginning, being part of Lots 10 and 11 of Scofield's subdivision of Lot 2 and part of Lot 3, Block 247, City of Lansing;

ALSO: Lots 1, 2, 4, 5, 6, 33 and Lot 3 except the North 33 feet of the east 40 feet thereof Assessors Plat No. 33 of East ½ of Lot 3 and Lots 4 through 8 inclusive of Block 247, City of Lansing; also Lots 12 and South 57 feet of Lot 13 and commencing at the Northwest corner of Lot 11; thence East 99 feet; thence South 27 feet; thence West 21 feet; thence South 13 feet; thence West 78 feet; thence North 40 feet to beginning of Scofield's Subdivision of Lot 2 and part of Lot 3, Block 247, City of Lansing; Together with and in addition of those lands as described above, all lands lying between the South line of Lot 12 and the South line of Lot 13 of Scofield's Subdivision (a subdivision of Lot 2 and part of Lot 3, Block 247, Original Plat, City of Lansing) and the North line of Lot 1, Assessor's Plat No. 33 (on the East ½ of Lot 3 and all of Lots 4 through 8 inclusive of Block 247, Original Plat, City of Lansing).

Parcel 2

Land in the City of Lansing, Ingham County, MI, described as follows:

The North 93 feet of Lot 13, Scofield's Subdivision of Lot 2 and part of Lot 3 of Block 247, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber1 of Plats, Page 34, Ingham County Records.

- (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 Stadium North Lofts is MVAH Development LLC, 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 Stadium North Lofts in reliance upon the enactment and continuing effect of this section and upon the qualification of the sixty-six (66) 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 sixty-six (66) units in the housing development for persons of low and moderate income identified as Stadium North Lofts and the property on which they are constructed shall be exempt from all property taxes for not

more than thirty-five (35) years, commencing with and including tax year 2024.

- (3) In lieu of all said property taxes on the sixty-six (66) 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 seven percent (7%) 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 thirty five (35) 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, 2058. 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 Stadium North Lofts Limited Dividend Housing Association LLC within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the sixty-six (66) 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, resolutions or rules inconsistent with the provisions hereof including the Payment In Lieu of Taxes Agreement dated January 29, 2021, are hereby repealed as they pertain to Stadium North Lofts 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.

Resolution #2022-224

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

BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, September 12, 2022 in the Tony Benavides Lansing 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 the Stadium North Multi-Family Lofts, at 500 N. Cedar Street and 514 Erie Street in Lansing, MI.

INTRODUCTION OF ORDINANCE

The Committee on Development and Planning introduced:

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.____ for the purposes of providing for a service charge in lieu of taxes for forty (40) low-income multi-family dwelling units in a project known as Hillsdale Place, 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 Ordinance is read a first time by its title and referred to the Committee on Development and Planning.

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.____ for the purposes of providing for a service charge in lieu of taxes for forty (40) low-income multi-family dwelling units in a project known as Hillsdale Place, 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:

_____ **Hillsdale Place**

- (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. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all ad valorem taxes during the period contemplated in this Ordinance are essential to the

determination of economic feasibility of the housing projects that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below) has offered, subject to receipt of a Mortgage Loan from the Michigan State Housing Development Authority, to construct/acquire , own and operate a housing project identified as Hillsdale Place on certain property located at 1020 W. Hillsdale Street in the City to serve low income persons and families, and that the Sponsor has offered to pay the City on account of this housing project an annual service charge for public services in lieu of all ad valorem property taxes.

(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 Hillsdale Place, and consists of forty (40) units of rental housing located within Lansing at:

West 20 FT Lot 7, All of Lots 8, 9, 10, 13, 14 and 15, Also Lots 11 and 12 excluding used as Street ROW; Block 8 Bush, Butler and Sparrow Add.

- (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 Hillsdale Place is Gryphon Group, LLC, 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 Hillsdale Place in reliance upon the enactment and continuing effect of this section and upon the qualification of the forty (40) 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 forty (40) units in the housing development for persons of low and moderate income identified as Hillsdale Place and the property on which they are constructed shall be exempt from all property taxes for not more than forty-five (45) years, commencing with and including tax year 2024.
- (3) In lieu of all said property taxes on the forty (40) 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 forty-five (45) 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, 2070. 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 Hillsdale Place Limited Dividend Housing Association Limited Liability Company within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the forty (40) 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, resolutions or rules, including the 10% Payment In Lieu of Taxes Agreement dated March 30, 2022, inconsistent with the provisions hereof are hereby repealed as they pertain to Hillsdale Place 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.

Resolution #2022-225

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, September 12, 2022 in the Tony Benavides Lansing 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 Hillsdale Place, located at 1020 W. Hillsdale Street in Lansing.



Chris Swope

Lansing City Clerk

August 19, 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 Water and Light

March 22, 2022
April 26, 2022
May 3, 2022
May 24, 2022

Downtown Lansing Inc.

July 14, 2022

Election Commission

July 5, 2022
July 26, 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

August 19, 2022

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

Dear President and Council Members:

Pursuant to Article 5, Chapter 2, Section 5-205.2 of the Lansing City Charter, on August 5, 2022 the Lansing Board of Water & Light placed on file with my office:

Board of Water and Light proposed rate changes with a Public Hearing scheduled for Thursday, September 20, 2022 at 5:30 p.m. in the Board of Water and Light REO Town Depot at 1201 S. Washington Avenue,

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope

Lansing City Clerk

August 19, 2022

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

Dear President and Council Members:

My office has received and placed on file these two documents on August 10, 2022:

[Lansing Housing Commission Financial Report June 30, 2020 \(PDF\)](#)

[Lansing Housing Commission Financial Report June 30, 2021 \(PDF\)](#)

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Resolution #2022-###

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

WHEREAS, the City of Lansing received a request from SmythPhillips Company for an Off-Premises Tasting Room License and Sunday Sales Permit (AM) at 3000 Vine St.; and

WHEREAS, the Committee on City Operations met on ____, 2022, to review the request with affirmative action taken.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from SmythPhillips Company for an Off-Premises Tasting Room License and Sunday Sales Permit (AM) at 3000 Vine St.

EXHIBIT A
Site Plan

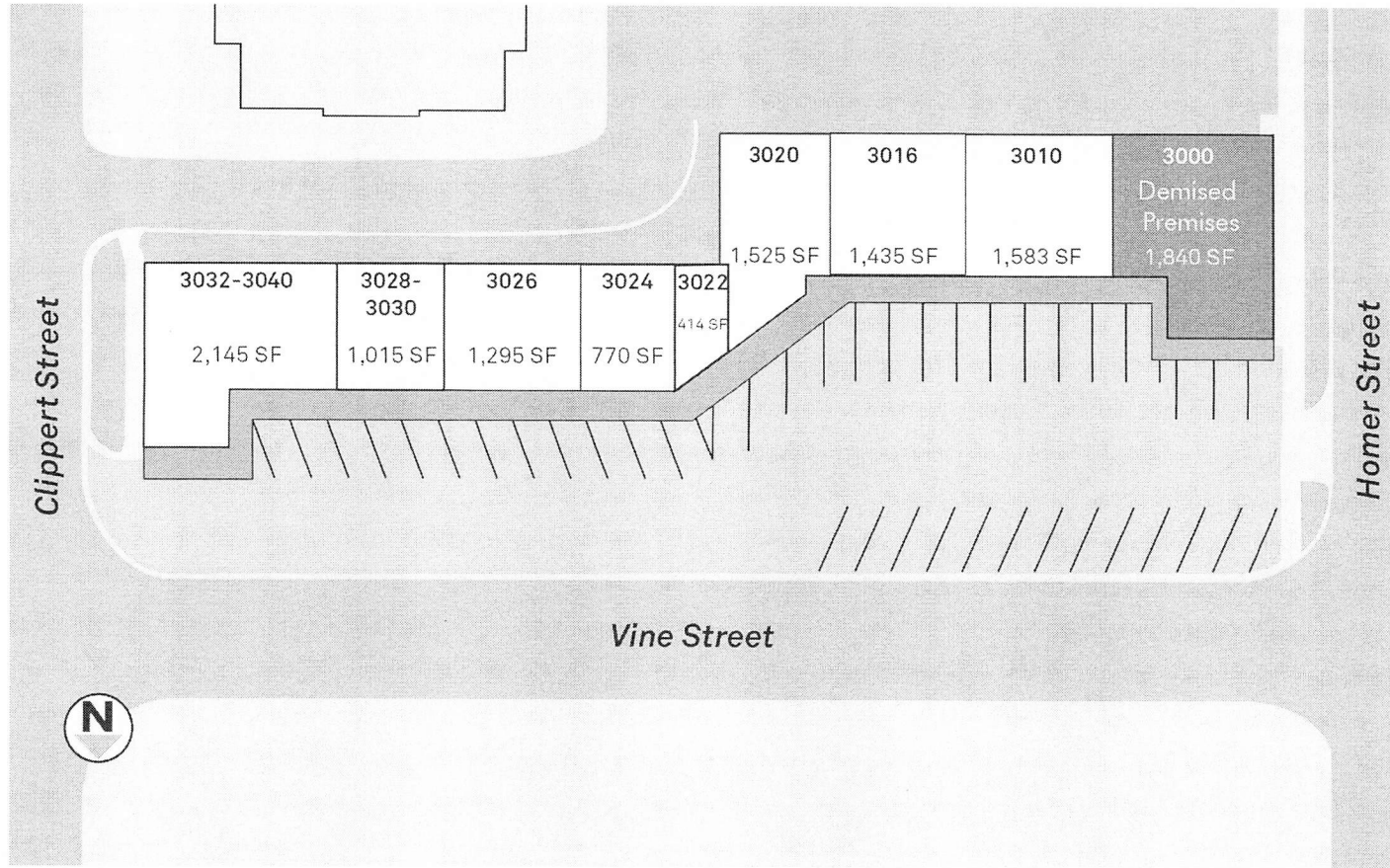
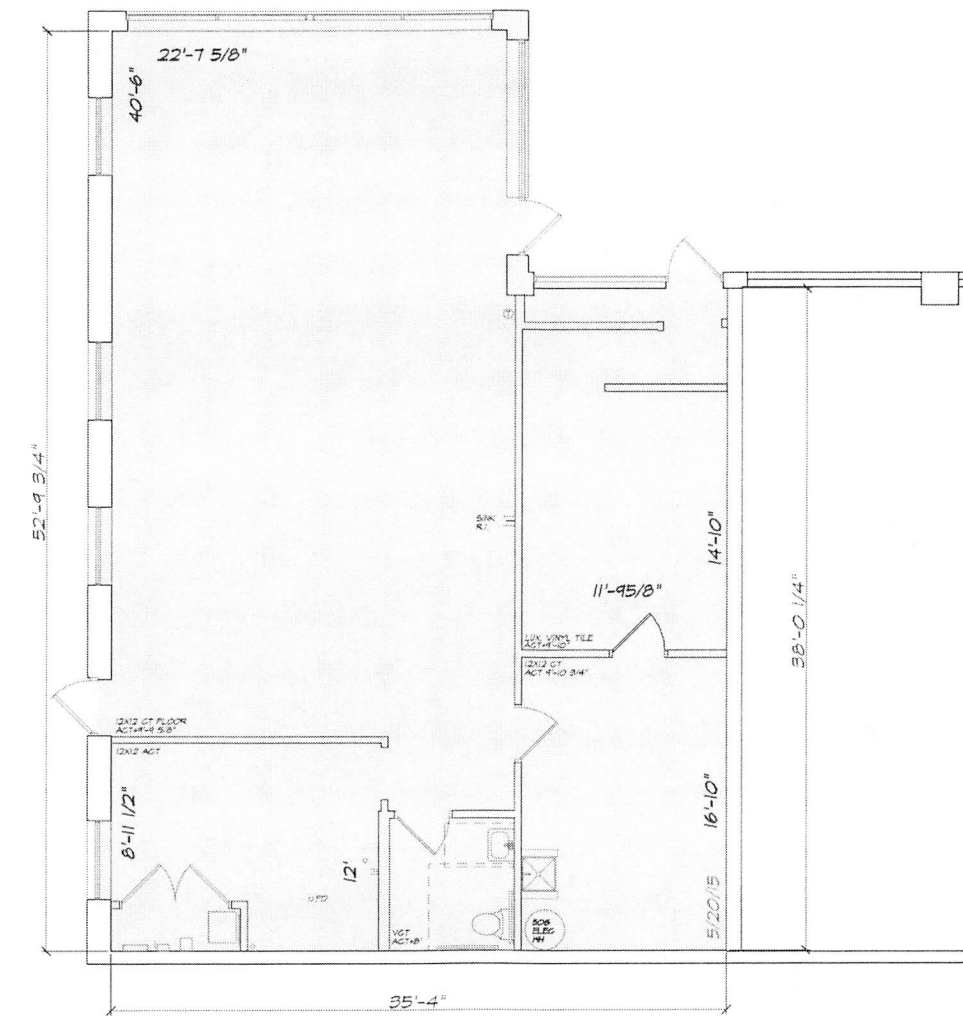


EXHIBIT A-1
Floor Plan





Off-Premises Tasting Room License & Permit Application

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): SmythPhillips Company

Address to be licensed: 3000 Vine St

City: Lansing

Zip Code: 48912-4623

City/township/village where license will be issued: Lansing

County: Ingham

Contact name: Brian Phillips

Contact phone: 248-390-1071

Contact email: Brian.phillips@phillipsorchards.com

Check all applicable license types that you hold at your licensed manufacturing premises:

☒ Small Wine Maker license

☐ Small Distiller license

You may only sell, give away, and serve wine or spirits at an Off-Premises Tasting Room Licensed location that you manufacture under the licenses you hold at your licensed manufacturing premises.

☐ Wine Maker license

☐ Distiller license

☐ Brandy Manufacturer license

Part 2 - License, Permit, and Permissions & Fees

License, Permits, Permissions:

Base Fee: Fee Code
MLCC Use Only

☒ Off-Premises Tasting Room License

\$100.00

4038

☒ Sunday Sales Permit (AM)*

\$160.00

4033

☐ Sunday Sales Permit (PM) **

\$15.00

4032

☐ Catering Permit

\$100.00

4031

☐ Dance Permit

No Charge

☐ Entertainment Permit

No Charge

☐ Specific Purpose Permit (list activity below):

Days/Hours requested: _____

☐ Extended Hours Permit

No Charge

Check type(s): ☐ Dance ☐ Entertainment

Days/Hours requested: _____

☐ Outdoor Service

No Charge

☐ Direct Connection(s)

No Charge

*Sunday Sales Permit (AM) allows the sale of spirits and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of spirits on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of wine on Sunday after 12:00 noon.

A \$70.00 inspection fee is required for a new Off-Premises Tasting Room license.

Inspection Fee: (MLCC Fee Code 4036)	\$70.00
License & Permit Fees:	
TOTAL FEES:	

Make Checks Payable to State of Michigan

Part 3 - Off-Premises Tasting Room License Designation

Pursuant to MLC 436.1536, a licensee may have no more than five (5) Off-Premises Tasting Room Licenses where it may sell and serve full drinks. Any Joint Tasting Room Licenses held by the licensee at other locations that are designated for the sale and service of full drinks also count toward the limit of five (5) locations. A licensee may have an unlimited number of Off-Premises Tasting Room Licenses that sell or give away samples only (3 ounces of wine or 1/2 ounce of spirits or brandy per sample).

You must designate the type of Off-Premises Tasting Room License for which you are applying at this location. Please note that this designation cannot be changed once the license is approved and issued.

Off-Premises Tasting Room License Designation (Select One): ☒ Full Drinks ☐ Samples Only

Part 3 - Signature of Applicant

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

Brian Phillips, Co-President

08/05/2022

Print Name of Applicant & Title

Signature of Applicant

Date

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries: Constitution Hall - 525 W. Allegan Street, Lansing, MI 48933

Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906

Fax to: 517-763-0059



Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (township, city, village)
called to order by _____ on _____ at _____
the following resolution was offered: (date) (time)
Moved by _____ and supported by _____
that the application from _____
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW OFF-PREMISES TASTING ROOM LICENSE**

to be located at: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____
council/board at a _____ meeting held on _____ (township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059



On-Premises Alcohol Sales Application

Instructions	Application Information	Attachments	Approvals
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Non-Refundable License Fees

1. Application Fee: \$1450 for New Location, \$400 for Transfer of Ownership

Materials Required

- 1. Notary Statement
- 2. Attachment of Michigan Liquor Control Commission Application
- 3. Treasury Form(s)
- 4. Floor Plans, if not already on file

(City Codified Ordinances - Chapter 830)

Business Information

I am applying for: * ☒ New Location ☐ Transfer of Ownership

License(s) for which I am seeking Local Government Approval *

Business Name *

Does Business As

Applicant Information

Applicant Name *

Address *

Street Address

3000 Vine St

Address Line 2

City

Lansing

State / Province / Region

MI

Postal / Zip Code

48912-4623

Country

USA

Phone *

248-390-1071

xxx-xxx-xxxx

Email *

brian.phillips@phillipsorchards.

name@domain

Address *

Street Address

1174 W Gratiot County Line Rd

Address Line 2

City

Saint Johns

State / Province / Region

MI

Postal / Zip Code

48879-9612

Country

USA

Phone *

248-390-1071

xxx-xxx-xxxx

Email

brian.phillips@phillipsorchards.

name@domain

Business Owner Information

Type of Ownership * ☐ Single Owner ☒ Multiple Owners

Provide the names, addresses and ages of the persons entitled to share in the profits thereof, or, in the case of a corporation, the objects for which the corporation is organized, the names, addresses and ages of the officers and directors and, if a majority interest in the stock of such corporation is owned by one person or his or her nominee, the name, address, and age of such person:

Name	Position	Address	age
Brian Phillips	Co-President	1174 W Gratiot County Line Rd, Saint Jo	
Gregg Smyth	Co-President	1174 W Gratiot County Line Rd, Saint Jo	

Character of Business*

What Character of business do you intend to operate?

Cider tasting room providing tastings, drinks by the glass, take away cider in howlers & growlers and bottles.

Length of Time*

What is the length of time your business has been of that charater, or in the case of a corporation, the date when its charter was issued?

10/17/2007

Similar Licenses*

Have you made applications for a similar or other license on premises other than those described in this application?

☐ Yes

☒ No

Are Building Plans on File?*

☐ Yes

☒ No

Please submit them with this application showing the entire structure and premises and, in particular, the specific areas where the license is to be utilized. Such plans shall demonstrate adequate off-street parking, lighting, and refuse disposal facilities and, where appropriate, adequate plans for screening and noise control, as provided in the Zoning, Building and Housing, and Fire Prevention codes.

I (we) have never been convicted of a felony and is (are) not disqualified to receive a license by reson of any item contrained in this chapter of the laws of the State.

☒ I Agree

I (we) will not violate any State of Federal laws or any ordinance of the City in the conduct of this business.

☒ I Agree

I (we) or my (our) agent(s) do not owe any personal property taxes.

☒ I Agree

The copy of the Michigan Liquor Control Commission application submitted with this application is a true copy of what I (we) intend to submit to the Michigan Liquor Control Commission.

☒ I Agree

Fees Due

\$ 1,450.00

Methods for payment are on the first page of this document, under "**Payments.**" Processing this application will not proceed until payment is received.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I Agree

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief. I understand that a false statement on this application may result in either a denial of this application or subsequent revocation if this license is granted.

Signature

Brian Phillips

Date Submitted

8/5/2022

Previous

Next

Comments

Resolution #2022-###

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

WHEREAS, the Mayor has made the appointment of Tamera Carter as a Business Representative member of the Downtown Lansing, Inc. Board 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 Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tamera Carter as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026.

Resolution #2022-###

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

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

WHEREAS, Lansing Hotel Investors, LLC, located at the Radisson Hotel, 111 N. Grand Ave., Lansing, MI 48933 is located within the previously established commons area of the Downtown Social District; and

WHEREAS, the Committee _____ met on August , 2022 to review the request with affirmative action taken; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Lansing City Council, hereby, approves the request from Lansing Hotel Investors, LLC, 111 N. Grand Ave., Lansing, MI 48933 to be added as a qualified licensee to the Downtown Social District.

BE IT FINALLY RESOLVED, the City Clerk shall notify the Michigan Liquor Control Commission of the addition of the above entity as qualified licensees who may apply for a social district permit.

Resolution #2022-###

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

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is part of the Department of Neighborhoods Arts & Citizen Engagement, has been contracted by the State of Michigan / Michigan Department of Corrections to deliver the Offender Success program since October 1, 2017 under contract 071B7700202;

WHEREAS, the contract includes bonuses and credits for key performance measures, and the City was awarded a Year 4 bonus of \$38,947.95 on July 14, 2022;

WHEREAS, there are no requirements or guidelines to how the dollars may be spent;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Offender Success Contract Bonus in the total amount of \$38,947.95;

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



Key Performance Measurements (KPM) – BONUS / CREDIT

Report Date: July 21, 2022			
Agency/Vendor: City of Lansing (Region 7)			
Contract #: 071B7700202			
Agency Director: Amber Paxton			
Financial Specialist: Samuel Jonker-Burke (PMCD)			
KPM Evaluation Year (YR): 4 (e.g., YR 3)			
Program Manager Approved:		Robert McGeorge	Date: July 14, 2022
PMCD Manager Approved:		Ryan Powell	Date: July 14, 2022
SECTION 1:			
CONTRACT STATEMENT OF WORK:			
Standard 1.3 A, B, C Key Performance Measures (KPMs) A: <u>Job Placement (JP) Rate</u> Bonus Qualification: To meet or exceed the determined baseline. The regional job placement baseline rate will be evaluated each Contract year based on the data provided by Offender Success Contractors. For every 3% increase or decrease in a Contractor region's baseline job placement rate, their KPM is proportionally increased or decreased by 1%. For example, first year baseline employment rate of 25%, the Contractor achieves a 29% for that year; the following year's KPM will be 26%. Percentages rounded up/down to the nearest decile percentage point (0.0%). Bonus/Credit Eligibility: Must have minimum of 10% of all enrollments for the Contract year for employment services (as the bonus/credit incentive is derived from identifying 10% of the Administration Costs for this KPM). Offender enrollments for Work Supplies (only) are excluded from the JP KPM. B: <u>Job Retention Rate</u> Bonus Qualification: The regional job retention baseline rate will be evaluated annually based on analysis of Contractor-reported employment data. For every 3% increase or decrease in a Contractor region's baseline employment retention rate, their employment retention KPM is proportionally increased or decreased by 1%. For example, first year baseline employment retention rate of 25%, the Contractor achieves a 29% for that year; the following year's KPM will be 26%. Percentages rounded up/down to the nearest decile percentage point (0.0%). C: <u>Return to Prison (RTP) Rate</u> Bonus Qualification: The RTP rate is to be less than or meet the determined baseline. Baseline will be evaluated annually after the first 36 months. Bonus/Credit to be paid/assessed on an annual basis after the first 36 months. The yearly measurement will look at those offenders that achieve the 36-month requirement. Percentages rounded up/down to the nearest decile percentage point (0.0%). The RTP will only apply to enrollments into: All Residential Stability Services except enrollments which received Housing Supplies only All Job Placement Services except enrollments which received Work Supplies only. Only Social Support Services for Mentoring only All Health and Behavioral Health Services except enrollments for Psychiatric Evaluation, Prescription Medications and Medication Reviews Bonus/Credit Application on Contract year basis: Year 4 and beyond will apply the KPM for Contractors who are less than or meet the established percentage by region with the first bonus or credit to be applied after April 1, 2021 to evaluate the Year			

1 enrollees (considered as one cohort) against the three-year RTP rate for that region. Credit is applied for being above the established baseline rate by 20% or more.

Standard 6.2 A

Bonus and Credits

Bonus payments and credit costs (to the State) for achieving or underperforming on Key Performance Measures will be completed annually on a Contract year basis with Contractors receiving payments or withholdings by July 31 following the close of the Contract year (March 31).

These payments/withholdings will be against Contractors Total billable Administration Costs for the Contract year achieving/underperforming on KPMs.

Key Performance Measure	Year 1 April 1, 2018 – March 31, 2019	Year 2 April 1, 2019 – March 31, 2020	Year 3 April 1, 2020 – March 31, 2021	Year 4 April 1, 2021 – March 31, 2022	Year 5 April 1, 2022 – March 31, 2023 and beyond
Date*	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023
Initial Job Placement Rate (1)	Baseline Established	-10% Credit +10% Credit	-10% Credit +10% Credit	-10% Credit +10% Credit	-10% Credit +10% Credit
12 Month Job Retention Rate (2)		Baseline Established	-10% Credit +10% Credit	-10% Credit +10% Credit	-10% Credit +10% Credit
36 Month Return to Prison (3)	1 st Cohort	12 months	24 months	-20% Credit +20% Credit	-20% Credit +20% Credit

*Date – Target date for determining Baselines and applying KPM bonuses or credits.

(1) – Using Year 1 of job placement data to establish initial job placement rates for each region.

(2) – Using Year 2 of job retention data to establish 12-month job retention rates for each region.

(3) – Using Year 3 return to prison data as the entire first cohort enrolled in Year 1 will have been out 36 months by the end Year 4 of the Contract. These rates will be compared to existing regional return to prison rates for each region.

SECTION 2:

BONUS PAYMENT/CREDIT OUTCOMES:

Standard 1.3 A: Job Placement (JP)

Baseline Rate (YR1): 51.9%	Adj. Baseline Rate (YR2): 48.5%	Adj. Baseline Rate (YR3): 50.9%	Adj. Baseline Rate (YR4): 50.9%	Adj. Baseline Rate (YR5):
JP Placement Rate (YR1): 41.7%	JP Placement Rate (YR2): 55.7%	JP Placement Rate (YR3): 52.0%	JP Placement Rate (YR4):	JP Placement Rate (YR5):

Result: ☒ Bonus ☐ Credit ☐ NA

Financial Specialist Comments:

JP base line was 51.9% in the first year of this metric. The second year the JP performance rate it was 41.7%, which resulted in a decreased base line rate of 3.4% since it decreased by 1 percentage point for every 3 points of decrease over the base line (3.4% decrease from 51.9% equals 48.5% new adjusted baseline rate). The JP performance rate for year 2 of the metric was 55.7%, which resulted in an increase to the baseline rate for the next performance year of 2.4% and a new rate of 50.9%. (48.5% + 2.4% = 50.9%). The

JP performance rate for year 3 of the contract was 52.0% which resulted in neither an increase nor a decrease to the baseline rate for year 4 of the contract broken down as follows (50.9% + 0.0% = 50.9%). This results in a bonus per the contract as Region 7 exceeded the JP baseline rate for the year.

Standard 1.3 B: Job Retention (JR)

Baseline Rate (YR1): 25.3%	Baseline Rate (YR2): 32.9%	Baseline Rate (YR3): 38.1%	Baseline Rate (YR4):	Baseline Rate (YR5):
JR Performance Rate (YR1): 48.0%	JR Performance Rate (YR2): 48.5%	JR Performance Rate (YR4):	JR Performance Rate (YR4):	JR Performance Rate (YR5):

Result: ☒ Bonus ☐ Credit ☐ NA

Financial Specialist Comments:
JR baseline was 25.3% in the first year of this metric (contract year 2). The second year for this metric, the JR performance rate was 48.0% which was an increase of 7.6% resulting in an increase for the base line for performance year 2 (year 3 of the contract) broken down as follows: (25.3% + 7.6% = 32.9%) JR adjusted baseline for performance year 3 retention rate goal. The third year for this metric, the JR performance rate was 48.5% which was an increase of 5.2% resulting in an increase for the base line for performance year 2 (year 3 of the contract) broken down as follows: 32.9% + 5.2% = 38.1% JR baseline for performance year 3 retention rate goal. This results in a bonus per the contract.

Standard 1.3 C: Return to Prison (RTP)

Initial Baseline Rate: 24.6%	Baseline Rate (YR4): 24.6%	Baseline Rate (YR5):	
RTP Performance Year Rate: 24.4%	RTP Performance Year Rate (YR4):	RTP Performance Year Rate (YR5):	

Result: ☒ Bonus ☐ Credit ☐ NA

Financial Specialist Comments:
Return to Prison (RTP) baseline was 24.6 % in the first year of this metric (contract year 3). The second year for this metric, the performance rate was 24.4% which was neither an increase nor decrease for the RTP base rate. Broken down as follows: (24.4% - 0.0% = 24.4%) RTP baseline for the next performance year RTP rate goal. The decrease in the performance rate results in a bonus per the contract.

SECTION 3:	
TOTAL KPM BONUS/CREDIT SUMMARY	
Bonus Total: \$9,736.99 + \$9,736.99 + \$19,473.97	Credit Total: \$ 0
Net Bonus/Credit: \$38,947.95	
Summary: The KPM determination for JP was a bonus of \$9,736.99, the KPM determination for JR was a bonus of \$9,736.99, and the KPM determination for RTP was a bonus of \$19,473.97. This results in a net total payment of \$38,947.95.	

CC: Ryan Powell, Contract Manager
Robert McGeorge, Program Manager
Nick Kissane, Contract Monitor
Mariam Deland, Community Liaison

Resolution #2022-###

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

WHEREAS, the Mayor has made the reappointment of Teresa Stokes as a Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 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 Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Teresa Stokes as a Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2026.

RESOLUTION #2022-

**BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 3422 LOWCROFT AVE., Parcel # 33-01-01-33-101-323, legally described as: LOTS 101,102 & 103; FOSTER'S HOLMES ROAD SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on May 23, 2019 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on June 23, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by July 23, 2022; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 3422 Lowcroft Avenue, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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 3422 LOWCROFT AVE., Parcel # 33-01-01-33-101-323 legally described as LOTS 101, 102 & 103;FOSTER'S HOLMES ROAD 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 23, 2019; and

WHEREAS, a hearing was held by the Lansing Demolition Board on June 23, 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 July 23, 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 3422 Lowcroft Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, _____ 2022.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-006
---	---	------------------------------

Matter of the building/structure at 3422 LOWCROFT AVE., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: JUNE 23, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☒ fire ☐ wind ☐ flood
☐ other:
7. The state equalized value of the building/structure is \$29,500.00
8. The cost to repair the building or structure to make it safe is \$60,560.64
9. The real estate is described as follows:

Parcel Number: 33 01 01 33 101 323

LOTS 101, 102 & 103; FOSTER'S HOLMES ROAD SUB, City of Lansing

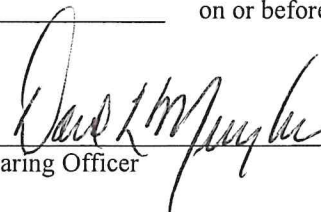
IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 7-23-2022
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

Date

4/23/22

Hearing Officer





Andy Schor, Mayor
Mike Mackey, Fire Chief

Lansing Fire Department
120 E. Shiawassee Street
Lansing MI 48933
(517) 483-4200
Fax (517) 483-4488
www.lansingfire.com



Fire Department Incident Summary

Date: 5/23/2019 Time: 0511 FD Incident #: 19-8521

Address: 3422 Lowcroft Ave

Type of Structure: Residential

Incident Description: Fire

Utilities: Gas: Off

Electric: Off by BWL

Rental: No

Vacant: Yes

Type of Damage: Smoke Electrical Structural Mechanical

Estimated Percentage of Damage: 50%

Ongoing Scene Investigation: No

Cause: Under Investigation

Red Tagged: Yes

Occupant Displaced: Yes

Civilian Injury: Yes

Firefighter Injury: No

Investigator: Mauricio Barrera 455

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	3422 LOWCROFT AVE
PARCEL NUMBER:	33 01 01 33 101 323

HEARING DATE:	6/23/2022
DEMOLITION CASE FILE #:	D2022-006

LISTED TAXPAYER:	JAMES ST. CLAIR
INTERESTED PARTIES:	
SEV INFORMATION:	\$29,500.00
LAND VALUE:	\$31,500.00
BUILDING VALUE:	\$27,567.00
LOT SIZE:	FRONTAGE 126 X 125 DEPTH

HOUSING CODE VIOLATION LTR:	5/23/2019
ORIGINAL RED TAG DATE:	5/23/2019
ZONING:	'A' Residential
ESTIMATE OF REPAIRS:	\$60,560.64
PICTURES:	Yes
OTHER:	

LEGAL DESCRIPTION:	LOTS 101, 102 & 103; FOSTERS HOLMES ROAD SUB
---------------------------	--

CURRENT PERMIT ACTIVITY

BUILDING:	EXPIRED /SIDING ONLY
ELECTRICAL:	EXPIRED
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

PREVIOUS ACTION BY DEMOLITION BOARD

LAST TABLED ON:	
REASON/CONDITIONS:	
HEARING OFFICER:	



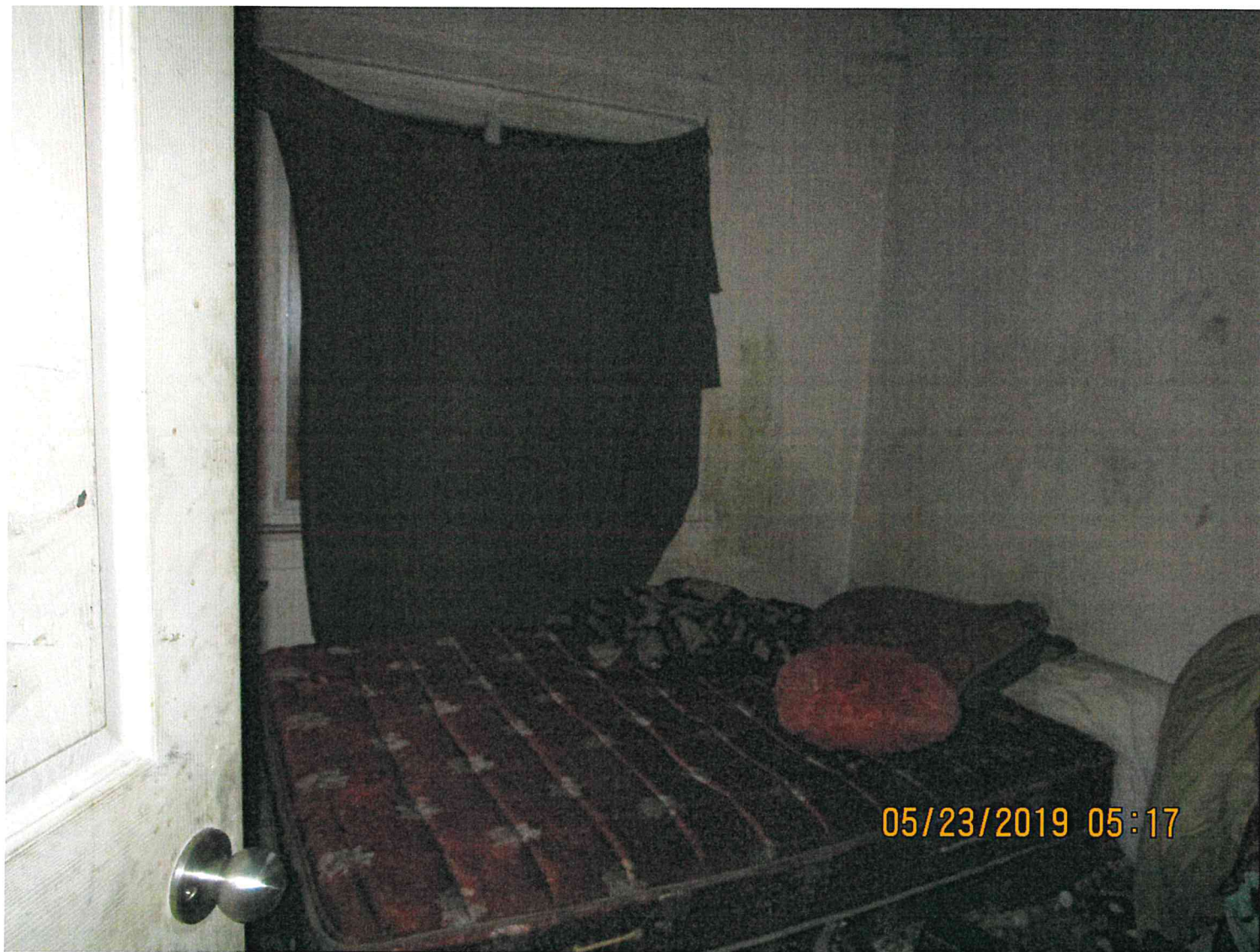
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wallen











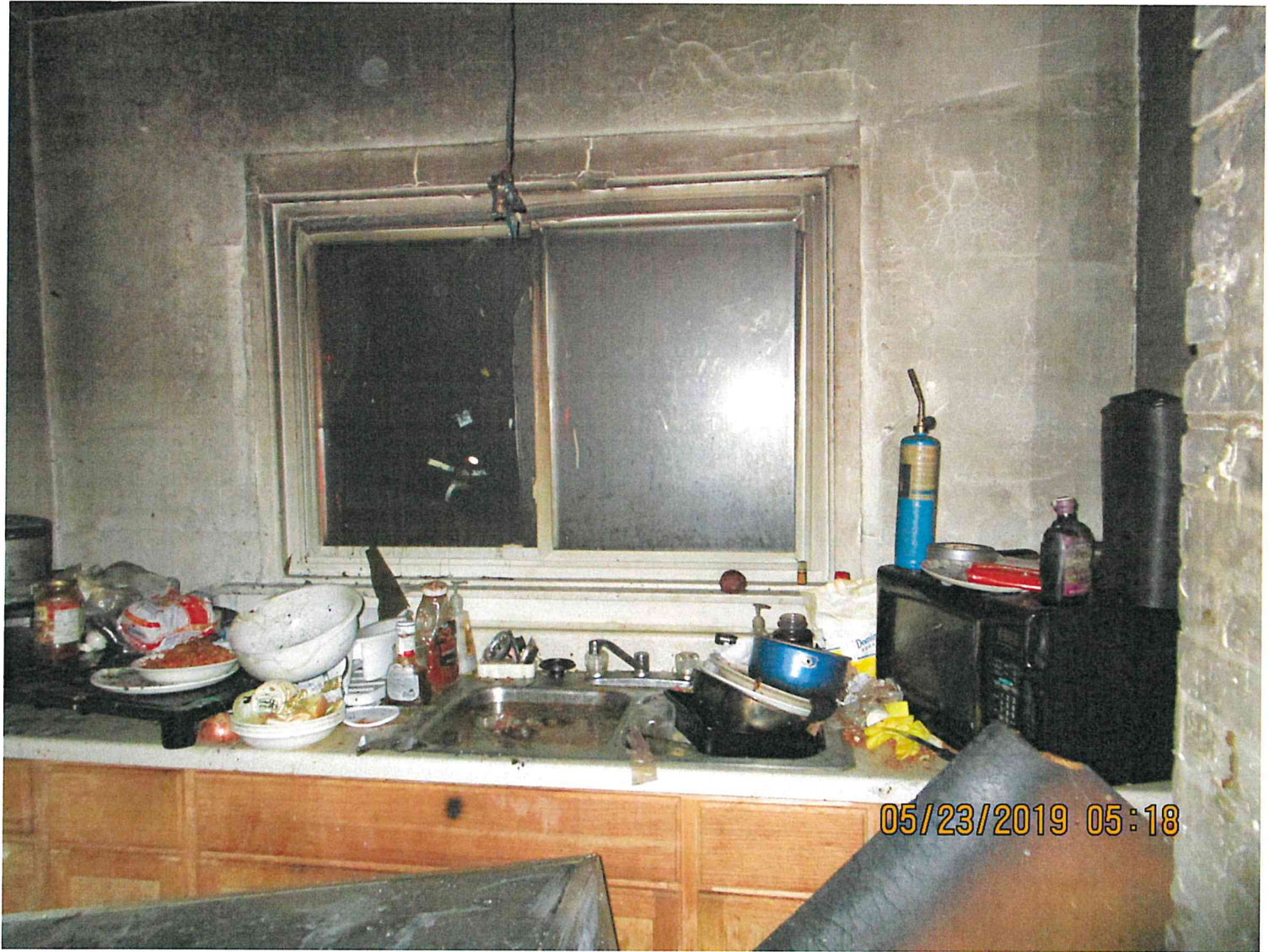
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wallen





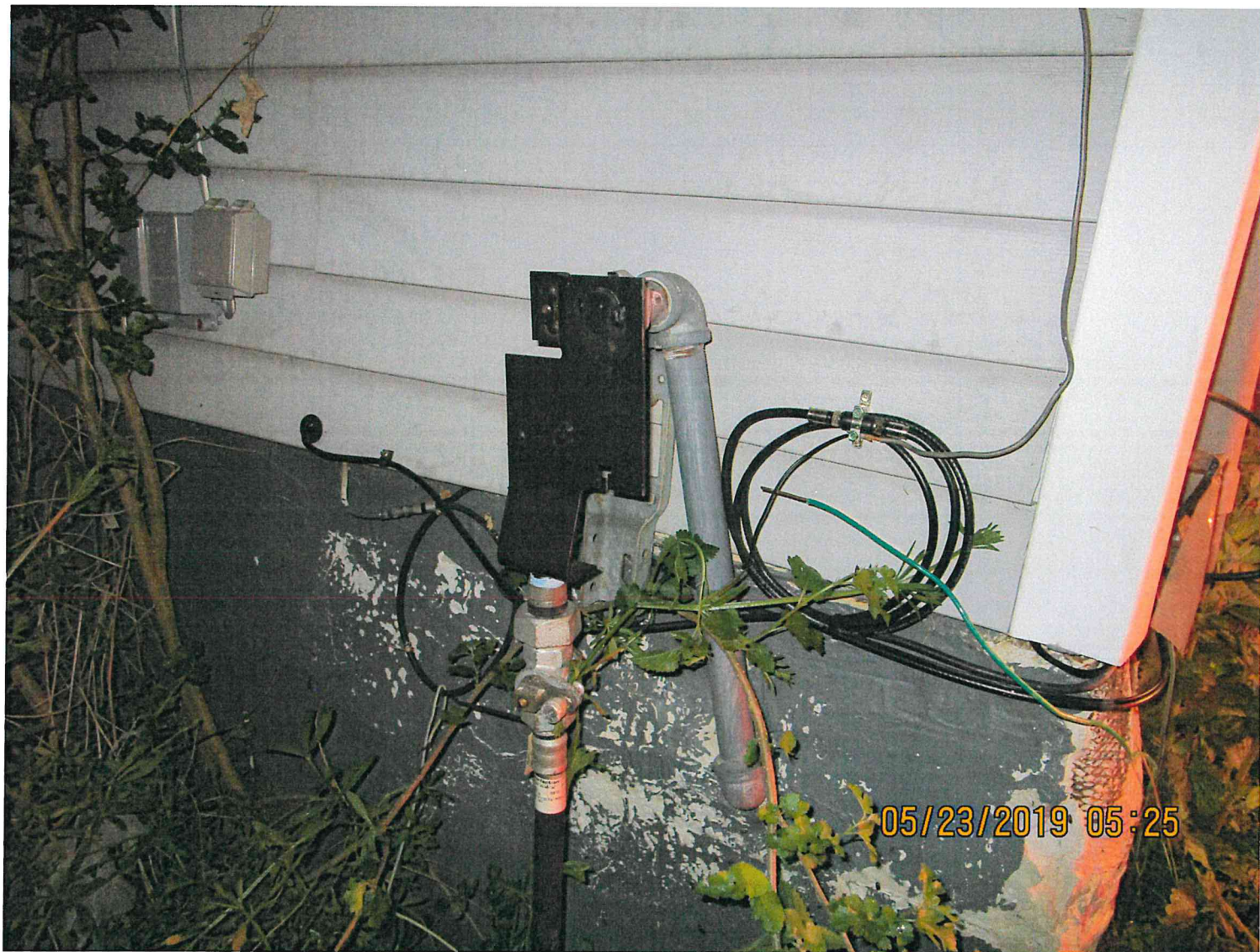








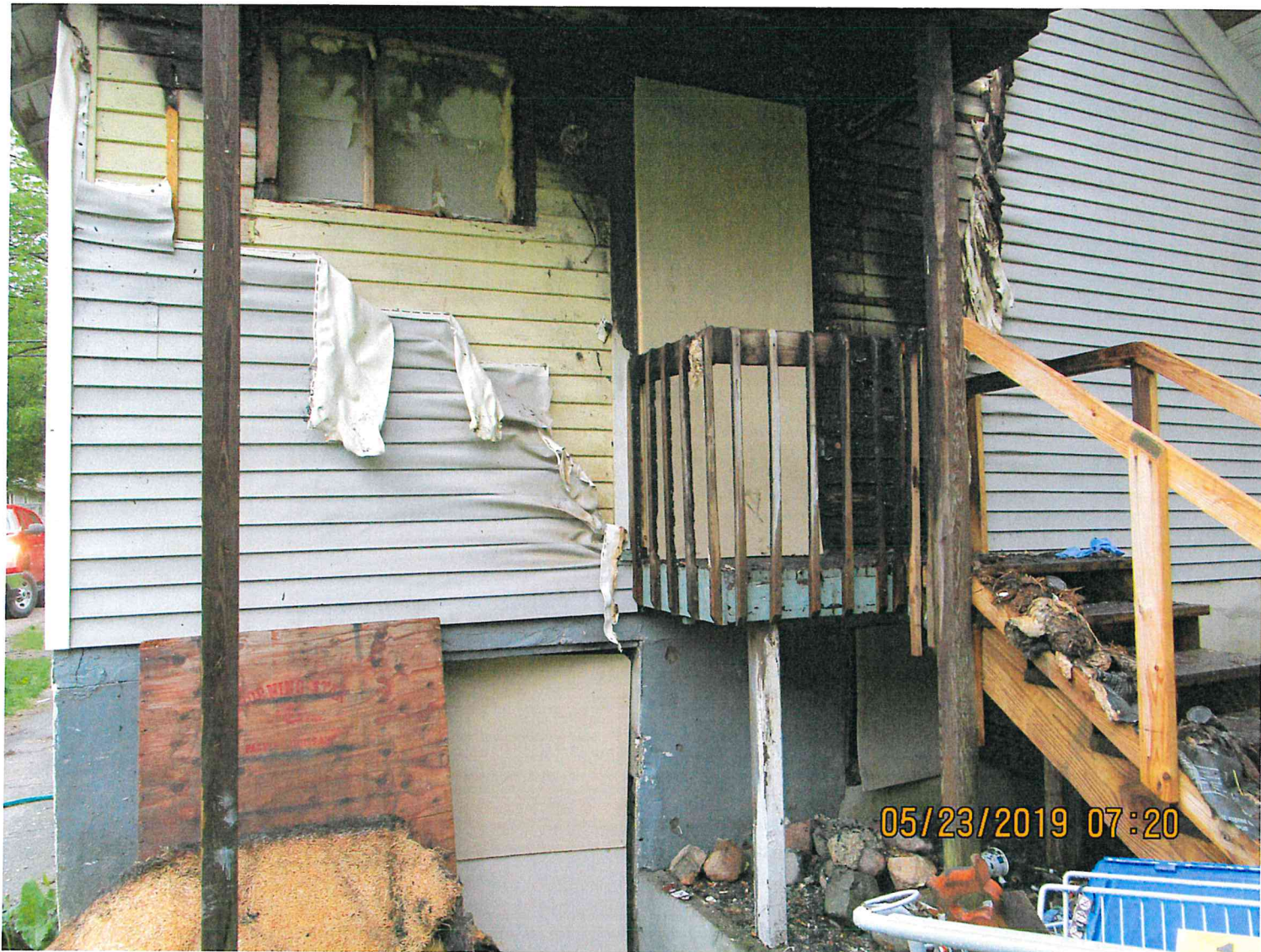
















Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

Wastewater Division

1625 Sunset Avenue

Lansing, Michigan 48917

(517) 483-4404

FAX: (517) 483-4536

<http://publicservice.cityoflansingmi.com/pubwater/>

August 16, 2022

Mr. Chris Swope
City Clerk
City Hall
Lansing, Michigan

RE: Board of Public Service: Budget Priorities Resolution for FY 2023/24

Dear Mr. Swope:

The attached resolution was adopted at the Board of Public Service meeting held August 11, 2022.

Please place on the Council Agenda.

Please let me know if you have any questions.

Respectfully submitted,

Janette Tate
Recording Secretary

Attachment

LANSING BOARD OF PUBLIC SERVICE BUDGET PRIORITIES RESOLUTION

AUGUST 11, 2022

RESOLVED, recognizing the financial challenges facing the City of Lansing (“City”) and its Public Service Department (“Department”), including the Department’s obligations to comply with numerous mandates (including unfunded mandates) the Lansing Board of Public Service supports the efforts of the Department.

RESOLVED, the Board of Public Service supports and recommends the following budget priorities to the Lansing City Council for consideration with Council's Budget Policies and Priorities for the Fiscal Year July 1, 2023–June 30, 2024:

1. Increase general fund support for implementation of the City's Street System Asset Management Plan, with a priority placed on reconstructing and preserving neighborhood streets, especially in those areas of the city which have been historically underserved. We encourage the Department to continue utilizing new and innovative ways to extend the life of our existing streets;
2. Maintain and expand funding for sidewalk repairs and right-of-way maintenance and improvement, with a priority placed on underserved areas; this should all be done while keeping safety a priority for Lansing residents and visitors, and meeting or exceeding the compliance with the Americans with Disabilities Act;
3. Maintain and expand funding to update and improve the fleet of city vehicles, with specific priority for the Department;
4. Establish Lansing as a leader in water quality, including PFAS regulation, testing, monitoring enforcement and reducing other forms of water pollution in the city, through maintaining and increasing funding for educational and training purposes, and working with relevant federal, state, county and local governments, and non-government organizations;
5. Expand opportunities for multi-family residential and business recycling;
6. Follow recommendations (to the greatest extent feasible) of the energy audit of all facilities and properties to save on energy and cut costs by replacing wasteful devices with ones that are energy efficient and reduce the carbon footprint of the City of Lansing.

RESOLVED, as the Department generates savings through improved efficiencies in service delivery and other areas, these savings should be maintained within the Department.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

Monday, August 08, 2022

Michael J. Brown
C/O GG LL, LLC
mbrown@cebhlaw.com

RID # RQ-2207-07303 **Reference/Transaction:** Transfer Escrowed 2022 Class C License With Sunday Sales Permit (PM), Outdoor Service (1 Area) And Specific Purpose Permit (Golf) From Branson Bay Corporation; Transfer Location From 215 Branson Bay Dr, Mason To 507 E. Shiawassee St, Lansing; Transfer Governmental Unit Under MCL 436.1531(1) From Aurelius Twp To Lansing City; Cancel Existing Outdoor Service (1 Area) And Specific Purpose Permit (Golf); New Outdoor Service Area; New Entertainment Permit.

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: GG LL, LLC

Business address and phone number: 507 E Shiawassee St, Lansing, MI 48912-1213

Home address and phone number of partner(s)/subordinates:

Patrick K. Gillespie Trust; 330 Marshall St., Ste. 100, Lansing, MI 48912
Infantry, Inc.; 330 Marshall St., Ste. 100, Lansing, MI 48912; B: 517-333-4123

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

A copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

ZS

cc: Branson Bay Corporation - steve@chisholmhills.com
Lansing City - city.clerk@lansingmi.gov

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



Public Comment on City Government Matters Registration

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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 ARPA

Name (print) Claretta Duckett-Freeman E-Mail (optional) _____

Address (street, city, zip) 919 N. MLK Jr. Blvd

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

Signature CDuckett

- 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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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.

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Topic(s) to be addressed City ARPA Budget Allocation

Name (print) Sean Holland E-Mail (optional) _____

Address (street, city, zip) 517 W. Jolly Rd

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

Signature [Signature]

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Topic(s) to be addressed ORU'S IN NEIGHBOORHOODS SPEEDBUMPS

Name (print) SCOTT TAPHOUSE E-Mail (optional) _____

Address (street, city, zip) BIB BAUGHART

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

Signature Scott Taphouse

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Topic(s) to be addressed Accessibility ARPA

Name (print) Jerry Norris E-Mail (optional) jerry@thefledge.com

Address (street, city, zip) 2511 Eaton 48912

Company or organization represented, etc. (if applicable) The Fledge

Signature _____

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Topic(s) to be addressed Dean / CATA transportation, the grant funds that were not given to grass roots org
Name (print) Erin Marie Horn E-Mail (optional) _____

Address (street, city, zip) 2211 Pamela Pl Lansing 48911

Company or organization represented, etc. (if applicable) Hope Central Urban Arts

Signature [Handwritten Signature]

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Public Comment on City Government Matters Registration

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Topic(s) to be addressed ARPA

Name (print) Kandryn Kelsoy E-Mail (optional) _____

Address (street, city, zip) _____

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

Signature [Handwritten Signature]

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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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Topic(s) to be addressed CRIME

Name (print) John Morin E-Mail (optional) Morinjohn@att.net

Address (street, city, zip) 2040 Delhi St NE Holt MI formerly 310 S. Francis Lansing MI

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

Signature [Handwritten Signature]

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Topic(s) to be addressed

LHC selling housing stock - public safety code compliance

Name (print)

Shannon Norris

E-Mail (optional)

Address (street, city, zip)

2511 Eaton Rd

Company or organization represented, etc. (if applicable)

The Fledge Foundation

Signature

Shannon Norris

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Topic(s) to be addressed ELECTION 2022

Name (print) CAROL HUTCHINSON E-Mail (optional) HUTCH

Address (street, city, zip) 1310 N. CHESTNUT ST.

Company or organization represented, etc. (if applicable) GREEN PARTY

Signature [Handwritten Signature]

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Topic(s) to be addressed _____

Name (print) Michael L... E-Mail (optional) _____

Address (street, city, zip) 3200 S. Cedar St

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

Signature _____

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Topic(s) to be addressed _____

Name (print) Linda Appling E-Mail (optional) 4010 Thackin

Address (street, city, zip) 4010 Thackin Dr.

Company or organization represented, etc. (if applicable) AFNO & myself

Signature Linda Appling

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**CITY OF LANSING
NOTICE OF PUBLIC HEARINGS**

109 E. Randolph Street

Z-1-2022, Rezoning from “R-6A” Urban Detached Residential
to “R-AR” Residential Adaptive Reuse

SLU-1-2022, Special Land Use Permit – Adult Foster Care Large Group
Home

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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

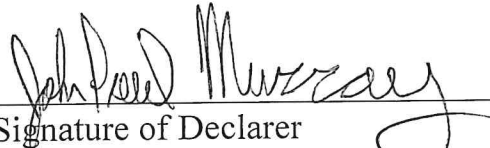
www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

AFFIDAVIT OF PUBLICATION

I, John-Paul Murray, am a resident of East 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#22-168 – Notice of Public Hearings – 109 E. Randolph Street – Lansing City Clerk - appeared Wednesday, August 3, 2022 and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 3rd day of August 2022



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 3, 2022

By John-Paul Murray



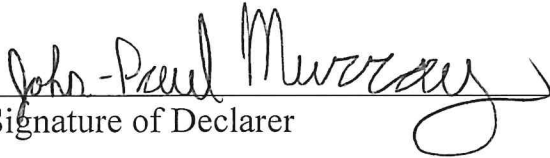
Suzi Smith, Notary Public

My commission expires February 26, 2026

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I, John-Paul Murray, am a resident of East 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#22-167 – Notice of Public Hearing – Lansing City Clerk - appeared Wednesday, August 3, 2022 and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 3rd day of August 2022



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 3, 2022

By John-Paul Murray



Suzi Smith, Notary Public

My commission expires February 26, 2026

Legislative foster care fixes headed to governor

There are more than 10,000 children in the Michigan foster care system, according to the Kids Count Data Center.

Children aging out of foster care are some of the most disadvantaged people in the United States, said Chris Yatooma, the principal of the board of the New Foster Care, a Bloomfield Township nonprofit advocacy organization.

"By the time they're 21, one in three are homeless," Yatooma told the House Committee on Families, Children, and Seniors last spring. "One in four are imprisoned. One in two are unemployed. Three out of five don't finish high school."

But help is on the way for these kids. Distant relatives could more easily adopt foster children and their lawyers would need trauma-informed training under a package of bills headed for the governor's signature.

The House bill, cosponsored by Sarah Anthony, D-Lansing, just passed the Senate unanimously and Gov. Gretchen Whitmer is expected to sign it into law.

The changes came out of a bipartisan task force, headed by Rep. Mary Whitford, R-Casco Township. The task force toured foster care facilities and

spoke with children and foster parents.

"We knew that to effectively address the problems in the foster care system, we had to speak directly with the people involved," said Rep. Laurie Pohutsky, D-Livonia.

Pohutsky sponsored a requirement that will require lawyer-guardians for foster children to undergo trauma-informed training.

"No one is in the foster care system without going through adverse situations that are often traumatic for children," Pohutsky said. "Lawyer-guardians sometimes aren't prepared to handle these children, and I believe that this training will improve their effectiveness in representing their clients."

Trauma-informed training prioritizes a relationship built on trust between children and their lawyers. The court system can be difficult for children emotionally, and being supported during that process will prevent more trauma being caused from the process, according to Children's Law Center.

"We need higher expectations for lawyer-guardians," said Robert Dorigo Jones, the vice president of Michigan's Children. "They need to know what trauma means for a young person and

what this can do to them."

Another bill will allow more distant relatives to take custody of a child and for non-family members to take custody of a child if they have strong emotional ties. Both of these additions aim to reduce the number of children in the foster care system.

Most states are expanding who is considered a relative for children in foster care, said Dorigo Jones. "But relatives have to want to take in the child, and we aren't rushing to place a child with just anyone."

"This bill package is a starting point for legislators and foster care providers

to have more conversations and work towards more solutions for problems that exist within the system," Dorigo Jones said. "I'm confident that more steps will be taken in the future."

Besides, Anthony, the bill package was sponsored by Reps. Mary Whitford, R-Casco Township; Laurie Pohutsky, D-Livonia; Tyrone A. Carter, D-Detroit; Phil Green, R-Millington; Rodney Wakeman, R-Saginaw Township; Stephanie A. Young, D-Detroit; Jack O'Malley, R-Lake Ann; and Daire Rendon, R-Lake City.

— SARAH ATWOOD
Capital News Service

CHARTER TOWNSHIP OF MERIDIAN LEGAL NOTICE SPECIAL USE PERMIT #22091 (GRAND RESERVE) NOTICE OF APPLICATION

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, October 24, 2022 at 7:00 p.m., in the Meridian Township Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, to hear all persons interested in a request from Newman Equities II, LLC to construct Grand Reserve, a residential development consisting of 115 single-family detached units and duplex units, on three vacant parcels between Central Park Drive and Powell Road. The approximately 32.2-acre site is zoned RD (Multiple-Family Residential). Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us, or at the public hearing..

Deborah Guthrie
Township Clerk

CP#22-213

ORDINANCE # 2627

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

The City of Lansing ordains:

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

ORDINANCE # 2626

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The City of Lansing ordains:

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

To change the zoning classification of the property described as follows:
Case Number: Z-2-2022



Andy Schor
Mayor

**CITY OF LANSING
NOTICE OF PUBLIC HEARINGS**

**Z-1-2022, Rezoning from "R-6A" Urban Detached Residential
to "R-AR" Residential Adaptive Reuse
109 E. Randolph Street
SLU-1-2022, Special Land Use Permit – Adult Foster Care Large Group Home**

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SLU-1-2022: Special land use permit to utilize the existing building at 109 E. Randolph Street for a 20-bed, state-licensed adult foster care, large group home for the aged.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in these matters, please attend the public hearings or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, August 22, 2022 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

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

from page 5

ple were registered to vote. Rodgers said the number was about 2,000.

But the battle for annexation may be uphill because of the concern about higher taxes.

City Pulse approached 20 people in the Groesbeck neighborhood of Lansing Township on Sunday. Most declined to talk about the annexation, or were caught while taking a walk in the neighborhood but actually lived in one of the city portions of Groesbeck.

An individual who didn't want his name used laid into the township leadership and the burden of the taxes and special assessments that have flowed as a result of the bonds for the Heights.

"Someone needs to get in there and investigate this," he said. "This was a bad decision. It was a bad time to do it. Someone needs to be held accountable."

Yet, despite his anger, he is not keen

on being annexed into the city, citing the increased tax costs. "No, thanks," he said.

As the sky darkened and storm clouds began to roll in from the west, Dave Thompson, a 20-year resident of Lansing Township, was busy sweeping the curb line the street to remove sticks, leaves and other debris. After his kids left, he and his wife decided it was time to move from their Lansing home. An opportunity arose with the house they are living in now — two-story house with a garage and a large picture window facing out onto the street.

"So, we decided to take the chance," he said.

As for the annexation, he's opposed.

The debt the township is wrestling with "should never have happened," he said. "Whoever's in charge of it messed up."

Despite these flaws, he said an annexation would hit his wallet. "That means our taxes are going up. We don't need that," he said. "We don't need everything going up like we have going on now."

—TODD HEYWOOD

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

CP#22-168

NOTICE OF DAY OF REVIEW OF DRAINAGE DISTRICT BOUNDARIES AND DAY OF REVIEW OF APPORTIONMENTS

(In accordance with 1956 PA 40, as amended)

Notice is Hereby Given that a Day of Review will be held on Friday, August 19, 2022, from 9 a.m. to 5 p.m. at the Ingham County Drain Commissioner's Office, 707 Buhl Ave., Mason, MI 48854. At that date and place, the Ingham County Drain Commissioner will hear the proofs and allegations and carefully reconsider and review the description of lands within Ingham County comprising the Drainage Districts for the Drains listed below, and he will determine whether the addition or deletion of lands will more accurately define the boundaries of the land benefitted by the Drains and is just and equitable pursuant to Section 197 of 1956 PA 40, as amended. The Drain Commissioner will also review the apportionment of benefits for assessment purposes. The Drains are located and established in the following municipalities, and a general description of the lands proposed to be added or deleted, in whole or in part, include the following:

DRAIN NO.	DRAIN NAME	MUNICIPALITY	SECTION NUMBERS
A06-00	ALLEN NO. 1 DRAIN	DELHI CHARTER TOWNSHIP	23, 24
A18-00	ALTON DRAIN	CITY OF LANSING	16
B42-00	BUFORD DRAIN	DELHI CHARTER TOWNSHIP	16, 17, 21
C00-03	COBB DRAIN	DELHI CHARTER TOWNSHIP	1, 12
C27-02	HUNTLEY SQUARE DRAIN	INGHAM TOWNSHIP	22
C38-00	CEDAR RIDGE DRAIN	VILLAGE OF DANSVILLE	22, 23
F07-11	FOSTER, GEORGETOWN BRANCH DRAIN	DELHI CHARTER TOWNSHIP	22, 23, 26
G20-13	GROVENBURG AND MENDER CONSOLIDATED DRAIN	DELHI CHARTER TOWNSHIP	23, 26
M07-00	MELKVIK DRAIN	MERIDIAN CHARTER TOWNSHIP	14, 15
P28-01	LAURICH DRAIN	DELHI CHARTER TOWNSHIP	16, 17, 19, 20, 21, 22, 27, 28, 29, 30, 32, 33
R07-18	REMY CHANDLER, GREENS OF WALNUT HILLS BRANCH DRAIN	CITY OF LANSING	8
S32-00	SUMMITT STREET DRAIN	DELHI CHARTER TOWNSHIP	7, 8
S36-00	SPRING PEEPER DRAIN	CITY OF LANSING	10
S40-00	STID DRAIN	DELHI CHARTER TOWNSHIP	15
S68-00	SCHERTZING DRAIN (FORMERLY KNOWN AS BROGAN DRAIN)	MERIDIAN CHARTER TOWNSHIP	5
V09-00	VAN BURON DRAIN	DELHI CHARTER TOWNSHIP	14, 23
		MERIDIAN CHARTER TOWNSHIP	14, 15, 22, 23
		AURELIUS TOWNSHIP	2
		BUNKER HILL TOWNSHIP	12, 13, 14, 23, 24, 25, 26
		STOCKBRIDGE TOWNSHIP	7, 18, 19
		VEVAY TOWNSHIP	31, 32

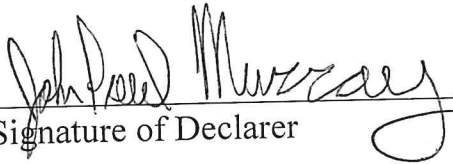
Maps of the proposed Drainage District boundary revisions may be found at the Ingham County Drain Commissioner's Office or on its website (drain.ingham.org).

The Ingham County Drain Commissioner will have the tentative apportionments against parcels and municipalities within the Drainage Districts available to review. Drain assessments will be collected in the same manner as property taxes. If drain assessments are to be collected, they will be collected in the same manner as property taxes.

AFFIDAVIT OF PUBLICATION

I, John-Paul Murray, am a resident of East 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#22-168 – Notice of Public Hearings – 109 E. Randolph Street – Lansing City Clerk - appeared Wednesday, August 3, 2022 and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 3rd day of August 2022



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 3, 2022

By John-Paul Murray



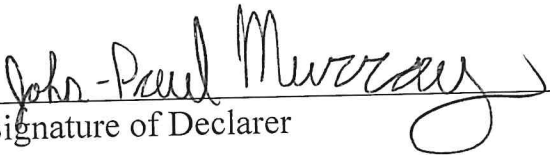
Suzi Smith, Notary Public

My commission expires February 26, 2026

AFFIDAVIT OF PUBLICATION

I, John-Paul Murray, am a resident of East 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#22-167 – Notice of Public Hearing – Lansing City Clerk - appeared Wednesday, August 3, 2022 and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 3rd day of August 2022

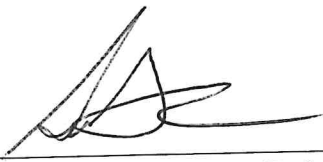


Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 3, 2022

By John-Paul Murray



Suzi Smith, Notary Public

My commission expires February 26, 2026

Annex

from page 5

ple were registered to vote. Rodgers said the number was about 2,000.

But the battle for annexation may be uphill because of the concern about higher taxes.

City Pulse approached 20 people in the Groesbeck neighborhood of Lansing Township on Sunday. Most declined to talk about the annexation, or were caught while taking a walk in the neighborhood but actually lived in one of the city portions of Groesbeck.

An individual who didn't want his name used laid into the township leadership and the burden of the taxes and special assessments that have flowed as a result of the bonds for the Heights.

"Someone needs to get in there and investigate this," he said. "This was a bad decision. It was a bad time to do it. Someone needs to be held accountable."

Yet, despite his anger, he is not keen

on being annexed into the city, citing the increased tax costs. "No, thanks," he said.

As the sky darkened and storm clouds began to roll in from the west, Dave Thompson, a 20-year resident of Lansing Township, was busy sweeping the curb line the street to remove sticks, leaves and other debris. After his kids left, he and his wife decided it was time to move from their Lansing home. An opportunity arose with the house they are living in now — two-story house with a garage and a large picture window facing out onto the street.

"So, we decided to take the chance," he said.

As for the annexation, he's opposed.

The debt the township is wrestling with "should never have happened," he said. "Whoever's in charge of it messed up."

Despite these flaws, he said an annexation would hit his wallet. "That means our taxes are going up. We don't need that," he said. "We don't need everything going up like we have going on now."

- TODD HEYWOOD

CITY OF LANSING NOTICE OF PUBLIC HEARINGS

109 E. Randolph Street

Z-1-2022, Rezoning from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse

SLU-1-2022, Special Land Use Permit – Adult Foster Care Large Group Home

The Lansing City Council will hold a public hearings on Monday, August 22, 2022 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider the following requests:

Z-1-2022: Rezoning 109 E. Randolph Street from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse.

SLU-1-2022: Special land use permit to utilize the existing building at 109 E. Randolph Street for a 20-bed, state-licensed adult foster care, large group home for the aged.

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

CP#22-168

CITY OF LANSING NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, Monday, August 8, 2022 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend 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.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., 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

CP#22-167

NOTICE OF DAY OF REVIEW OF DRAINAGE DISTRICT AND DAY OF REVIEW OF APPORTIONMENT

(In accordance with 1956 PA 40, as amended)

Notice is Hereby Given that a Day of Review will take place on **Monday, August 22, 2022**, from 9 a.m. to 5 p.m. at the Ingham County Drain Commissioner's Office, 707 Buhl Avenue, Mason, MI 48854. At that date and place, the Ingham County Drain Commissioner will hear the proofs and allegations and carefully reconsider the Drainage District boundaries within Ingham County comprising the Drainage District and he will determine whether the addition or deletion of lands within the boundaries of the land benefitted by the Drains and is justified under Section 197 of 1956 PA 40, as amended. The Drain Commissioner will also determine the apportionment of benefits for assessment purposes. The Drainage Districts listed in the following municipalities, and a general description of the lands added or deleted, in whole or in part, include the following:

DRAIN NO.	DRAIN NAME	MUNICIPALITY
A06-00	ALLEN NO. 1 DRAIN	DELHI CHARTER
A18-00	ALTON DRAIN	CITY OF LANSING
B42-00	BUFORD DRAIN	DELHI CHARTER
C00-03	COBB DRAIN	INGHAM TOWNSHIP
C27-02	HUNTLEY SQUARE DRAIN	DELHI CHARTER
C38-00	CEDAR RIDGE DRAIN	DELHI CHARTER
F07-11	FOSTER, GEORGETOWN BRANCH DRAIN	MERIDIAN CHARTER
G20-13	GROVENBURG AND MENDER CONSOLIDATED DRAIN	DELHI CHARTER
M07-00	MELKVIK DRAIN	CITY OF LANSING
P28-01	LAURICH DRAIN	DELHI CHARTER
R07-18	REMY CHANDLER, GREENS OF WALNUT HILLS BRANCH DRAIN	MERIDIAN CHARTER
S32-00	SUMMITT STREET DRAIN	DELHI CHARTER
S36-00	SPRING PEEPER DRAIN	MERIDIAN CHARTER
S40-00	STID DRAIN	AURELIUS TOWNSHIP
S68-00	SCHERTZING DRAIN (FORMERLY KNOWN AS BROGAN DRAIN)	BUNKER HILL TOWNSHIP
V09-00	VAN BURON DRAIN	VEVAY TOWNSHIP

Maps of the proposed Drainage District boundary within Ingham County Drain Commissioner's Office or on its website.

The Ingham County Drain Commissioner will have the authority to collect the Drainage District assessments against parcels and municipalities within the Drainage District. Assessments will be collected in the same manner as property taxes. If a property owner does not pay the assessment, the property may be sold to satisfy the debt. The entities to be assessed are those listed above, as well as Ingham County for the State of Michigan Department of Transportation for those Drainage Districts that are assessed for those State highways. The lands to be assessed are those generally described in the Sections set forth above.

Comments on the apportionment of benefits may be submitted to the Ingham County Drain Commissioner in writing before the date of the Day of Review or may be submitted in writing or orally at the review meeting. Comments should be mailed to Ingham County Drain Commissioner, 707 Buhl Avenue, Mason, MI 48854 or emailed to drainoffice@ingham.org. Comments submitted after the Day of Review will not be considered.

Persons with disabilities needing accommodation for the meeting should contact the Ingham County Drain Commissioner or the Michigan Relay Center at 711 (TTY) at least 24 hours before the meeting to request mobility, visual, hearing, or other assistance.

You are Further Notified that persons aggrieved by a decision of the Drainage District may seek judicial review of the decision in the Ingham County Probate Court within ten (10) days after the decision, or in the Michigan Court of Appeals within ten (10) days after the decision.

Patrick E. Lindemann
Ingham County Drain Commissioner

July 28, 2022

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